

COASTAL MANAGEMENT ELEMENT

Element Overview

The Coastal Area of Boca Raton comprises the area generally bound by Federal Highway on the west from the north City limits to 5th Avenue on the south and to the Atlantic Ocean on the east. Additionally, all lands within 200 feet of the Hillsboro Canal within Boca Raton and all lands within 400 feet of the El Rio Canal south of the control structure near N.W. 13th Street are included in the coastal area. The City of Boca Raton has preserved much of the coastline for public access to beaches and ocean recreation. Public recreation and open space land uses within the coastal area of Boca Raton consist of three (3) city owned beach parks: Spanish River Park, South Beach Park and Pavilion, and Red Reef Park, one (1) golf course, the Gumbo Limbo Environmental Complex, and one (1) beach park, South Inlet Park, owned by Palm Beach County.

Pursuant to Rule 9J-5.012, F.A.C, the goal of the Coastal Management Element is to restrict development activities that would damage or destroy resources and to protect human life and limit public expenditures in areas subject to destruction by natural disasters. This goal is implemented through adherence to the following objectives:

- The protection of coastal barriers and resources, wetlands, estuaries, living marine resources, and wildlife habitats;
- The prioritization of shoreline uses;
- The limitation of public expenditures that subsidize development permitted in coastal high-hazard areas, except for restoration or enhancement of natural resources;
- Directing permanent population concentrations away from known or predicted coastal high-hazard areas;
- Coordinating with Palm Beach County in maintaining a hurricane evacuation time of twelve (12) hours for a Category III storm;
- Directing development activities in a manner which minimizes the danger to life and property occasioned by hurricane events;
- Coordinating with Palm Beach County on an annual basis in order to provide an immediate response to post hurricane situations;
- Coordinating with the American Red Cross, Palm Beach County and all other regional, State and Federal agencies on an annual basis, or as needed, to provide for the update of the City's post-disaster redevelopment strategies;
- Protection of historic resources on City-owned property and maintaining land development regulations which assure that historic resources on private property shall be protected, preserved, or reused in a manner sensitive to the historic properties of the site and/or structure;
- Maintaining standards consistent with the City of Boca Raton's mobility strategies and proposed phasing stipulated in other elements of the Comprehensive Plan for facilities in the coastal area;
- Maintaining an intergovernmental coordination mechanism in order to manage coastal resources and assist in implementing appropriate portions of existing multi-jurisdictional resource planning and management plans addressing the coastal area.

Element Goals, Objectives and Policies

GOAL CM.1.0.0

Coastal Management. Restrict development activities that would damage or destroy resources and protect human life and limit public expenditures in areas subject to destruction by natural disasters.
(9J-5.012(3)(a); SCP 10(a))

OBJECTIVE CM.1.1.0

Protect coastal barriers and resources, wetlands, estuary, living marine resources, and wildlife habitats. Protect, conserve, and enhance the natural resources of Boca Raton by:

- a. Preventing potentially adverse impacts of development and redevelopment on coastal wetlands.
- b. Managing the impacts of development on the Intracoastal Waterway, including estuarine resources such as living marine organisms and mangroves together with adjacent environmentally sensitive transition areas.
- c. Regulating the impacts of development on wildlife habitats.
- d. Maintaining public access to the Atlantic Ocean beaches and Intracoastal Waterway shorelines in order to meet the estimated public demand.
- e. Establishing construction standards in the land development regulations which minimize the impacts of manmade structures on beach or dune systems, and to restore altered beaches or dunes.

(9J-5.012(3)(b)1, 2, 4, 9; SCP 9(b)1, 2, 4, 5, 6 - 10(b)1)

POLICY CM.1.1.1

Protect the Intracoastal Waterway Natural Resources. The City shall adopt and implement the policies contained herein and coordinate with Palm Beach County and other public agencies having jurisdiction over the Intracoastal Waterway and adjacent water courses in order to:

- a. prevent increased levels of estuarine pollution;
- b. control surface water run-off;
- c. protect living marine resources as they now exist;
- d. reduce exposure to natural hazards; and
- e. ensure adequate public access.

(9J-5.012(3)(c)1, 2; SCP 9(b)(6), 10(b)(1))

POLICY CM.1.1.2

Protect, Stabilize, and Enhance the Estuarine Shoreline. Concurrent with revision of City's land development regulations, the City shall incorporate the State criteria which stipulate that no native vegetation shall be removed from the estuarine shoreline without a duly authorized permit. Similarly, the State's criteria shall be included in land development regulations which require that applicants for development along the estuarine shoreline shall be required to revegetate, stabilize, and enhance damaged estuarine shorelines by planting native vegetation including mangrove and/or other native estuarine plant species which:

- a. Contribute to marine productivity and water quality;
- b. Offer protection from erosion and flooding; and
- c. Contribute to the natural soil building process.

Armoring of the estuarine shoreline with riprap, bulkheads or other similar devices shall not be allowed unless erosion constitutes a critical peril to upland property. Such shoreline hardening structures shall comply with the performance standards herein cited in Policy 1.2.1(c). The specific location and design of such structures shall be approved by the City as well as by other public entities having jurisdiction in the matter. Land development regulations shall incorporate performance criteria governing the location and design of such structures.

(9J-5.012(3)(c)1, 2; SRPP 5.1.1.2, 6.4.1.8, 6.5.1.2; SCP 9(b)4)

POLICY CM.1.1.3

Protect Seagrass Beds and Mangroves. Seagrass beds and mangrove areas shall not be modified unless permitted and mitigated at a ratio as determined by appropriate permitting agencies having jurisdiction to prevent net loss. Stormwater runoff and introduction of nutrients shall not exceed the historical ratio of the natural systems. The City will adopt a wetlands ordinance that will prevent net loss of seagrass beds and mangroves and will set standards for a mitigation ratio as specified by appropriate permitting agencies concurrent with revision to the land development regulations.

(9J-5.012(3)(c)1, 2; SRPP 6.5.1.8; SCP 9(b)4, 10(b)1)

POLICY CM.1.1.4

Manage Impact of Coastal Development on Tidal Flushing and Circulation Patterns. Tidal flushing and circulation patterns generally shall not be altered by development activities. No development shall produce changes in the tidal flushing and circulation patterns unless the City and other public agencies having jurisdiction have granted requisite permits. No such permit shall be granted by the City unless all other agencies having jurisdiction have granted clearance and the applicant has submitted hydrographic information sufficient to clearly demonstrate that no adverse environmental impacts shall be occasioned by the proposed changes in tidal flushing and circulation patterns. Finally, no alteration in tidal flow shall be permitted which causes stagnation or siltation. These requirements shall be incorporated into the revised land development regulations.

(9J-5.012(3)(c)1, 2; SCP 9(b)4, 7, 10(b)1)

POLICY CM.1.1.5

Promote Propagation of Fish and Wildlife. Concurrent with revision of the City's land development regulations, the City shall incorporate criteria, which requires consideration of the impact of development on submerged lands. The criteria shall be implemented to ensure maintenance of the remaining natural conditions in order to further the propagation of fish and wildlife. Specific criteria aimed at protecting and enhancing the populations of endangered and threatened species (i.e., sea turtles and the West Indian Manatee, etc.) shall be formulated. These criteria shall include coordination with the Florida Department of Environmental Protection and all other authorities having jurisdiction in the Intracoastal Waterway for the protection of sea turtles and the West Indian manatee, in particular.

(9J-5.012(3)(c)1; SRPP 6.5.1.9; SCP 9(b)7, 10(b)1,3,4)

POLICY CM.1.1.6

Managing Spoil Deposition Areas. Development of spoil deposition areas (i.e., islands created with material dredged from State-owned lands or upland areas designated as deposition points) shall be regulated pursuant to the following:

- a. Any modification of spoil sites shall be subject to regulation by the Department of Environmental Protection; and
- b. Spoil deposition areas shall be left undeveloped to serve as green areas, or wildlife sanctuaries, and/or utilized as water-dependent passive recreation areas not requiring major expenditures of public funds as authorized by the Florida Inland Navigation District and U.S. Army Corps of Engineers who have jurisdiction over these lands.

(9J-5.012(3)(c)1, 14; SRPP 6.5.1.5; SCP 10(b)7, 10(b)1)

POLICY CM.1.1.7

Providing Public Access to Beaches and Shorelines. The City shall provide public access to beaches and shorelines in order to meet the demands of the projected population. In addition, transportation and parking facilities shall be incorporated into the City's Parks and Recreation Master Plan in order to ensure adequate access to the Intracoastal Waterway or beaches renourished at public expense, based on estimated need.

(9J-5.012(3)(c)9; SRPP 6.4.2.5; SCP 9(b)2,6 10(b)11)

POLICY CM.1.1.8

Reduction of Pollutants to the City's Waterways. Boca Raton shall implement the "Best Management Practices" program identified in the NPDES permit application including a street cleaning program aimed at reducing the amount of pollutants presently being transported to the City's waterways via stormwater runoff.

(9J-5.012(3)(c)1, 2; SRPP 6.5.1.7; SCP 10(b)1)

POLICY CM.1.1.9

Protect Living Marine Resources and Habitats. The City shall continue to abide by the Federal and State regulations that protect living marine resources and habitats.

(SRPP 6.4.2.1, 6.5.1.7; SCP 9(b) 4, 5, 7 10(b)3)

POLICY CM.1.1.10

Reducing Ocean Outfall Volumes. The City shall construct facilities for diverting wastewater effluent for irrigation uses as specified in the Five-Year Schedule of Capital Improvements.

SCP 9(b)6)

POLICY CM 1.1.11

Protect and Restore Altered Beach and Dune Systems. The City shall continue to enforce the revised land development regulations and construction standards which minimize the impacts of manmade structures on beach or dune systems and support existing regulations governing development in the coastal area. It shall be the policy of the City to not issue development orders for structures eastward of the Coastal Construction Control Line which involve excavation, alteration, or in some other manner compromise the integrity of the existing dune. In addition, the City shall continue to participate in beach renourishment programs which restore altered beach and dune systems or by other appropriate means. The City shall also apply for Federal Emergency Management Agency (FEMA) grants that could minimize the impact of manmade structures, such as grants that allow for repairs to existing jetties.

(SRPP 6.4.1.1, 6.4.1.2; SCP 9(b)4,9)

OBJECTIVE CM.1.2.0

CRITERIA FOR PRIORITIZING SHORELINE USES. In developing land use policies for shoreline uses, those uses receiving first priority for development consideration shall be directed toward:

- a. Non-structural shoreline protection uses such as native shoreline revegetation and beach renourishment programs which restore degraded natural systems and provide recreational and storm protection benefits to the City; and
- b. Approved water-dependent estuarine shoreline uses such as: pervious accessways, small dock facilities and residential multi-slip dock facilities without commercial fuel tanks or other commercial facilities. These facilities shall demonstrate during site plan review compliance with the performance standards stipulated in Policy 1.2.1.(h) in order to prevent adverse impacts to natural features.

Second priority shall be directed toward water-related uses such as:

- a. Parking facilities for shoreline access;
- b. Residential structures which comply with the coastal construction code for structures within the coastal building zone; and
- c. Recreational facilities which comply with applicable codes.

Tertiary priority shall be directed toward:

- a. Commercial uses which comply with applicable codes.

(9J-5.012(3)(b)3; SRPP 6.4.1.3; SCP 9(b)6,10 10(b)2)

POLICY CM.1.2.1

Implementing Policies for Shoreline Land Uses. Land development regulations shall stipulate provisions implementing shoreline land use priorities, including criteria for regulating water-dependent and water-related shoreline land uses. The regulations shall address the following:

- a. Protecting Living Marine Organisms. The City shall continue to enforce all local, State and Federal regulations which protect species with special status from adverse impacts caused by development.
 - i) All applicants proposing development activities along the shoreline or within submerged areas shall be required to submit a site plan and biological report pursuant to site plan review regulations. Such site plans shall provide sufficient information describing marine life potentially impacted by proposed land uses as well as related construction activity. The plan shall stipulate assurances that the proposed project shall not adversely impact marine life or water quality. The City shall require surveys of existing conditions, specifications of planned site improvements and techniques to be used during construction as well as in operating and maintaining the land use in order to prevent damage to marine organisms.
 - ii) The City shall continue to fund and participate in the successful Sea Turtle Nesting Program it has established to comply with the Florida Department of Environmental Protection requirements.
- b. Water-Related Uses in the Coastal Building Zone. All water-related uses shall be built on uplands landward of the coastal construction control line. Within the coastal building zone all construction activities shall be predicated on plans compliant with applicable State and local building codes. Dredging and filling activity must be permitted and mitigated to prevent net loss as determined by appropriate agencies having jurisdiction. The City shall then review such activity pursuant to provisions of the Flood Damage Prevention and Floodplain Management Regulations, Coastal Construction Code.
- c. Estuarine Shoreline Structures/Water-Dependent Uses. Within the wetland estuarine shoreline, no development other than water dependent native shoreline revegetation programs, approved pervious or elevated accessways, and other uses approved by the City pursuant to the Flood Damage and Floodplain Management Regulations shall be permitted. Armoring of the estuarine shoreline shall not be permitted unless the upland property is critically imperiled and the use of vegetation has failed to stabilize the shoreline. The design specifications of any shoreline hardening structure shall:
 - i) Comply with best management principles and practices and be accomplished by the use of the least environmentally damaging methods and designs possible;
 - ii) Avoid a vertical slope which may generate erosive tendencies, especially to adjacent unprotected shoreline properties. Rock or other type revetments shall be used in lieu of vertical walls whenever feasible;

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- iii) Not be located waterward of the mean high water line except when it is shown to be in the public interest.
- iv) First be approved by other public agencies having jurisdiction; and incorporate a program of shoreline vegetation or revegetation in order to build, enhance and stabilize a natural shoreline.
- d. Land Use Restrictions in Submerged Lands, Mangrove Areas and Wetlands. No non water-dependent uses shall be permitted on submerged lands, mangrove areas or wetlands unless permitted by applicable federal, state, and regional agencies. The City shall review such activity pursuant to the provisions of Policy 1.1.3 of this element. Development on uplands adjacent to wetlands shall preserve a buffer within wetland transitions areas as defined in the Flood Damage Prevention and Floodplain Management Regulations, and Tree Preservation Ordinance. No structures which constrict water circulation in the estuary shall be permitted.
- e. Marina Siting Criteria. The City shall continue to ensure the protection of coastal and marine resources by requiring the development approval for any new marina or marina expansion to be coordinated with appropriate federal, state, and regional agencies. Marinas are those mooring facilities providing for greater than 10 boat slips or all facilities providing a fuel facility, sewage pumpout station, or commercial land-to-water boat hoist. Policy 2.1.4 of the Conservation Element shall be utilized to develop guidelines for the management of marinas with respect to natural resources. Siting criteria shall include:
 - i) New marinas shall not be allowed in nor immediately adjacent to the following sensitive areas unless allowed by an exemption granted by the federal, state, or regional authority:
 - Aquatic preserves;
 - Class II waters approved by the Florida Department of Environmental Protection (FDEP)
 - (FDEP) for shellfish harvesting;
 - Outstanding Florida waters;
 - Marine sanctuaries;
 - Estuarine sanctuaries; and
 - Areas of essential manatee habitat, as determined by FDEP.
 - ii) Marinas shall not be sited in areas where local zoning and land use specifically prohibit such uses.
 - iii) Applicant must submit an economic need and feasibility report, including information concerning the availability of facilities for public use.
 - iv) Applicant must document availability of support facilities including, but not limited to, water and sewer. Adequate capacity to handle sewage must be documented. All marinas with fueling facilities shall provide pump out facilities at each fuel dock and provide documentation of fuel spill contingency plan.
 - v) Applicant must document ownership of riparian rights.

- vi) Applicant must provide a of Hurricane Contingency Plan addressing evacuation and securing of boats.
 - vii) Applicant must demonstrate compliance with State Water Quality Standards through a monitoring program approved by Florida Department of Environmental Protection.
 - viii) Location of new marinas shall have adequate depths to accommodate the proposed boat use. Dredging and filling activity must be permitted by all applicable state, federal, and regional agencies.
 - ix) Environmental disruptions must be documented and include a complete mitigation and monitoring program. Mitigation programs must satisfy the minimum requirements of federal, state, and regional agencies; however, additional requirements may include mitigation for or restoration of adverse environmental impacts caused by previous activities.
- f. Dock Facilities. Dockage facilities are those mooring facilities with no more than 10 boat slips and which do not provide a fuel facility, sewage pump out station, or commercial land-to-water boat hoist, and exclude single family residential uses. These dockage facilities require appropriate permits by the City to be coordinated with appropriate federal, state, and regional agencies. The City shall require plans for all dockage facilities that ensure protection of coastal and marine resources. Site plans shall indicate:
- i) Location relative to all impacted natural marine resources;
 - ii) Structural specifications;
 - iii) Description of all impacted natural marine resources, including their location and physical characteristics. Any protective measures must be outlined in addition to any mitigation proposed;
 - iv) Any required dredging or filling must be permitted by all applicable federal, state, and regional agencies;
 - v) Water quality analysis and methods of water quality control; and
 - vi) Environmental disruptions must be documented and include a complete mitigation and monitoring program. Mitigation programs must satisfy the minimum requirements of federal, state, and regional agencies; however, additional requirements may include mitigation for or restoration of adverse environmental impacts caused by previous activities.
- g. Single family residential docks require appropriate City permits to be coordinated with appropriate federal, state and regional agencies. The City shall require approval of site plans to ensure the protection of coastal and marine resources as required by Policy 1.1.3 of this element.
- h. Estuarine Water Quality. In order to protect the water quality of the estuary, no point source pollution shall be permitted to discharge into the estuary or into

ditches or canals flowing into the Intracoastal Waterway. In addition, in order to reduce non-point source pollutants, the City's stormwater management regulations shall require the following:

i) New or rehabilitated surface water management systems including roadway drainage shall retain or detain with filtration, as a minimum, the first one (1) inch of runoff or runoff from a one-hour, three-year storm event, whichever is greater.

ii) A vegetated and functional littoral zone shall be established as part of the surface water management system of lakes occurring on all property. Prior to construction of the surface water management system for any phase of a project, the developer shall prepare a design and management plan for the wetland/littoral zone that will be developed as part of these systems. The plan should:

(a) Include typical cross-sections of the surface water management system showing the average water elevation and the -3 foot contour (below mean low water level);

(b) Specify how revegetation is to be established within this zone, including the extent, method, type and timing of any planting to be provided;

(c) Provide a description of any management procedures to be followed in order to assure the continued viability and health of the littoral zone. The littoral zone as established should consist entirely of native vegetation and should be maintained permanently as part of the water management system. At a minimum, ten (10) square feet of vegetated littoral zone per linear foot of shoreline should be established as part of the surface water management plan; and

(d) Agricultural activities shall comply with policies stipulated in the Land Use Element.

(9J-5.012(3)(c)8; SRPP 5.1.1.5, 5.2.1.2, 5.2.1.7, 6.4.1.4, 6.4.1.6, 6.4.2.24, 10.1.1.3; SCP 9(b)10 10(b) 5, 7)

OBJECTIVE CM.1.3.0

LIMITING PUBLIC SUBSIDY OF DEVELOPMENT IN THE COASTAL HIGH-HAZARD AREA. The City shall continue to limit public expenditures that subsidize development permitted in coastal high-hazard areas, as defined in Policy 1.4.1, except for restoration or enhancement of natural resources.

(9J-5.012(3)(b)5; SRPP 5.1.1.3, 5.1.1.4; SCP 9(b)3)

POLICY CM.1.3.1

Public Investments in Coastal High-Hazard Area. City funded public facilities shall not be constructed in the coastal high-hazard area, unless the facility is for public access, resource restoration or public health and safety. The following projects and programs are specifically exempt from the provisions of Policy 1.3.1:

- a. Beach Renourishment Projects. The City shall continue to fund and participate in a beach renourishment program to insure adequate storm protection and recreational benefits to the public. The City shall also investigate the possibility of extending its renourishment program to other areas within the municipality.
- b. Boca Raton Inlet Monitoring and Maintenance. In order to provide a navigable route to the Atlantic Ocean, the City shall continue to fund on an annual basis the inlet and shoal dredging program. Structural improvements and rehabilitation of the protective jetties shall be funded on a continuing basis in order to maintain the integrity of these structures.
- c. Red Reef Park Protective Groin and Artificial Reefs. In the event that the protective or recreational benefits of these structures are compromised, the City shall fund a project to return the groin and reefs to a beneficial state.
- d. Ocean Outfall. Due to the nature of the ocean outfall for the disposal of sanitary sewer effluent as utilized by the City, investment of public funds for the maintenance of this facility is essential. The Public Utilities Department shall monitor and maintain the pipeline in order to provide sanitary sewer service to the residents of Boca Raton.

(9J-5.012(3)(c)7; SRPP 6.4.1.5, 6.4.1.7; SCP 9(b)3)

OBJECTIVE CM.1.4.0

Avoid Permanent Population Concentrations in Coastal High-Hazard Areas as Shown in the Coastal High-Hazard Area Map of this Plan. The City shall continue to direct permanent population concentrations away from known or predicted coastal high-hazard areas.

(9J-5.012(3)(b)6)

POLICY CM.1.4.1

Restrict Development in Coastal High-Hazard Areas (CHHA). The City shall incorporate appropriate policies in the land development regulations in order to direct permanent residential population concentrations away from known or predicted coastal high-hazard areas. Within twelve (12) months following the completion of Palm Beach County revised Coastal High Hazard Area (based on the updated Treasure Coast Regional Planning Council Regional Evacuation Study), and once the model runs for the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computer storm surge model determine the City's CHHA, the City will modify the Comprehensive Plan to include and adopt the current statutory definition for the Coastal High Hazard Area. The City will also modify the Coastal High Hazard Areas Map in the Comprehensive Plan Map Series to show the CHHA based on the current statutory definition and identified as the "Category 1 Hurricane Surge Limit" (Category 1 Storm Surge Line) as contained in the Florida Hurricane Surge Atlas, Treasure Coast Regional Planning Council, November 1993, as prepared by the U.S. Army Corps of Engineers, Jacksonville District. The following provisions shall be incorporated into the land development regulations to restrict development within the coastal high-hazard area:

- a. In the event of redevelopment activity, whether following a natural disaster or not, structures sustaining damage or seeking redevelopment may be reconstructed at existing density subject to City Council approval, consistent with Future Land Use Element Policy 1.2.4. Sewage treatment plants, industrial holding ponds and other potentially polluting facilities within the coastal high-hazard area are prohibited.
- b. Require any permitted construction within the FEMA V Zones to meet storm and floodproofing standards required for a 100-year storm.
- c. Prohibit rebuilding of structures where fifty-one (51) percent building failure has occurred, as measured by the ratio of repair cost to appraised value of the structure, unless the reconstruction is in compliance with existing building codes and setback requirements and approved by the City Council.

(9J-5.012(3)(c)7, Chapter 163.3178(2)(h) and Chapter 163.3178(2)

OBJECTIVE CM.1.5.0

Hurricane Evacuation. The City shall assure that future development or redevelopment maintains or reduces hurricane evacuation times. The City establishes an out-of-county hurricane evacuation time of sixteen (16) hours for a Category V storm. Mitigation is permitted to achieve and maintain these standards.

(9J-5.012(3)(b)7; SRPP 5.2.1.4, 5.2.1.5, 5.2.1.6)

POLICY CM.1.5.1

Evacuation Zone Defined. Prior to the re-mapping of the State's SLOSH MAP, all areas east of Federal Highway shall be considered to be within the City's Evacuation Zone in the event of a Category 3 storm. In the event the State's SLOSH MAP and any subsequent evacuation studies indicate a need to revise the boundaries of the City's Evacuation Zone, within twelve (12) months following the completion of Palm Beach County revised Coastal High Hazard Area (based on the updated Treasure Coast Regional Planning Council Regional Evacuation Study), the City will revise its description of the area in the Comprehensive Plan and the Map Series.

(9J-5.012(3)(c)4)

POLICY CM.1.5.2

Hurricane Evacuation Logistical Support. In order to prevent unnecessary evacuees from crowding roads and shelters, the City shall continue to coordinate with the County in disseminating information concerning the need for residents to evacuate at various hurricane threat levels. The City shall continue to coordinate with the Palm Beach County Emergency Management Director to assist in the implementation of the County's campaign to educate the general citizenry regarding emergency preparedness plans, including specific citizen directives.

(9J-5.012(3)(c)4) SRPP 5.3.1.1

POLICY CM.1.5.3

Coordination with the County in Emergency Preparedness. In order to provide for safe and efficient evacuation of the residents of the City of Boca Raton and adjacent communities in the event of a hurricane, the City shall continue to coordinate with Palm Beach County in annual updates of the City's Comprehensive Emergency Preparedness Plan. In order to ensure that future developments are consistent with the evacuation plan and amendments thereto, the City's land development regulations shall mandate that new development maintain a density threshold which is consistent with the evacuation plan.

(9J-5.012(3)(c)4; SRPP 5.2.1.1, 5.2.1.5, 5.2.1.6, 5.3.1.2, 5.3.1.3, 5.3.1.4, 5.3.1.5, 5.3.1.9, 5.3.1.10)

POLICY CM.1.5.4

Phasing of Roadway Improvements to Reduce or Maintain Evacuation Times. The City, in coordination with appropriate State and County authorities, shall assure that the road improvements cited in the Transportation Element take place as scheduled. Proposed Roadway improvements shall be scheduled to avoid conflict with the hurricane season.

(9J-5.012(3)(c)4; SRPP 5.2.1.3, 5.2.1.4, 7.3.1.2)

POLICY CM.1.5.5

Public Education. The City shall continue its public education program to notify the citizens of Boca Raton of the necessity to evacuate when so ordered. General evacuation procedures and the location of public shelters shall also be incorporated into the education program.

(9J-5.012(3)(c)4) SRPP 5.1.1.7, 5.3.1.1

POLICY CM.1.5.6

Coordination with the American Red Cross. The City shall continue to coordinate with the American Red Cross in the identification of public shelters and education of shelter managers regarding evacuation procedures and shelter management. The City's policy of annual meetings between City Emergency Management staff, American Red Cross administrators and shelter managers shall continue.

(9J-5.012(3)(c)4; SRPP 5.4.1.4, 5.4.1.5)

OBJECTIVE CM.1.6.0

Hazard Mitigation and Coastal High-Hazard Areas. The City shall carry out development activities in a manner which minimizes the danger to life and property occasioned by hurricane events.

(9J-5.012(3)(b)8) SRPP 5.1.1

POLICY CM.1.6.1

Coastal High-Hazard Area Defined. The coastal high-hazard area shall encompass the area so defined in Coastal Management Element Policy 1.4.1. The City shall also enforce the development restriction in this policy.

(9J-5.012(3)(c)7)

POLICY CM.1.6.2

Coordinate Update of the Hazard Mitigation Plan. The City shall continue to coordinate with the County on an annual basis in updating the hazard mitigation portion of the City's Comprehensive Emergency Preparedness Plan. Updates of the Plan shall identify specific actions that may be implemented to reduce exposure to natural hazards. This interagency hazard mitigation component shall then be incorporated into the City's Comprehensive Emergency Preparedness Plan. The City shall also obtain annually from the County, information regarding the Emergency Management Plans of surrounding counties which may impact on the City's plan.

(9J-5.012(3)(c)3; SRPP 5.1.1.6)

OBJECTIVE CM. 1.7.0

Post-Disaster Response. The City shall continue to coordinate with Palm Beach County on an annual basis in order to provide an immediate response to post-hurricane situations.

(9J-5.012(3)(b)8) SRPP 5.5.1

POLICY CM.1.7.1

Recovery Operations. The City shall continue to coordinate on an annual basis with the American Red Cross, Palm Beach County and adjacent municipalities in modifying the City's Comprehensive Emergency Preparedness Plan and Continuity of Operations Plan in order to establish compliance with this objective. The update of these Plans shall include strategies for post-disaster recovery operations.

(9J-5.012(3)(c)5)

POLICY CM.1.7.2

Post-Hurricane Assessments. Following a hurricane event and prior to re-entry of evacuees into the evacuated area, the City Council shall meet to hear preliminary damage assessments and to appoint a Recovery Task Force comprised of City personnel and others as determined by the City Council. The Recovery Task Force shall meet to consider the following issues:

- a. Establishing a temporary moratorium on building activity;
- b. Reviewing and deciding upon emergency building permits;
- c. Coordinating with State and Federal officials to prepare disaster assistance applications;
- d. Analyzing and recommending to the City Council hazard mitigation options, including reconstruction or relocation of damaged public facilities;
- e. Formulating a redevelopment plan; and
- f. Recommending amendments to the City's Comprehensive Emergency Preparedness Plan and other appropriate policies and procedures.

(9J-5.012(3)(c)5)

POLICY CM.1.7.3

Protection of Property and Possessions. The City's Comprehensive Emergency Preparedness Plan shall include provisions for the protection of property and possessions, from looting and vandalism prior to, during, and after evacuation due to a man-made or natural disaster.

(9J-5.012(3)(c)5)

OBJECTIVE CM.1.8.0

Post-Disaster Redevelopment Planning. The City shall continue to coordinate with the American Red Cross, Palm Beach County and all other regional, State and Federal agencies on an annual basis, or as needed, to provide for the update of the City's post-disaster redevelopment strategies including updates to the City's Comprehensive Emergency Management Plan and Continuity of Operations Plan.

(9J-5.012(3)(b)8) SRPP 5.5.1.1

POLICY CM.1.8.1

Repair and Clean-up. In planning post-disaster redevelopment activities, factors to be considered in order to protect the public health and safety shall include:

- a. Repairs to potable water, wastewater and power facilities;
- b. Removal of debris;
- c. Stabilization or removal of structures in a perilous condition; and
- d. Minimal repairs to make structures habitable.

These considerations shall receive first priority in determining the appropriateness of emergency building permits. Long-term redevelopment activities shall be postponed until the Recovery Task Force has coordinated immediate repair and clean-up operations.

(9J-5.012(3)(c)5)

POLICY CM.1.8.2

Hazard Mitigation and Comprehensive Plan Amendments. The Recovery Task Force shall propose any needed Comprehensive Plan amendments which reflect the recommendations contained in any inter-agency hazard mitigation reports or other reports prepared pursuant to §406, Disaster Relief Act of 1974 (PL 93-288).

(9J-5.012(3)(c)5)

POLICY CM.1.8.3

Redevelopment Plans. The rebuilding of structures where fifty-one (51) percent building failure has occurred, as measured by the ratio of repair cost to appraised value of the structure, shall be prohibited unless the reconstruction is in compliance with existing building codes and setback requirements and approved by the City Council.

(9J-5.012(3)(c)5; SRPP 5.5.2.1)

POLICY CM.1.8.4

Establish Building Facilities Review Committee. The Planning and Zoning Board shall be the City's designated Public Facilities Review Committee who with the assistance of the Environmental Advisory Board shall be charged by the City Council with the responsibility for reviewing available alternatives for managing damaged public facilities following a hurricane event. The Environmental Advisory Board shall review the available alternatives and recommend to the Committee those which are most acceptable considering the City's view toward its natural resources. The committee shall evaluate future options for such facilities following a hurricane event, including, but not limited to, abandonment, repair in place, relocation, and reconstruction with structural modification. The committee shall evaluate these options based on the following considerations;

- a. Cost of construction;
- b. Cost to maintain;
- c. Recurring damages;

- d. Impacts on land use;
- e. Impacts on the environment;
- f. Public sector; and
- g. Other relevant factors.

(9J-5.012(3)(c)5) SRPP 5.5.1.1

OBJECTIVE CM.1.9.0

Historical Resources in the Coastal High-Hazard Area. The City shall assure that there shall be no loss of historic resources on City-owned property and land development regulations shall assure that historic resources on private property shall be protected, preserved, or re-used in a manner sensitive to the historic properties of the site and/or structure.

(9J-5.012(3)(b)10;.)

POLICY CM.1.9.1

Promote identification of the City's Historic, Archaeological, and Cultural Resources. The City shall coordinate with the State Division of Historic Resources, Palm Beach County Historical Preservation Board, and Boca Raton Historic Preservation Board in continuing to identify, protect, analyze and explain the City's historical, archaeological, and cultural resources. Such efforts shall include determination of their worth and vulnerability, as well as determination of specific applicable preservation management policies.

(9J-5.012(3)(c)10)

POLICY CM.1.9.2

Performance Standards for Protecting Sites of Historic or Archaeological Significance. Land development regulations shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance:

- a. Destruction or alteration of all or part of such site;
- b. Isolation from or alteration of the surrounding environment;
- c. Introduction of visual, audible, or atmospheric elements that are out of character with a property or alter its setting;
- d. Transfer or sale of the site of significance without conditions or restrictions regarding preservation, maintenance, use or re-use as provided for in the Historic Preservation Ordinance;
- e. Vegetation removal shall not be permitted on a historic or archaeological site unless the vegetation to be removed is part of a duly authorized scientific excavation, or is a part of an approved development plan; and

- f. Other forms of neglect as identified in the Historic Preservation Ordinance, resulting in the loss or degradation of historically or archaeologically significant sites as they are identified within the City.

(9J-5.012(3)(c)10;)

POLICY CM.1.9.3

Alternatives to Preserving Historic or Archaeological Sites. As an alternative to preserving historic or archaeological sites, the owner of impacted lands may allow excavation of the site by the Division of Historic Resources or another State approved entity prior to development. Should a site be scientifically excavated in this manner, development may proceed following completion of the scientific excavation by the approved entity. Prior to issuance of a development order or permit, the owner of a designated historical or archaeological site must provide written authority from the Division of Historic Resources for development of a site. The land development regulations shall include these provisions.

(9J-5.012(3)(c)10;)

OBJECTIVE CM.1.10.0

Public Services in Coastal Area. The level of service standards, service areas, and proposed phasing stipulated in other elements of the Comprehensive Plan for facilities in the coastal area shall be maintained. Facilities shall be available when the impact of development occurs.

(9J-5.012(3)(b)11)

POLICY CM.1.10.1

Coordinate Timing and Staging of Public Facilities with Private Development. Land development regulations shall assure that future development is directed only to those areas where public facilities which meet the City's adopted level of service standards are available concurrent with the impacts of development. In order to assure appropriate timing and staging, no development permit shall be granted until infrastructure and services required by respective developments are in place and available for use by the development.

(9J-5.012(3)(c)12)

OBJECTIVE CM.1.11.0

Intergovernmental Coordination within the Coastal Area. The City shall establish an intergovernmental coordination mechanism in order to manage coastal resources within the jurisdiction of more than one local government or public agency and assist in implementing appropriate portions of existing multi-jurisdictional resource planning and management plans addressing the coastal area, including the estuary and other natural systems within the City. The following policies shall be used to ensure that the City of Boca Raton's management activities are consistent with those entities having jurisdiction over the coastal resources.

(9J-5.012(3)(c)12)

POLICY CM.1.11.1

Implementing Policies for Intergovernmental Coordination Within the Coastal Area. The City shall continue to coordinate with Palm Beach County, adjacent municipalities and appropriate regional, State and Federal agencies in managing coastal resources. Management activities shall include, but not be limited to, the following:

- a. The City shall coordinate the following coastal resource management issues with Palm Beach County:
 - i) Participate in County forums and technical review concerning emergency preparedness and hurricane evacuation issues and update of the City's Comprehensive Emergency Preparedness Plan, including hurricane evacuation plans.
 - ii) Participate in technical review and in formulation of policies concerning the State Road 1A, Spanish River Boulevard, Palmetto Park Road and Camino Real corridors, including stormwater management policies within these corridors. This activity shall also be coordinated with the Florida Department of Transportation (FDOT).
 - iii) Public access issues shall be coordinated with Palm Beach County, including issues surrounding maintenance and improvements.
 - iv) Issues surrounding conservation of spoil sites shall be coordinated with Palm Beach County as appropriate. Issues shall include technical assessment of potential plans impacting spoil islands and sites.
 - v) The City shall participate with Palm Beach County through the Water Management Advisory Board in the development of a Master Plan for the protection and enhancement of surface and groundwater resources.
- b. Major issues to be coordinated with adjacent municipalities include:
 - i) Coordination to assure that all future development shall be timed and phased to assure that requisite infrastructure and services are available to respective developments concurrent with the impacts of the development.
- c. Major issues to be coordinated with the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) as may be appropriate in managing the following activities:
 - i) The City shall coordinate all development and resource conservation measures impacting the coastal area with the FDEP as well as other applicable public agencies. These activities shall include, but not be limited to, review of proposed development potentially impacting natural resources, including development petitions for docks, shoreline stabilization, dredging, or other alteration of natural resources under the State's jurisdiction.
 - ii) All applications for development activity impacting waters of the State as well as tidally influenced mangroves, or other lands under the jurisdiction of the State shall be coordinated with agencies having appropriate jurisdiction.



- iii) The City shall continue to coordinate its sea turtle protection program with FDEP on an annual basis in order to ensure that this successful program is continued.
 - iv) The City shall coordinate with technical staff within the FDEP and SFWMD in order to assure implementation of sound principles and practices of coastal resource management during the development review process as well as in the formulation of policies impacting coastal resource management.
 - v) The City shall coordinate with the SFWMD and other appropriate State agencies in matters surrounding stormwater management, drainage, water quality and quantity, and consumptive use permitting. The City shall forward copies of development proposals within the coastal area to public agencies having jurisdiction in the management of potentially impacted natural resources.
- (d) A public water conservation education and awareness program shall be initiated with assistance from the SFWMD in order to conserve ground water supplies. Limitation of irrigation water uses to hours established by the SFWMD shall be implemented immediately by the City and then made mandatory for all development within the community in order to reduce water losses to evapotranspiration during daylight hours. These limitations do not apply to treated wastewater used for irrigation.

POLICY CM.1.11.2

The City will continue to work with all levels of government, independent districts, state agencies, and all other agencies whose functions bear on environmental preservation, land uses, or other matters related to the management of the coastal area. However, the City can assume responsibility for environmental quality only to the degree that it is impacted by land uses within the City of Boca Raton, and the City will make no attempt to regulate activities outside of its municipal boundaries. Under no circumstances will the City be obligated to mitigate the impact of activities that occur outside the City on any coastal resources.