

**ORDINANCE NO. 1159**

**AN ORDINANCE OF THE CITY OF SATELLITE BEACH, BREVARD COUNTY, FLORIDA, AMENDING THE COASTAL MANAGEMENT / CONSERVATION ELEMENT OF THE 1998 COMPREHENSIVE PLAN, AS AMENDED, APRIL 5, 2017, BASED ON THE CITY'S UPDATED DATA AND ANALYSIS OF THE COMPREHENSIVE PLAN; REVISING AND UPDATING EXISTING GOALS, OBJECTIVES AND POLICIES CONCERNING PROPERTIES WITHIN THE CITY'S EROSION ADAPTATION ACTION AREA (EAAA) IN ACCORDANCE WITH THE MANDATES SET FORTH IN CHAPTER 163, FLORIDA STATUTES; AUTHORIZING TRANSMITTAL OF THESE AMENDMENTS TO THE EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL, STATE LAND PLANNING AGENCY, AND OTHER APPLICABLE AGENCIES FOR REVIEW AND COMMENT AS REQUIRED BY FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Satellite Beach recognizes the need to plan for orderly growth and development; and the State Legislature passed the Community Planning Act requiring all local governments to prepare and adopt a Comprehensive Plan; and

**WHEREAS**, Chapter 163, Florida Statutes, authorizes amendments to Adopted Comprehensive Plans under the Expedited Review Process; and

**WHEREAS**, the City Council desires to amend the Goals, Objectives and Policies of the Coastal Management / Conservation Element of the Comprehensive Plan; and

**WHEREAS**, the City of Satellite Beach, pursuant to Florida Statutes and City Charter and the City of Satellite Beach Land Development Regulations, has designated the Planning Advisory Board as the Local Planning Agency; and

**WHEREAS**, the City desires to adopt development/redevelopment principles and strategies that reduce the risk of flooding, storm surge and the impacts of sea level rise; and

**WHEREAS**, the City has reviewed the proposed amendments to the Comprehensive Plan, and said proposed amendments were reviewed by the City's Local Planning Agency (LPA) at a duly advertised meeting on March 19, 2018, which determined such amendments to be consistent with the Comprehensive Plan; and

**WHEREAS**, the City Council has agreed with the recommendations of the Local Planning Agency that the proposed amendments comply with the requirements of Chapter 163, Florida Statutes, and that the proposed amendments are consistent with the Comprehensive Plan; and

**WHEREAS**, the City Council held its duly advertised public hearing for the transmittal of the proposed amendments on April 18, 2018; and

**WHEREAS**, the City has received and responded to timely comments from certain review agencies which have been granted such authority under Florida Statute 163.3184(3)(b)3; and

**WHEREAS**, City Council held its duly advertised second public hearing for Adoption of this Ordinance on July 18, 2018.

**NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SATELLITE BEACH, BREVARD COUNTY, FLORIDA**, as follows:

**SECTION 1.** The foregoing "WHEREAS" clauses are true and correct and are incorporated herein by reference.

**SECTION 2.** The City of Satellite Beach, Florida hereby adopts amendments to its current Comprehensive Plan (Ordinance 716), as amended April 5, 2017, which amendments consist of the pages identified as Exhibit A Text Amendments to the Coastal Management / Conservation Element. The Amendment clarifies development/redevelopment standards for properties within the City's Erosion Adaptation Action Area (EAAA).

These changes are incorporated into the current Comprehensive Plan. A copy of the Comprehensive Plan as amended and required supporting documentation are on file at City Hall in Satellite Beach, Florida.

**SECTION 3.** The City Clerk is hereby directed to transmit three (3) copies of the amendments of the current Comprehensive Plan to the State Land Planning Agency, along with copies to the East Central Florida Regional Planning Council; Florida Department of Environmental Protection; Florida Department of State, Division of Historic Resources; Florida Department of Transportation; St. Johns River Water Management District; the Brevard County Growth Management Department; and to any other unit of local government which has filed a written request for a copy.

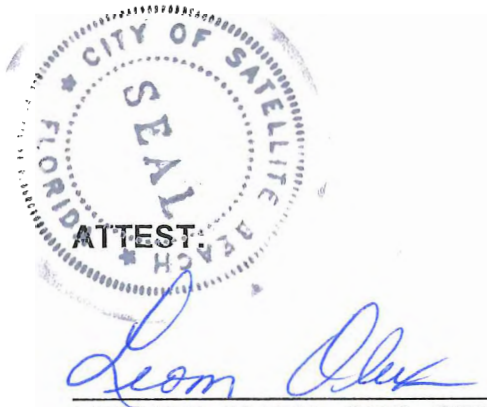
**SECTION 4. Repeal of Inconsistent Provisions.** That all ordinances or parts of ordinances in conflict are hereby repealed.

**SECTION 5. Severability Clause.** It is the intention of the City Council that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Satellite Beach Comprehensive Plan, or the Satellite Beach Land Development Regulations.

**SECTION 6. Effective Date.** The effective date of this plan amendment, if amendment is not timely challenged, shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits,

or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

**SECTION 7.** This Ordinance was duly passed on first reading at a regular meeting of the City Council on the 18th day of April, 2018 and adopted on the second and final reading at the regular meeting of the City Council on 18th day of July, 2018.



LEONOR OLEXA, CMC, CITY CLERK

FRANK P. CATINO, MAYOR

Attachments:

EXHIBIT "A" – Text Amendments to the Coastal Management / Conservation Element,  
Goals, Objectives and Policies

## **COASTAL MANAGEMENT/CONSERVATION ELEMENT GOALS, OBJECTIVES, AND POLICIES**

### **GOAL 1**

Enhancement of the City's natural character by protecting, conserving, and maintaining natural resources while safeguarding human life, property, and public expenditures from the effects of natural processes in the Coastal High Hazard Area (CHHA) and City-initiated Adaptation Action Areas (AAAs). The City of Satellite Beach designates the Coastal High Hazard Area as "the area defined by the SLOSH model to be inundated from a Category 1 Hurricane".

#### **Objective 1.1**

The City shall continue to limit man-induced dune and beach damage, and expand restoration efforts while concurrently maintaining or improving public access to the beach consistent with public needs.

Policy 1.1.1 - At a minimum, the City shall employ the following means of achieving this objective:

- A. New regulations and penalties for violations
- B. Community education
- C. Cooperative ventures with property owners or other appropriate means for the purpose of implementation
- D. Capital expenditures for resource management

Policy 1.1.2 - The City shall maintain and replace as necessary: dune cross-overs at all beach public access points in accordance with dune protection design standards, barrier vegetation adjacent to cross-overs to eliminate pedestrian traffic around the structure, transportation or parking facilities for beach and shoreline access, and appropriate warnings to violators at areas subject to repeated improper access.

Policy 1.1.3 - The City shall maintain and enforce code provisions, especially the Dune Regulation Ordinance, establishing the Ocean Bluff Protection Area, so as to effectively prohibit construction of buildings and related building activity in this area.

Policy 1.1.4 - As resources allow, the City shall add sufficient capability to the Code Enforcement Office to achieve Objective 1.1.

Policy 1.1.5 - The City shall allow new armoring of oceanfront property as permitted by the State's Coastal Construction Control Line (CCCL) Program, only in limited circumstances and controlled conditions, to provide property owners an opportunity to protect oceanfront primary structures while requiring owners of armoring to minimize the adverse impact on the beach and dune system.

Policy 1.1.6 - The City shall prohibit construction of below-grade structures (e.g., retaining walls, unused or unnecessary foundations, etc.) or installation or disposal of material (e.g., rip-rap, rocks, etc.) east of the current Coastal Construction Control Line (the eastern edge of the State Road right-of-way), which could serve as coastal armoring other than that allowed by Coastal Management/Conservation Policy 1.1.5.

Policy 1.1.7 - The City may, as resources and opportunity allow, purchase oceanfront land to preserve the beach, avoid future storm losses, increase its inventory of oceanfront public open space, and improve public access to the ocean beach and the view from State Road A1A.

#### Objective 1.2

The City shall cooperate with other local governments and public agencies to achieve and maintain for the Satellite Beach population an adequate clearance time following issuance of an evacuation order, including necessary roadway capacity improvements.

Policy 1.2.1 - The City shall cooperate with Patrick Air Force Base, Brevard County Emergency Management and other local governments within evacuation Zone 6 in monitoring, on an annual basis, traffic conditions, land use intensities, population growth, and other conditions with appropriate actions as required to prevent evacuation problems.

Policy 1.2.2 - The City shall maintain its ongoing program of citizen education regarding emergency preparedness emphasizing evacuation constraints posed by limitations of the Pineda Causeway and the importance of prompt evacuation in the early hours of the evacuation period.

Policy 1.2.3 - The City shall continue to cooperate with Brevard County Emergency Management to evacuate persons having transportation and other disabilities.

#### Objective 1.3

The City shall continue to limit use of public funds and discourage use of funds by other levels of government that subsidize new, private development or redevelopment in the Coastal High Hazard Area.

Policy 1.3.1 - No public infrastructure or public buildings shall be constructed east of the Coastal Construction Control Line (CCCL), with the exception of minor structures. Such structures are customarily provided to support recreation and open space activities, pedestrian access facilities (in accordance with dune protection design standards), and infrastructure and roadway improvements within already developed public rights-of way as required to meet minimum level of service standards.

Policy 1.3.2 - The City shall coordinate with service providers to replace and mitigate damaged infrastructure within the Coastal High Hazard Area and other parts of the Adaptation Action Areas (AAAs) consistent with other policies of the Comprehensive Plan. (Refer to Policy 1.14.2 in which the AAA is established.)

Policy 1.3.3 - When one or more of a threatened or endangered species are found on a development site, development activities which may cause them either direct or indirect harm shall not be allowed until a management plan which minimizes adverse effects of the project on the species has been prepared by the developer and approved by the City.

#### Objective 1.4

The City shall strive to reduce the exposure of human life and public and private property to natural hazards while reducing the cost of flood insurance.

Policy 1.4.1 - The City shall continue to use public input to refine the identification and assessment process of the AAAs in accordance with Sections 163.3164(1) and 163.3177(6)(g)10 Florida Statutes. The purpose of the AAAs is to increase grant and other funding opportunities and identify creative solutions to achieve the following goals:

- Protect the health, safety and welfare of residents,
- Prevent damage to public and private property, and
- Reduce National Flood Insurance Program premiums to property owners.

Policy 1.4.2 - The City requires that any non-residential structure, including those abandoned, or sustaining damage in excess of 67% of its assessed value due to storm conditions or erosion, be demolished or reconstructed in accordance with all City ordinances applicable to new construction.

Remaining structures shall be protected to the greatest extent possible from adverse impacts due to such demolition or reconstruction.

Policy 1.4.3 - The City has participated in the development of the County's Emergency Management Plan. Subsequently, the City has adopted its own version tailored to the City's needs. The plan prioritizes post-disaster clean-up activities, establishes procedures for securing disaster relief funding, regulates location and type of reconstruction of damaged structures, and establishes legal authority of implementation. The City shall re-evaluate and update the plan periodically, as needed.

Policy 1.4.4 - The post-disaster redevelopment plan shall identify criteria for areas needing post disaster reconstruction and determine standards to be met in redevelopment areas of concern (e.g., land use, intensity setbacks, and structural requirements). The City shall re-evaluate and update these criteria periodically.

#### Objective 1.5

Disaster mitigation efforts include activities that shall prevent or reduce the impact of emergency/disaster results on people, property and environment. Efforts include building codes, land use planning, training and education, structural and non-structural safety measures. Federal policies require a formal mitigation program implementation plan any time an area is subject of a Presidential Disaster Declaration and federal disaster monies are received. This program requires:

- Working knowledge of related federal regulations, guidelines, reports.
- Significant follow through for the duration of the recovery phase.
- Ability to implement this plan during emergencies.
- Ability to effectively manage the system during the response and recovery phases.

Policy 1.5.1 – the City shall support mitigation activities to eliminate or reduce disaster damages and to coordinate recovery efforts with long-term development and hazard mitigation plans of the City. This is done a number of ways, including, but not limited to, the land use planning process and the enforcement of existing codes, enhancement of codes, and mitigation requirements in the permit process.

1. Satellite Beach Departments/Agencies are encouraged to support mitigation efforts that fall within their respective missions. The City has a system of Boards and Committees that have the ability to effectively address many mitigation issues.
2. It is the policy of Satellite Beach that city agencies shall enforce all public safety mandates of the Satellite Beach City Code to include land use management and building codes, and recommend to the Mayor legislation required to improve the emergency readiness of the community.

Policy 1.5.2 - When the President makes a Disaster Declaration, the Disaster Relief Act of 1974, Section 408, as amended, sets forth certain conditions for receiving any federal disaster loans or grants, specifically that mitigation measures shall be taken to prevent such damages from reoccurring. The ability of Satellite Beach to comply with these requirements will depend on manpower requirements and funding availability.

Policy 1.5.3- The City shall use Presidential Disaster Declarations to highlight geographic and subject areas (infrastructure, human services, mitigation) that need further addressing.

#### Objective 1.6

The City of Satellite Beach shall maintain a Comprehensive Emergency Management Plan (CEMP).

Policy 1.6.1 - Each department shall budget for adequate training on such topics as necessary to ensure that they and their personnel are prepared to carry out their stated responsibilities and tasks.

Policy 1.6.2 - The Emergency Management Director (City Fire Chief) shall coordinate involvement of the Satellite Beach administration, department heads, and key staff in annual and situational drills, table top or functional exercise to test the Comprehensive Emergency Management Plan (CEMP), and the city's capability to respond to emergencies.

Policy 1.6.3 - The City shall encourage population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives and policies of the Future Land Use Element in the Satellite Beach Comprehensive Plan. This policy is not intended to prohibit or discourage maintenance or replacement of existing development within the CHHA.

#### Objective 1.7

The City shall continue to cooperate with the Indian River Lagoon National Estuary Program, Florida Department of Environmental Protection, St. Johns River Water Management District, Brevard County, and other communities to achieve the goals, objectives, and policies of the Indian River Lagoon Comprehensive Conservation and Management Plan to further protect, conserve, and enhance wetlands, marine resources, estuarine, surface water and groundwater quality, watersheds, wildlife habitat, natural areas, and open space for outdoor recreation to the extent fiscal resources permit.



Policy 1.7.1 - The City shall consider stormwater discharge standards recommended by the Indian River Lagoon National Estuary Program, when available, and meet the Florida Department of Environmental Protection's water quality standards. Additionally, the City shall continue to cooperate with these and other agencies to include the St. Johns River Water Management District in an effort to conserve, use, and protect waters that flow into estuarine or oceanic waters.

Policy 1.7.2 - The City shall continue to support the permitting requirements and guidelines of County, State, and Federal agencies applicable to dock and seawall construction, channel and canal dredging, filling of wetlands, and mangrove alteration. The City shall exercise diligence in informing City property owners of the need to observe all such requirements and guidelines, and the need to obtain required permits.

Policy 1.7.3 - No marina shall be located within the City.

Policy 1.7.4 - The City shall continue to work with other government agencies (including the Indian River Lagoon Natural Estuary Program and the St Johns River Water Management District) and private parties to preserve and enhance wetlands, surface water and groundwater quality, wildlife habitat, marine resources, beach and dune systems, the Indian River Lagoon, natural areas, and open space for outdoor recreation.

Policy 1.7.5 - The City shall continue to effectively administer its water conservation and floodplain management regulations and implement watershed and shoreline protection ordinances.

Policy 1.7.6 - The City shall work jointly with the County, the St. Johns River Water Management District, the Florida Department of Environmental Protection, and the Florida Inland Navigation District to clear the City's waterways of fine-grained organic-rich sediments ("muck").

Policy 1.7.7 - The City shall adopt measures to require proper management of residential water wells.

Policy 1.7.8 - The City shall direct away from wetlands all future land uses that are incompatible with the protection and conservation of wetlands and wetland functions.

#### Objective 1.8

The City shall continue to protect, preserve, enhance, and establish areas of fisheries, wildlife, and wildlife and marine habitat on public property within the City, and encourage private landowners to do likewise.

Policy 1.8.1 - The City shall prohibit planting species within the City listed in Chapter 5B-57 of the Department of Agriculture and Consumer Services Division of Plant Industry. Additionally, listed exotic species shall be removed during new construction or redevelopment and owners of developed properties shall be encouraged to replace listed species with appropriate native plants having salt, drought, and cold tolerance characteristics to achieve landscaping purposes.

Policy 1.8.2 - Recognizing the scarcity of biologically significant native habitat remaining on private property within the City and that no known unique vegetative communities are shared with adjacent jurisdictions, the City shall encourage private property owners to use plant species characteristic of local natural habitats in their landscapes.

Policy 1.8.3 - The City shall protect from development and inappropriate alteration natural areas identified in the Recreation and Open Space Element and lands which are determined by the City to be appropriate for preservation or conservation of the natural functions of existing soils, fisheries, wildlife habitats, rivers, floodplains, beaches, shores, wetlands, and marine habitats.

Policy 1.8.4 - The City shall review its Land Development Regulations to ensure that there exists a designation for environmentally sensitive lands based on locally determined criteria that are consistent with the Goals, Objectives and Policies of this Element.

Policy 1.8.5 - The City shall ensure that it has the ability to manage hazardous wastes in a manner that protects natural resources and human health and safety.

Policy 1.8.6 - The City contains no significant wildlife habitat on privately-owned parcels of land between A1A and the Grand Canal. The City shall require an assessment of the potential effects on threatened and endangered species, and species of special concern be conducted on all proposed developments outside this area which may possess critical habitats for such species as determined by appropriate permitting agencies. If threatened and endangered species, species of special concern, or critical habitats are identified, these resources shall then be protected by designating such areas with appropriate land uses such as conservation or passive recreation.

Policy 1.8.7 - The City shall enforce provisions within its Land Development Regulations to ensure that they adequately protect threatened and endangered species, and species of special concern.

Policy 1.8.8 - In accordance with best management practices, the City shall pursue programs to manage the native vegetative communities, listed animal species and their habitats, beach and shoreline ecosystems, surface and ground water, aquatic vegetation, and natural hydrology found on public property within the City.

Policy 1.8.9 - The City, alone or with others, shall use public land acquisition and conservation easements as financially feasible to achieve the following:

- protect property values and human health and safety.
- protect native vegetative communities, listed animal species and their habitats, beach and shoreline ecosystems, surface and ground water, aquatic vegetation, and natural hydrology from adverse impacts caused by human activities.
- permit the City to restore and enhance the above-mentioned environmental resources which are already degraded.

Policy 1.8.10 - The City shall pursue appropriate cooperative ventures with private and public entities to provide refuges for endemic, rare, threatened, or endangered plants and animals; species of special concern; and rare or imperiled vegetative communities.

Policy 1.8.11 - The City shall implement stormwater best management practices to divert runoff from surface water bodies or decrease the velocity of runoff for purposes of improving the condition of the Indian River Lagoon and the Atlantic Ocean and to restore the natural recharge of the underlying surficial aquifer.

Policy 1.8.12 - In accordance with the following and similar recovery plans, the City shall undertake efforts on its own as feasible and work with appropriate government agencies, other communities, and private organizations to achieve the goals for listed animal and plant species which are present within or adjacent to the City or for which appropriate habitat can be created in the City.

- *Recovery Plan for U.S. Population of Atlantic Green Turtle (Chelonia mydas)*, U.S. Fish and Wildlife Service, Southeast Region, and National Marine Fisheries Service, 1991.
- *Recovery Plan for U.S. Population of Loggerhead Turtle (Caretta caretta)*, U.S. Fish and Wildlife Service, Southeast Region, and National Marine Fisheries Service, 1991.
- *Recovery Plan for Leatherback Turtles (Dermochelys coriacea) in the U.S. Caribbean, Atlantic, and Gulf of Mexico*, U.S. Fish and Wildlife Service, Southeast Region, and National Marine Fisheries Service, 1990.
- *Recovery Plan for the Hawksbill Turtle (Eretmochelys imbricata) in the U.S. Caribbean, Atlantic, and Gulf of Mexico*, U.S. Fish and Wildlife Service, Southeast Region, and National Marine Fisheries Service, 1993.
- *Land Protection Plan for Archie Carr National Wildlife Refuge, Brevard and Indian River Counties*, U.S. Fish and Wildlife Service, 1990.
- *Recovery Plan for Anastasia Island Beach Mouse and Southeastern Beach Mouse*, U.S. Fish and Wildlife Service, Southeast Region, 1993.
- *Recovery Plan for Atlantic Salt Marsh Snake (Nerodia clarkii taeniata)*, U.S. Fish and Wildlife Service, Southeast Region, 1993.
- *Florida Manatee Recovery Plan*, U.S. Fish and Wildlife Service, Southeast Region, 1996.
- *Eastern Indigo Snake Recovery Plan*, U.S. Fish and Wildlife Service, 1982.
- *Florida Scrub Jay Recovery Plan*, U.S. Fish and Wildlife Service, 1990.
- *Piping Plover (Charadrius melodus) Atlantic Coast Population Revised Recovery Plan*, U.S. Fish and Wildlife Service, Northeast Region, 1996.
- *Wood Stork Recovery Plan*, U.S. Fish and Wildlife Service, Southeast Region, 1997.
- *Southeastern States Bald Eagle Recovery Plan*, U.S. Fish and Wildlife Service, Southeast Region, 1989.
- *Recovery Plan, Nineteen Florida Scrub and High Pineland Plant Species*, U.S. Fish and Wildlife Service, Southeast Region, 1996.

Policy 1.8.13 - The City shall continue to remove invasive exotic vegetation from City-owned property and shall require removal of such vegetation from private property during development or redevelopment.

Policy 1.8.14 - The City, as resources and opportunity allow, shall continue to restore and enhance natural hydrology and natural vegetation, vegetative communities, and wildlife habitat on City-owned property, and shall encourage such actions on private property.

Policy 1.8.15 - The City shall promote the use of Florida-friendly landscaping principles and native vegetation in government, commercial, and residential landscapes to reduce the impacts of exotic plant species, irrigation, and chemical use on the environment and to provide more sustainable high-quality landscaping in the City.

Policy 1.8.16 - The City establishes two environmentally sensitive zones: The ocean bluff protection zone (in that area east of a line 50 feet west of the ocean bluff line) and the estuarine shoreline protection zone (in that area extending from where estuarine waters are five feet deep at mean low tide to either the mean high water line or the inland boundary of any conservation easement, whichever is further inland). These zones shall be afforded special protection in the City's Land Development Regulations.

Policy 1.8.17 - The City shall maintain a rapid-response hazardous materials containment capability to protect residents and ground- and surface-waters from contamination.

Policy 1.8.18 - The City shall prohibit installation of septic systems in the City and has established conditions under which existing septic systems must be removed from use.

#### Objective 1.9

The City shall, through the Shoreline Protection Ordinance, enforce provisions giving priority consideration to water-dependent shoreline land uses and site development improvements which meet the following criteria:

1. Prevent adverse environmental impacts
2. Maintain or exceed standards in this plan for public access
3. Avoid shoreline hardening structures
4. Enhance estuarine water quality

Policy 1.9.1 - Zoning regulations, development review procedures, and the Shoreline Protection Ordinance of the City shall be administered in a manner which shall protect areas along shorelines that function in a natural condition and increase public access opportunities.

Policy 1.9.2 - The City shall protect designated conservation areas associated with the City's ocean and lagoon shorelines.

Policy 1.9.3 - The City shall encourage expedited federal funding from the U.S. Army Corps of Engineers (USACE) to conduct maintenance beach nourishment of the federal shore protection projects.

Policy 1.9.4 - The City shall seek Federal Emergency Management Agency (FEMA) assistance to repair non-federal beach nourishment and dune restoration projects.

Policy 1.9.5 - The City shall allow natural recovery of the beach and dune system consisting of dune restoration and re-vegetation, with supplemental beach fill as needed, in areas where significant upland development is vulnerable to the threat of storm damage. The City shall also allow natural recovery in undeveloped areas, as appropriate.

Policy 1.9.6 - The City shall allow removal from the beach and dune system of miscellaneous storm-generated debris, such as construction debris and derelict sand-fill geo-textile armoring structures.

Policy 1.9.7 - The City shall support further sand search studies to locate sufficient upland and offshore sand resources to replenish storm-eroded beaches.

Policy 1.9.8 - The City shall conduct post-storm coastal monitoring to assess beach erosion impacts and to assess beach recovery progress and any additional recovery needs.

Policy 1.9.9 - The City shall provide beach management technical support to assist in coordination with other local governments for hazard mitigation/beach management planning, removal of storm related debris on beaches, and restoration of public dune walkovers.

Policy 1.9.10 - If full scale beach renourishment is not feasible on all or part of the City's ocean shoreline, the City shall seek to have funds equal to what would have been spent made available for purchase of at-risk oceanfront properties.

#### Objective 1.10

Recognizing that Satellite Beach is entirely within the Coastal Planning Area, the City establishes Level of Service standards, service areas, and phasing of improvements as set forth in the Infrastructure Element.

Policy 1.10.1 - The City, while having service delivery responsibility only for drainage and groundwater aquifer recharge, in accordance with specified Level of Service standards, shall cooperate with non-City service providers so as to assure resource protection, safe evacuation, and orderly phasing in accordance with proposed development or redevelopment set forth in the Future Land Use Map.

#### Objective 1.11

Air quality within Satellite Beach shall be maintained to meet or exceed the minimum air quality standards as adopted by the Florida Department of Environmental Protection.

Policy 1.11.1 - The City shall encourage alternative forms of transportation to reduce airborne pollutants by:

1. Utilizing bicycle paths and pedestrian walkways to interconnect the city's parks, shopping, work and residential areas: and
2. Promoting public transit ridership and bicycle/pedestrian use of the City's and walkways by distributing schedules and maps of these systems' availability.

Policy 1.11.2 - The City shall, as resources and opportunity allow, encourage planting of trees to decrease the amount of rainfall which is discharged to the Banana River, reduce solar heat loading on buildings, reduce low-level wind speeds impacting structures, and improve the aesthetics of its streetscapes.

Objective 1.12

The City shall conserve, protect, and make appropriate use of soils, minerals, and native vegetative communities within the City.

Policy 1.12.1 - Recognizing that the City does not have any areas of known commercially valuable mineral deposits, the City shall review its Land Development Regulations to determine the City's ability to conserve, appropriately use, and protect areas suitable for extraction of minerals in the event they are discovered.

Objective 1.13

The City shall provide provisions for protection, preservation, and sensitive reuse of historic resources.

Policy 1.13.1 - Recognizing that the vast majority of structures were built after 1954, and that there are no identified historic resources in the City, the City shall provide for protection, preservation, and sensitive reuse of historic resources, should any be identified.

Objective 1.14

Development and redevelopment within the City shall be permitted only when consistent with sound planning practices that shall protect life and property from the effects of coastal erosion, flooding, sea level rise, or damage to environmental systems.

Policy 1.14.1 – The City of Satellite Beach designates the Coastal High Hazard Area as “the area defined by the SLOSH model to be inundated from a Category 1 Hurricane”.

Policy 1.14.2 – The City of Satellite Beach designates the Adaptation Action Area (AAA) as that area which includes the CHHA and other areas of the City as may be identified by the City Council in the future as being subject to coastal erosion, flooding, sea level rise, or damage to environmental systems.

Policy 1.14.3 – Figure 5-1 depicts the Inland Flooding Adaptation Action Area (IFAAA), which is a designation to be used as a tool for assisting the City in prioritizing infrastructure funding and policy implementation for flood alleviation improvement and mitigation projects, to protect public and private property, and to protect the safety, health and welfare of the City's citizens. The IFAAA includes those areas that are:

1. located within the Coastal High Hazard Area or FEMA 100 Year Flood Zone; or
2. areas which are expected to be inundated with water using the U.S Army Corps of Engineers (USACE) high projections for the 2070 planning horizon.

Policy 1.14.4 – In 2025, the City shall determine if the IFAAA has functioned as a viable tool for the City. If the City deems the AAA has not been beneficial to the City, the City may remove the designation or modify its boundary. Criteria for determination may include, but is not limited to: a cost benefit analysis, project implementation, success in mitigating flood impacts, and other factors to be determined by the City.

Policy 1.14.5 – The City shall collaborate with stakeholders at least every 5 years or earlier using the best available data to maintain the designated IFAAA’s alignment with, relevant and current coastal hazard vulnerability projections and maintain the City’s efforts to identify and understand the risks, vulnerabilities and opportunities for strategies within the 25 to 100 year planning horizons.

Policy 1.14.6 – By 2018, the City shall update city processes and city-wide plans to incorporate the IFAAA where appropriate.

Policy 1.14.7 – The City shall determine a procedure to review vulnerable critical facilities and assets and rank them relative to importance, level of vulnerability, and life expectancy.

Policy 1.14.8 – The City shall pursue private and public funding sources for the implementation of adaptation strategies to the AAA to move forward adaptation projects and strategies identified by the City and its stakeholders.

Policy 1.14.9 – The City shall develop a strategic plan to address recurring flooding issues within the AAA which takes into account an anticipated increase in flooding from excess rainfall, storm surge, and sea level rise.

Policy 1.14.10 – The City will consider, but not be limited to, the following tools for use within the IFAAA:

- Public infrastructure planning, siting, construction, replacement, operation and maintenance
- Stormwater Management
- Green Streets
- Rain Gardens/Bioswales
- Vernacular Streetscapes and Plant Placement (Water-Dependent Species)
- Grass Pavers (Driveways; Main Streets; Ponding Areas)
- Ecological Asset Preservation (Dunes, Natural Areas, Mangroves, Plants, Animals)
- New Building Code Standards/Form-Based Codes
- Land Development Regulations
- Comprehensive Planning

Policy 1.14.11 – Map 5.1 depicts the Erosion Adaptation Action Area (EAAA), which is a designation to be used as a tool for assisting the City in prioritizing infrastructure and capital funding, establishing development and/or redevelopment standards and policies for public or private construction activities, and creating policy implementation techniques for public and private erosion control and adaptation projects, in order to protect public and private property, and to protect the safety, health and welfare of the City’s citizens. The EAAA includes ~~those areas all lands~~ east of A1A, that are:

- 1 ~~located within or surrounded by Coastal High Hazard Area;~~
- 2 ~~located within the FEMA 100 Year Flood Zone or seaward of the 1981 Coastal Construction Control Line, or~~
- 3 ~~is a parcel prone to erosion, in an area identified as “critically eroded” by the State or is susceptible to the impact of sea level rise by the year 2070. Vulnerable to sea level rise is defined as the areas which are expected to be permanently inundated with water using the USACE high projections for the 2070 planning horizon.~~

Policy 1.14.12 – The City shall collaborate with stakeholders at least every 5 years, using the best available data to maintain the designated EAAA’s alignment with, relevant and current coastal hazard vulnerability projections and maintain the City’s efforts to identify and understand the risks, vulnerabilities and opportunities for strategies within the current 25 to 100 year planning horizon.

Policy 1.14.13 – By 2018, the City shall update city processes and city-wide plans to incorporate the EAAA where appropriate.

Policy 1.14.14 – During the City’s comprehensive plan update period ending in 2025, the City shall determine if the EAAA has functioned as a viable tool for the City. If the City deems that the EAAA has not been beneficial to the City, the City may remove the designation or modify its boundary. Criteria for determination may include, but are not limited to: cost benefit analysis; project implementation and success in erosion reduction and others to be determined by the City.

Policy 1.14.15 – Armoring or other shoreline stabilization efforts by property owners shall not disrupt or harm adjacent or nearby properties.

Policy 1.14.16 - The City shall partner with appropriate entities, agencies, non-profits, and others to obtain input from and educate citizens about the interconnectedness of human activity and natural processes and how to best balance the concerns of private property rights and the public interest of all citizens within the City.

Policy 1.14.17 – The City shall work with stakeholders to pursue private and public funding sources for the implementation of adaptation strategies to the AAA that advance adaptation projects and strategies identified by the City and its stakeholders.



Policy 1.14.18 – Adaptation strategies supported within the EAAA include but not limited to:

- Public infrastructure planning, siting, construction, replacement, operation and maintenance
- Increase of Set Back Line for Coastal Properties
- Increase of Base Flood Elevations
- Natural Dune Restoration
- Vernacular Plant Placement
- Building Codes
- Land Development Regulations
- Comprehensive Planning
- Water Flow Diversion Strategies
- Grass Pavers (Parking Lots)
- Rain Garden Building Buffers

Policy 1.14.19 – Development and redevelopment Oceanfront lots **Lands** within the EAAA are vulnerable to erosion, **storm surge**, sea level rise, hurricanes and/or other **disasters**. Therefore, **all construction by the public or private sectors within the EAAA shall be landward of the 1981 Coastal Construction Control Line (CCCL) and such activities are subject to the following minimum development/redevelopment requirements as of the effective date of this policy:**

- ~~1- All development and redevelopment along the oceanfront within the EAAA shall be constructed landward of the 1981 Coastal Construction Control Line (CCCL).~~
- ~~1.2- Owners of pre-existing buildings or structures on lands located within the EAAA, **as of the effective date of this policy**, if impacted by erosion, **storm surge**, sea level rise, hurricanes or a **disaster cannot build back may rebuild their preexisting building or structure any no** closer than 15 feet landward of the CCCL.~~
- ~~2.3- New development and redevelopment within the City’s EAAA shall be set back 15 feet landward of the CCCL.~~
- ~~3- **The Land Development Code shall contain development criteria, standards, procedures, and possible exceptions for construction and reconstruction activities on lands within the EAAA.**~~

#### Objective 1.15

The City shall permit no increase in residential density in the Coastal High Hazard Area.

Policy 1.15.1- The City shall review its zoning ordinances and zoning and land use maps at least once every three years to determine and implement possible ways to reduce the number of dwelling units that may be built within the City.

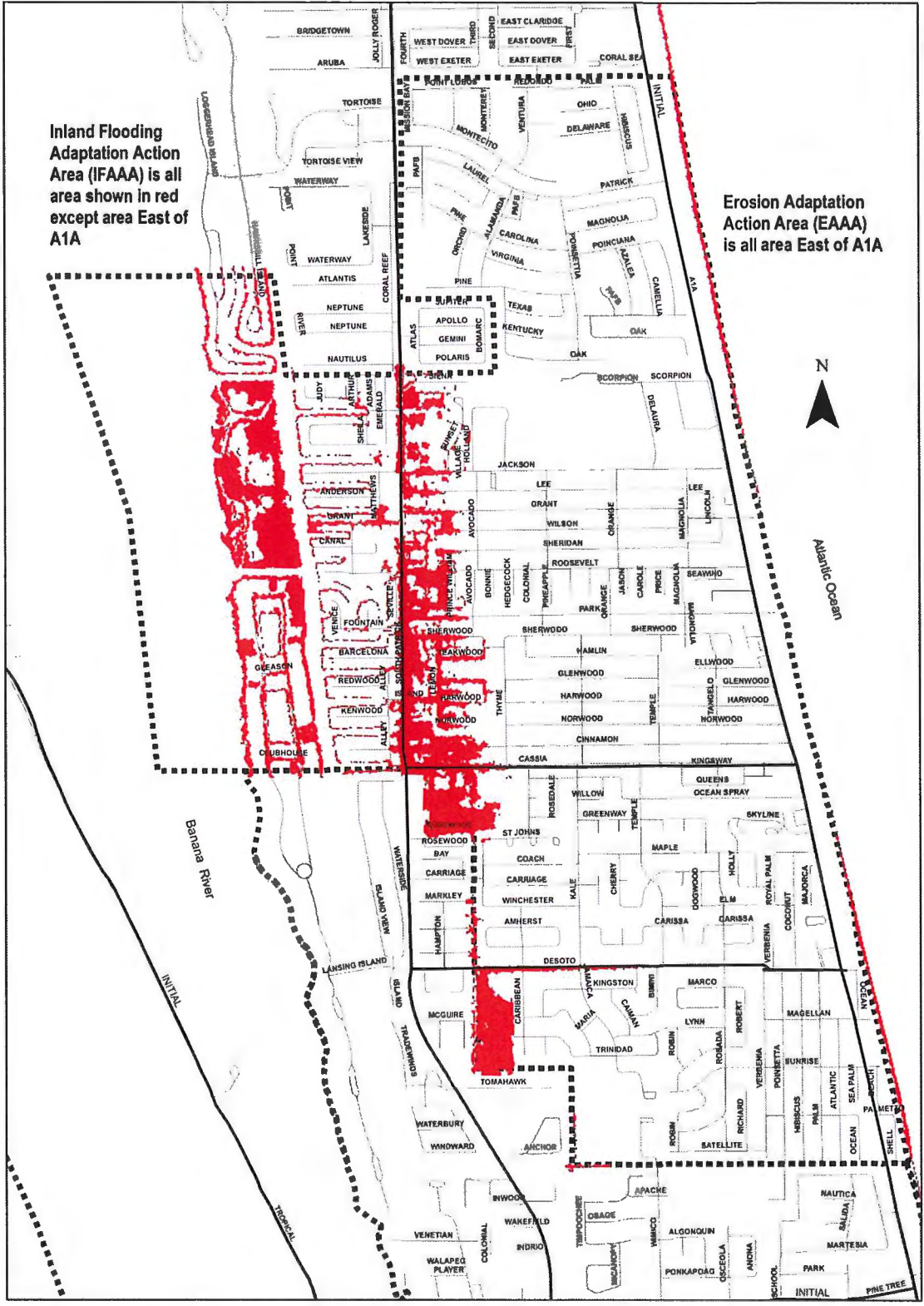
Policy 1.15.2 - The City, alone or with others, shall acquire public land as financially feasible to achieve the following:

- help rectify land use conflicts associated with antiquated subdivisions or vested land uses;
- limit development east of the Coastal Construction Control Line;
- reduce the density and intensity of development within the Coastal High Hazard Area;
- protect and preserve natural areas, open spaces, natural communities, and listed animal species habitat;
- improve recreational opportunities and access to natural and open areas within the City.

Policy 1.15.3 - The City shall ensure that any stormwater management, aquifer recharge, and water reuse policies and projects are consistent with the Goals of the SJRWMD's Indian River Lagoon Basin program, including its Comprehensive Conservation Management Plan, to restore and protect the Indian River Lagoon through the enhancement of water quality and natural systems in the basin.

Policy 1.15.4 - The City shall ensure that any new regulation to protect water resources is consistent with SJRWMD's environmental resource permitting and consumptive permitting use permitting rules.

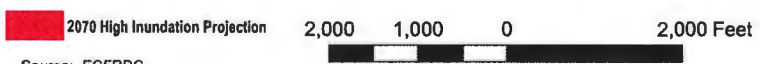
**Figure 5-1**  
**City of Satellite Beach**  
**Adaptation Action Areas**  
**SLR 2070, High Projection**



**Inland Flooding Adaptation Action Area (IFAAA) is all area shown in red except area East of A1A**

**Erosion Adaptation Action Area (EAAA) is all area East of A1A**

**Legend**



Source: ECFRPC

Prepared by:  
 LaRue Planning & Mgt. Services, Inc  
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