



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Primary Application Type:	Comprehensive Plan Amendment	Hearing Date:	March 28, 2018		
Additional Applications:	N/A	Public Hearing:	YES	NO	
			X		
General Title:	Coastal Management Element	Quasi-Judicial:	YES	NO	
				X	
Applicant:	City of Hallandale Beach	Workshop:	YES	NO	
				X	
Application #	PA-18-00437	Advertisement Type Required:	DISPLAY	REGULAR	N/A
			X		
Staff Recommendation:		Approve	Approve with Conditions		Reject
		X			
Request:			Strategic Plan Priority Area:		
City Administration is revising and updating the City's Comprehensive Plan Coastal Management Element.			<input checked="" type="checkbox"/> Safety		
			<input checked="" type="checkbox"/> Quality		
			<input checked="" type="checkbox"/> Vibrant Appeal		
Sponsor Name:	Keven R. Klopp, Development Services Director	Prepared By:	Sue Fassler, Green Initiative Coordinator Vanessa Leroy, Associate Planner		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING SECTION 6, THE COASTAL MANAGEMENT ELEMENT OF THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REVISIONS AND CREATION OF GOALS, OBJECTIVES AND POLICIES RELATED TO INCREASING THE RESILIENCE AND REDUCING THE FLOOD RISK IN THE CITY'S COASTAL AREAS; UPDATING THE COASTAL HIGH HAZARD AREA MAP; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, PART II, ("COMMUNITY PLANNING ACT"); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Background

On November 1, 2017, the City Commission approved transmittal of the City's Comprehensive Plan Evaluation and Appraisal Report (E.A.R)-based amendments. These amendments were required by law, and the updates proposed met the minimum requirements for evaluation and appraisal based amendments identified in F.S. 163.3191.

The South Florida Regional Planning Council (SFRPC) approached the City in 2017 to discuss the City's receptiveness to being included in a SFRPC grant proposal to the Florida Department of Economic Opportunity (DEO). The SFRPC proposed to submit a request for funding through the DEO's Community Planning and Technical Assistance grant program. The funding request proposed to evaluate the City's susceptibility to current and future flood risk and prepare Comprehensive Plan amendment/s consistent with the *Peril of Flood* requirements outlined in section 163.3178(2)(f), Florida Statutes. The proposed amendments to the City's Comprehensive Plan would occur in the Coastal Management Element. The SFRPC also approached the City of Miami with the same proposal. The City of Miami also agreed to work with the SFRPC and a grant was awarded in the amount of \$25,000 (funding in the amount of \$12,500 was allocated to projects supporting each City).

Deliverables for the project are as follows:

- Maps and tables of NOAA historical high water level data in the region (including storm and 2017 King Tide data),
- GIS map series overlaying observed extreme tide levels,
- LiDAR surface elevation data and a GIS map series of zoomed-in areas susceptible to current and future tidal flooding under 1-foot and 2-foot sea level rise scenarios,
- GIS map series depicting current FEMA flood zone designations and base flood elevation,
- Written assessment of existing Comprehensive Plan Coastal Management Element strategies, consistent with the *Peril of Flood* requirements set out in section 163.3178(2)(f), Florida Statutes,
- A transmittal public hearing to consider the proposed amendments that address the *Peril of Flood* requirements in section 163.3178(2)(f), Florida Statutes.

A presentation of SFRPC findings and proposed amendments can be found in Exhibit 5. A more in depth description of the Scope of Work for this project can be found in Exhibit 3. The deliverables listed above and contained in Exhibit 3 are due to the DEO by May 31, 2018. To satisfy obligations for the grant, the proposed amendments must be presented in a public forum to the Local Planning Agency and the City Commission.

A newspaper advertisement appeared in the Sun Sentinel newspaper for the Local Planning Agency public hearing in accordance with Section 166.041 Florida Statutes.

Why Action is Necessary

Pursuant Section 2 of the City of Hallandale Beach Planning and Zoning Board/Local Planning Agency shall review and make advisory recommendations to the City Commission on applications for amendments to the City of Hallandale Beach Comprehensive Plan.

Current Situation

The City Commission approved changes to the Coastal Management Element during the November 1, 2017 transmittal hearing. The Coastal Management Element amendments approved on First Reading by the City Commission and transmitted to DEO for review included the following:

- Objective 1.1 includes a requirement to place any material that is excavated seaward of the coastal construction control line (CCCL) as fill onsite seaward of the CCCL. This action will result in a net benefit to the beach/dunes and sea turtle habitat.
- Policy 1.1.5 amended to clarify that buildings in flood zones must be constructed using techniques set forth in the floodplain management regulations as well as the building code, as required by F.S. 163.3178.
- New Policy 2.2.3 encourages participation in the National Flood Insurance Program Community Rating System administered by Federal Emergency Management Agency (FEMA) to achieve flood insurance benefits for residents.
- New Objective 2.3 directs the City to identify and address sea level rise and other climate change issues, as recommended by F.S. 163.3178(2)(f).
- New Policy 2.3.1 directs the City to map areas most vulnerable to sea level rise and identify its potential impacts as recommended by F.S. 163.3178(2)(f).
- New Policy 2.3.2 directs the City to develop an adaptation action area to address coastal flooding, extreme high tides, and storm surge related to sea level rise, as recommended by F.S. 163.3177(g)(10).
- The coastal high-hazard area (mandatory evacuation zone for a Category 1 hurricane) is depicted on the Future Land Use Map, as required by F.S. 163.3178(8)(c) in the Future Land Use Element of the Comprehensive Plan.

The above amendments were proposed to satisfy statutory mandates. However, City staff recognized that the Coastal Management Element needed more robust policies addressing resilience along the coastline, beyond what was approved during the November 1, 2017 transmittal hearing. The City has been working with the South Florida Regional Planning Council (SFRPC) in order to address these needs. Additionally, on March 2, 2018, the City received objections, comments and recommendations from DEO and other appropriate reviewing agencies relative to the E.A.R. update transmittal. Such comments and recommendations (Exhibit 4) were considered and implemented in the proposed Coastal Management Element amendments (Exhibit 2).

Analysis

The City and SFRPC are proposing the attached Ordinance (Exhibit 1) approving changes to the Coastal Management Element of the Comprehensive Plan (Exhibit 2). The proposed changes include the above-mentioned E.A.R. – based amendments, specifically those regarding the Coastal Management Element, which have been transmitted to DEO, but have not yet been adopted by the City Commission.

On March 2, 2018, DEO provided objections, comments and recommendations from the Department and other appropriate reviewing agencies regarding the proposed E.A.R.-based amendments. Those concerning the Coastal Management Element were also addressed in the proposed amendments. Exhibit 2 contains the following proposed changes to the Coastal Management Element:

- Policy 1.1.2 clarifies consistency with Chapter 161 as recommended by F.S. 161.053
- Policy 1.1.3 updated to state that developers should use construction methods which will reduce flood risk.
- Policy 1.1.5 updated to clarify consistency with the floor-resistant construction requirements of the Florida Building Code.
- New Policy 1.2.6 directs the use of pervious pavement and native landscaping methods in order to reduce the deleterious effects of runoff on adjacent ecosystems and property owners.
- New Policy 2.2.4 states that new development and infrastructure in areas modeled to be within the CHHA and/or FEMA flood zones will be encouraged to use best practices to address sea level rise.
- New Policy 2.2.5 incorporates Low-Impact Development (LID) in new public projects within FEMA flood zones and CHHA and provides LID definition.
- Policy 2.3.2 provides for intergovernmental coordination for public facilities/infrastructure within or crossing proposed adaptation action areas.
- New Policy 2.3.3 addresses development and redevelopment principles, strategies and engineering solutions to reduce flood risks in coastal areas.
- New Policy 2.3.4 directs the City to continue repairs and improvements to its stormwater management system so that it is capable of functioning under projected sea-level rise scenarios within the lifespan of capital improvements. The City shall utilize the unified sea-level rise projections established by the Southeast Florida Regional Climate Change Compact.
- Policy 3.2.2 limits development in areas susceptible to repeated climate-related damages.
- New Policy 3.2.3 provides for Post-Disaster Redevelopment Plans in the CHHA.

- New Policy 3.2.4 updated to retrofit/relocate public facilities out of flood zones and CHHA following damages or destructions from natural disasters, except for water dependent uses.
- Coastal High Hazard Area Map updated to mirror the new proposed updated definition for the Coastal High Hazard Areas (CHHA) (Exhibit 2).

Additional maps developed as part of this project can also be seen in Exhibit 2.

Staff Recommendation:

Staff recommends the Planning and Zoning Board/Local Planning Agency recommend the City Commission APPROVE and adopt the proposed ordinance to be effective concurrent to or after completion of the E.A.R. adoption.

Requested Action:

The Planning and Zoning Board/Local Planning Agency may recommend to the City Commission:

- Approval and transmittal;
- Approval with conditions and transmittal; or,
- Denial and no transmittal of the proposed ordinance.

Attachment(s):

Exhibit 1 – Ordinance

Exhibit 2 – Proposed Coastal Management Element of the Comprehensive Plan Amendments
Figure 6-1. Coastal High Hazard Area (CHHA)

Exhibit 3 – South Florida Regional Planning Council Peril of Flood Scope of Work

Exhibit 4 – D.E.O. Comments and recommendations regarding transmitted E.A.R. Updates.

Exhibit 5 – South Florida Regional Planning Council report