Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the Town of Hypoluxo was received on May 25, 2017 and contains changes to the Coastal Management Element of the comprehensive plan. The proposed changes are based on the town’s Evaluation and Appraisal Review (EAR). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment includes text changes to the Coastal Management Element of the comprehensive plan. The proposed amendment is based on the town’s EAR, which was completed in December of 2015. The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated.

The town’s EAR-based amendment is focused on flood resistant construction techniques and eliminating inappropriate development in coastal areas to be consistent with the Florida Statutes. The town has provided revised text showing the changes in underline and strikethrough format. The most significant changes in the comprehensive plan are summarized below:
Coastal Management Element

- Revise Objective 3 to add the State of Florida and the Federal Emergency Management Agency to the list of parties that the town will coordinate with regarding post-disaster redevelopment plans.

- Revise Policy 3.1 to clarify how the town will ensure that building construction elevations are above the minimum requirement and to add a requirement that flood resistant construction techniques and materials be used within the floodplain.

- Revise Policy 3.2 to indicate which agencies the town will work with regarding evacuation planning.

- Revise Policy 3.4 to add a reference to the town code regarding repair of damaged structures and revise the reference for the coastal high-hazard area to refer to the Palm Beach County Storm Tide Atlas.

- Add new Policy 3.5 to pledge that the town will continue to participate in the National Flood Insurance Program’s Community Rating System.

- Add new Policy 3.6 to pledge that the town will update and maintain the flood hazard and property protection information on the town’s website to keep residents and property owners informed about these issues.

- Add new Policy 3.7 to require that the town actively participate with Palm Beach County in updates to the Local Mitigation Strategy, Community Emergency Management Plan, and Post Disaster Redevelopment Program. It also requires that the town make any necessary changes to the comprehensive plan or other town programs based on these updates.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on April 11, 2017. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.
Recommendation

Council should approve this report and authorize its transmittal to the Town of Hypoluxo and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

1. General Location Map
2. Text Changes in Strikeout and Underline Format
Exhibit 1
General Location Map

Town of Hypoluxo
PROPOSED COASTAL MANAGEMENT ELEMENT AMENDMENTS

OBJECTIVE 3: Continue to cooperate with adjacent local governments, Palm Beach County, and Treasure Coast Regional Planning Council, the State of Florida and the Federal Emergency Management Agency in preparing post-disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 3.1: Through the Town’s floodplain development permit process, require building construction elevations to be at or above those required by minimum Federal Flood Insurance Regulations and the use of Florida Building Code flood-resistant construction techniques and materials.

Policy 3.2: Maintain Participation with the Treasure Coast Regional Planning Council and the Palm Beach County Public Safety Department and Division of Emergency Management to maintain an updated plan for emergency evacuation related to potential hurricane impact.

Policy 3.3: Assist Coordinate with Palm Beach County in the preparation of post-disaster redevelopment plans in accordance with local and federal guidelines.

Policy 3.4: In the event of a disaster, provide for repair, relocation, or structural modification of damaged infrastructure and services, consistent with Chapter 27 of the Town Code and federal funding requirements. Priority shall be given to immediate clean-up actions, and the maintenance of critical municipal services in the coastal high-hazard area (Ref. Map 3-4 of the Future Land Use Element), which is more specifically defined as the Category 1 storm surge zone in the Palm Beach County Storm Tide Atlas prepared by Treasure Coast Regional Planning Council, included herein by reference.

Policy 3.5: Continue to participate in the National Flood Insurance Program Community Rating System (CRS) in an effort to further reduce Town resident Flood Insurance rates by facilitating accurate insurance ratings and promoting public awareness of flood insurance.

Policy 3.6: Maintain and update the Flood Hazard and Property Protection Information page on the Town’s website to keep residents and property owners informed regarding flood hazards, flood insurance, flood safety, property protection, and drainage system maintenance issues.

Policy 3.7: Actively participate with Palm Beach County in the scheduled updates of the Local Mitigation Strategy, Community Emergency Management Plan, and Post Disaster Redevelopment Program. Incorporate appropriate recommendations from the updates within the Comprehensive Plan or other Town programs, as necessary.