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

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**Goal 5.1:** Balancing growth and coastal resources. All development proposed in the future land use element in the coastal area shall occur in a manner which protects, conserves, and enhances the natural resources of the coastal area and the environmental, social and economic benefits attributed to them and shall comply with the Florida Building Code, floodplain management standards set forth by FEMA, set forth in 44 C.F.R. part 60, and applicable regulations regarding construction seaward of the Coastal Construction Control Line.

**Objective 5.1.1:** *Future Development in the Coastal Area.* St. Lucie County shall continue to protect the natural resources of the coastal area from adverse impacts caused by future development through the implementation and strengthening of existing environmentally related laws and the assignment of appropriate Future Land Use designations.

**Policy 5.1.1.1** - Future development in the coastal area shall be limited to those land uses which are resource dependent or compatible with the physical and environmental characteristics of the coastal area, or to those uses which can occur without degradation of important environmental values or interference with legally used public access to coastal area shorelines.

**Policy 5.1.1.2** - All land development regulations adopted pursuant to this element shall be consistent with:

- a. The Future Land Use Element and Map;
- b. The County's Hutchinson Island Residential Development Ordinance;
- c. Vested development rights;
- d. The County's Hutchinson Island Coastal Area Protection Ordinance, and the Sea Turtle Protection Regulations; and
- e. The goals, objective and policies of this element and the Conservation Element concerning the protection, appropriate use, and conservation of natural resources.

**Policy 5.1.1.3** - Erosion control measures shall be limited to those that minimize interference with the natural resources and processes of the coastal area.

**Policy 5.1.1.4** - Future development or redevelopment within the coastal area shall provide infrastructure to service the development or redevelopment at the Level of Service standards adopted in the appropriate elements of this Comprehensive Plan, and which is consistent with the coastal resource protection, access, potential strategies for adaptation and mitigation, safe evacuation requirements of this Comprehensive Plan, and as further provided for in the Capital Improvements Element.

**Policy 5.1.1.5** - The County shall continue to coordinate with appropriate State agencies in meeting the goals and policies of the Indian River Lagoon Aquatic Preserves Management Plan, the North Fork of the St. Lucie River Aquatic Preserve Management Plan, the Indian River Lagoon Surface Water Improvement and Management Plan, and the Indian River Lagoon Comprehensive Conservation & Management Plan. Coordination will consist of, at a minimum, continual participation on applicable

committees and task forces as well as the provision of administrative and fiscal support.

**Policy 5.1.1.6** - The County shall provide eco-tourism opportunities within the coastal area in a manner that does not degrade or reduce the long-term viability of the functions and values of coastal waters and adjacent uplands. Lands purchased through Federal, State and local natural resource protection programs shall provide public access and recreational improvements in a manner that minimizes impacts to the natural areas and does not compromise the long term viability of the protected resources or create increased frequency and severity of flooding or associated erosion.

**Policy 5.1.1.7** - St. Lucie County land use and coastal planning area development decisions shall support the preservation of working waterfronts as defined in Section 342.07, F.S., to promote the enhancement of the waterfront/coastal area with boat hauling and repairing businesses, commercial fishing facilities, coastal research organizations, marine industries, ports harbors, and other similar water-dependent uses, while taking into consideration potential strategies for adaptation and mitigation.

**Policy 5.1.1.8** - Approval for development or redevelopment of a site within the coastal planning area shall require the following conditions:

- a. The removal of all invasive exotic vegetation from the site;
- b. A site appropriate re-vegetation plan of native species;
- c. A long-term maintenance plan to continue to keep the site free of invasive exotic vegetation;
- d. A soil stabilization plan for areas disturbed by the removal of vegetation; and
- e. Consideration of shore stabilization, floodplain management standards and hazard mitigation strategies which reduce floodplain alteration and damage or loss due to natural disasters and storm surge.

**Policy 5.1.1.9** - Through the development review process the County shall continue to monitor the condition and characteristics of the coastal dune and other natural resources to ensure responsible development. The coastal beach and dune system reduces potential damages to upland property and infrastructure from major storm events. A dune restoration plan should be developed, pursuant to Section 163.3178(2)(e) F.S., to address the steps necessary to restore or maintain the dune system in the event it is heavily impacted from a storm event. Proposed developments should incorporate measures that clearly identify and reserve an unobstructed beach and dune access corridor(s) to have access for restoration efforts. Conservation management policies shall be revised and refined as needed to remain responsive to evolving problems or issues.

**Policy 5.1.1.10** - The County shall continue to monitor all credible climate change and sea level rise data and what direct and potential effects this has on the coastal system natural resources. Based on this data, and input from the community, the County shall evaluate and update the resource protection standards of the Land Development Code and this plan as necessary to reduce potential vulnerabilities and provide for recovery actions which increase the resiliency of the County.

**Policy 5.1.1.11** - The County shall direct all inappropriate future land uses away from the coastal planning area and shall ensure that its code compliance process continues to identify and address all unsafe and non-compliant uses. Consideration for the relocation, mitigation or replacement of any of the existing infrastructure in the coastal high hazard

area, as may be deemed appropriate by the County, shall be coordinated with the state when state funding is anticipated to be needed for implementation of the project. The County shall limit future public expenditure for new infrastructure which will subsidize growth within the coastal high hazard area; expenditures for restoration and maintenance are exempt from these limitations as well as expenditures for the enhancement and protection of natural resources or for public land acquisition is encouraged.

**Policy 5.1.1.12** – The County shall support the efforts of federal, state and local environmental and planning agencies to develop, assess, and recommend a suite of planning tools and adaptation strategies to maximize opportunities to protect coastal resources from impacts of an increased frequency of storms, surge and flooding and aid in the reduction and removal of coastal real property from flood zone designations. The County shall adopt and implement applicable planning tools and adaptation strategies that become available to address vulnerable coastal development, infrastructure, transportation facilities, and natural resources. As funding permits, the County shall explore acquisition opportunities to protect natural systems to address shifting habitats from a rising sea, potential threats and loss of marine ecosystems and habitat, erosion, and ecosystem-based approaches to exotic species and vegetation management.

**Objective 5.1.2:** *Protecting Wetlands and Wildlife Habitat.* The County shall support the protection, conservation, or enhancement of coastal uplands and wetlands. The County shall include within its Land Development Code criteria and standards for the protection and enhancement of the remaining native plant communities in the County. There shall be no net loss of existing wetland functions and values. The Land Development Code shall include open space requirements, buffers and clustering of density as means to protect existing coastal uplands or wetlands, and native communities. Measures to mitigate for any unavoidable impacts shall also be included.

**Policy 5.1.2.1** - The County shall continue to implement and enforce land development regulations that require the use of native or drought tolerant vegetation adapted to existing soil and climatic conditions in landscaping in the coastal area.

**Policy 5.1.2.2** - The County shall require the removal and eradication of all nuisance and invasive vegetation during construction of new development and replacement with native plant species.

**Policy 5.1.2.3** - The County shall continue to implement and enforce the Land Development Code which requires a minimum 50-foot buffer zone of native upland and transitional vegetation along rivers, creeks, and estuaries, to be maintained from the landward extent of State waters or from mean high water of the rivers, creeks, and estuaries, whichever is greater.

**Policy 5.1.2.4** - The Land Development Code shall require the installation or preservation of a native vegetative transitional buffer adjacent to all wetlands, submerged lands, or other surface waters, regardless of whether these be naturally occurring or manmade.

**Policy 5.1.2.5** - Mosquito impoundments shall continue to be assessed to determine if they provide multiple functions of marine fisheries habitat, water quality enhancement, and adequate mosquito control. Particular attention shall be given to the differences

between impoundments that are managed versus those that are breached or unmanaged.

**Policy 5.1.2.6** - The County shall, through the development review process, in cooperation with the appropriate wetland regulatory agencies, continue to conserve and protect coastal wetlands from detrimental physical and hydrological alteration and prohibit unmitigated encroachment into coastal wetlands. The regulation of activities in, on or over wetlands or other surface waters and the management and storage of all surface waters shall be pursuant to applicable Local, State and Federal requirements. The most restrictive of these shall be enforced. County regulations shall include criteria to evaluate and preserve wetlands, based upon their functional characteristics including types, size, values, functions, conditions and location.

**Policy 5.1.2.7** - The County shall continue to evaluate erosion problems and implement erosion control measures, along Indian River Drive south of Fort Pierce. Erosion control measures shall be consistent with requirements for native or drought tolerant vegetation.

**Policy 5.1.2.8** - There shall be no net loss of existing wetland functions or values. The County shall implement this policy through the site plan and building application permitting process.

**Policy 5.1.2.9** - The County shall support and implement programs, in line with the administrative and fiscal constraints of the County, to restore, enhance, and maintain the functions and values of natural waterways and adjacent upland habitats within the coastal area. Through State and local programs, St. Lucie County will continue to encourage the preservation and enhancement of floodplain wetland functions through public purchase and restoration of the floodplain wetlands and adjacent upland buffers along the North Fork of the St. Lucie River and the Indian River Lagoon, including their natural tributaries.

**Policy 5.1.2.10** - Management and recreation development plans for lands purchased through State and local natural resource protection programs (Environmentally Significant Lands, Save Our Coasts, Florida Forever) shall only allow for development that minimizes impacts to natural resources and does not degrade the long-term viability of existing natural resources on the site. Where possible all plans should assist to restore the biodiversity of plant and animal species in the coastal area while providing reasonable public access.

**Objective 5.1.3: *Protection of Living Marine Resources.*** St. Lucie County shall protect, conserve, or enhance living marine resources and continue to implement regulations to reduce adverse impacts caused by development.

**Policy 5.1.3.1** - The County shall continue to implement the Sea Turtle Protection regulations. The Sea Turtle Protection regulations shall be periodically reviewed and updated as necessary to ensure adequate protection for sea turtles in St. Lucie County.

**Policy 5.1.3.2** - The St. Lucie County Manatee Protection Plan, dated March 1, 2002, is hereby included within this Comprehensive Plan by Reference. All development activities affected by this plan shall be governed accordingly.

**Policy 5.1.3.3** - The County shall cooperate with the appropriate regulatory and management agencies to implement comprehensive and coordinated management plans for the Indian River Lagoon in order to improve the biological health of the Lagoon.

**Policy 5.1.3.4** - St. Lucie County shall support the continued periodic monitoring of seagrass bed conditions within the County. The County shall protect shorelines containing significant seagrass habitat and shall seek to restore seagrass coverage, where possible.

**Policy 5.1.3.5** - St. Lucie County shall assist the FDEP upon request in establishing well marked stacking and mooring areas for ships and boats in order to protect reefs and seagrass beds.

**Policy 5.1.3.6** - The County shall support the mapping of the natural reefs abutting the Atlantic Ocean shoreline and the establishment of appropriate protective measures for these reefs.

**Policy 5.1.3.7** - Spoil islands shall be retained in public ownership and managed for wildlife habitat, and/or when appropriate, water-dependent public recreation areas. The County will use native vegetation during revegetation projects and eradicate or manage for exotic species insofar as possible.

**Policy 5.1.3.8** - The County shall support efforts made to designate the St. Lucie nearshore and Oculina Reefs as Federal marine sanctuaries in accordance with the Federal Marine Sanctuary Program.

**Policy 5.1.3.9** - The County shall continue to monitor the potential use of offshore sand sources for future beach nourishment outside of our area in an effort to protect nearshore and offshore natural resources.

**Policy 5.1.3.10** - The County shall discourage development activities on submerged lands.

**Policy 5.1.3.11** - The County shall continue efforts to reconnect all impounded marshes to the Indian River Lagoon.

**Policy 5.1.3.12** - The County shall coordinate with pertinent State and regional agencies to identify natural area greenways and wildlife corridors to link existing public parks, preserve areas and similar public areas for conservation and habitat preservation purposes through the creation of a system of natural area greenways and wildlife corridors that will protect ecological communities in the coastal area. The greenway system shall also encourage non-motorized transportation through the connection of sidewalks and bike lanes and by locating greenway hubs in close proximity to mass transit stops.

**Policy 5.1.3.13** - The County shall continue the acquisition and preservation of environmentally significant lands to preserve, protect and restore the biological diversity, integrity and productivity of ecological communities.

**Policy 5.1.3.14** - The County shall cooperate with and assist the Florida Department of Environmental Protection, the U.S. Fish and Wildlife Service, the Florida Fish and

Wildlife Conservation Commission and the National Marine Fisheries Commission in the implementation of protective and recovery programs for the West Indian manatees, sea turtles, and other listed species.

**Policy 5.1.3.15** - The County shall require that land development projects within the coastal area demonstrate nondegradation of water quality for all discharges into receiving waters designated as "Conditionally Approved" or "Approved" Department of Environmental Protection Shellfish Harvesting Area.

**Policy 5.1.3.16** - The Artificial Reef Program shall continue to construct diverse habitats that will benefit listed and regulated species.

**Objective 5.1.4: Water Quality Enhancement.** St. Lucie County shall strive to obtain or maintain water quality and trophic State index classifications of "good" for the Indian River Lagoon, Five Mile Creek, Ten Mile Creek, and the North Fork of the St. Lucie River. The County shall enact appropriate regulations which provide for the maintenance or improvement of water quality.

**Policy 5.1.4.1** - No new untreated point source discharges into coastal waters for stormwater runoff and wastewater effluent will be permitted.

**Policy 5.1.4.2** - In order to reduce the impact of effluent from sewage treatment plants on the Lagoon, all existing regulated wastewater plants in the unincorporated areas of Hutchinson Island shall connect to regional waste treatment facilities within the applicable service areas, unless excepted by St. Lucie County through a Memorandum of Understanding.

**Policy 5.1.4.3** - New causeways across the Indian River Lagoon shall be prohibited in order to reduce further constriction of water circulation. New infrastructure must be demonstrated to meet all of the measures spelled out in Goal 5.1.

**Policy 5.1.4.4** - In order to reduce nonpoint source pollutant loadings and improve the functioning of the County's drainage system, the County shall continue to use a franchise hauler to collect residential solid waste in the urban unincorporated County.

**Policy 5.1.4.5** - St. Lucie County shall coordinate with, and assist, the Florida Inland Navigation District in the identification of dredge/spoil disposal sites associated with maintaining the Atlantic Intracoastal Waterway in St. Lucie County. Dredge disposal sites within the jurisdiction of the County should first be used to serve the needs of St. Lucie County and then, if sufficient capacity in the County sites exists, extraterritorial depositions may be permitted. All spoil from the dredging of the Lagoon shall be placed on uplands once an upland site is established.

**Policy 5.1.4.6** - The County shall prohibit shoreline alteration and construction which degrades existing estuarine productivity with exceptions such as necessary access to marine resources, and the abatement of serious and significant erosion, when the projects are not expected to result in long-term or permanent degradation of water quality or habitat value.

**Policy 5.1.4.7** - The County shall continue to address point and nonpoint pollution problems through its stormwater management program. The County shall request assistance from appropriate agencies in addressing high priority problems through

Federal, State and Regional programs that provide technical and fiscal resources.

**Policy 5.1.4.8** - The County shall continue to address water quality problems identified in the data and analysis section of this element through:

- a. continual cooperation in SWIM (Surface Water Improvement and Management) programs;
- b. the implementation of the St. Lucie County Stormwater Master Plan;
- c. enforcement of regulations to improve control of illegal dumping into canals, ditches and waterways, and increase implementation of urban and agricultural best management practices;
- d. aggressively lobbying and taking leadership to plan and locate water preserve facilities within St. Lucie County in order to attenuate storm water discharge, eliminate agricultural pollutants, and manage salinity in the St. Lucie River and the Indian River Lagoon.
- e. public purchase and protection of upland buffer area along all natural waterways.

**Policy 5.1.4.9** - The County shall continue to construct stormwater management improvements in a manner that enhances receiving waters and provides habitat for native animal and plant species.

**Policy 5.1.4.10** - The County shall increase public awareness about the Indian River Lagoon and the North Fork of the St. Lucie River, their diverse resources and value, as well as threats to these resources. The County shall also increase public awareness of and involvement in programs to protect, enhance and restore the estuaries, including efforts to reduce the impacts of stormwater and freshwater discharges.

**Policy 5.1.4.11** - The County shall continue to evaluate and update the Stormwater Master Plan to address water quality issues.

**Policy 5.1.4.12** - The County shall continue exploration of the relocation of the Ft. Pierce Utility Authority (FPUA) island sewer treatment facility to reduce potential water quality impacts, improve resiliency, and to promote the sustainable redevelopment of the island property together with the coastal area.

**Objective 5.1.5: Beaches and Dunes.** St. Lucie County shall provide for the protection and restoration of beaches and dunes through enforcement and ongoing review of the Coastal Area Protection Ordinance.

**Policy 5.1.5.1** - The County shall only allow construction seaward of the Coastal Construction Control Line, including construction of coastal or shore protection structures, upon issuance by the Florida Department of Environmental Protection of the applicable permit authorizing that construction. Any construction activities seaward of the coastal construction control lines established pursuant to Section 161.053, F.S. must be consistent with Chapter 161, F.S.

**Policy 5.1.5.2** - Techniques for inlet maintenance which provide for long-term beach stability through facilitation of normal littoral processes shall be supported.

**Policy 5.1.5.3** - The beach renourishment projects recommended by the U.S. Army Corps of Engineers and Florida Department of Environmental Protection shall be supported if shown to comply with the measure of Goal 5.1. The County shall cooperate

with federal and State agencies on any beach and dune renourishment programs, and any coral reef protection or establishment programs that enhance coastal resiliency and storm protection.

**Policy 5.1.5.4** - The County shall explore the feasibility for providing provisions for public access to state-owned beaches created through renourishment projects conducted at the public's expense.

**Policy 5.1.5.5** - Access to the beach for development will be confined to walkways designed to protect dune systems, subject to the Florida Department of Environmental Protection approval and consistent with the dedicated beach and dune system identified under Policy 5.1.1.9.

**Policy 5.1.5.6** - The County shall enforce regulations which prohibit motor vehicles on public lands within the coastal strand and scrub upland habitats that lie east of the Coastal Construction Control Line, unless authorized by the appropriate Federal, State, or local agency.

**Policy 5.1.5.7** - The Land Development Code shall provide guidelines for evaluating removal of previously existing manmade alterations on a dune, beach or shoreline system when reviewing applications for redevelopment.

**Policy 5.1.5.8** - The County shall support and, when appropriate, assist the conservation efforts of public and private organizations which protect and promote the protection of marine turtles and turtle nesting habitat.

**Policy 5.1.5.9** - The County shall maintain a program for the removal of invasive exotic vegetation, re-vegetation with appropriate species and maintenance of County-owned beaches and beach dune areas. Restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

**Objective 5.1.6: *Historic Preservation.*** The County shall provide for the protection, preservation, or sensitive reuse of historic resources in the coastal area, through enforcement and implementation of the Historic Preservation regulations.

**Policy 5.1.6.1** - As an alternative to preserving historic or archaeological sites, excavation of a site conducted by the Florida Division of Historic Resources or their approved alternate prior to development shall be allowed. Should a site be scientifically excavated then development may proceed without preserving the site unless it is found to be of great significance.

**Policy 5.1.6.2** - In the case of historic or archaeological sites, vegetation removal shall be prohibited unless the vegetation to be removed is a part of a bona fide scientific excavation or is a part of an approved development plan.

**Policy 5.1.6.3** - Donations of significant historic or archaeological sites shall be considered for acceptance by the Board of County Commissioners.

**Policy 5.1.6.4** - The County shall continue to review the effectiveness of the Historic Preservation regulations and amend as conditions necessitate.



- Policy 5.1.6.5** - The following shall be components of the Historic Preservation program:
- a. The ongoing identification, designation, and mapping of any structures or sites that meet the criteria contained in the Historic Preservation regulations for designation as an historic site; and
  - b. The submission of a list of any such designated historic resources to the U.S. Department of the Interior for inclusion of the National Register of Historic Places and Florida Department of State Division of Historic Resources for consideration for inclusion in the Master Site File.

**Policy 5.1.6.6** - A list of historic resources shall be continually updated as information becomes available.

**Policy 5.1.6.7** - Historic resources and their environments should be included and protected in public acquisition programs for recreation, open space and conservation.

- Policy 5.1.6.8** - County historic preservation regulations shall provide that:
- a. No existing archaeological sites shall be excavated, scraped, leveled, or altered without supervision of a professional archaeologist utilizing acceptable techniques;
  - b. An archaeological survey may be required as part of development reviews;
  - c. If evidence of historical or archaeological value is exposed through construction or site preparation, work on that location will be temporarily suspended until evaluated by the County or their designees.

**Objective 5.1.7: Marine Facilities Siting.** As outlined in the Boating Facilities Siting component of the Manatee Protection Plan, St. Lucie County shall balance the need for environmental protection and restoration with the demands for public, as well as private boating facilities.

**Policy 5.1.7.1** - The County shall require prospective marina developers to comply with the Manatee Protection Plan and review the information with the County Planning and Development Services Director to discuss the potential issues for development of marinas in the Indian River Lagoon and North Fork of the St. Lucie River. An official pre-application meeting should be held with the St. Lucie County Planning Department for early identification of siting issues.

**Policy 5.1.7.2** - Marinas shall be compatible with the St. Lucie County Future Land Use Map and natural resource protection standards in terms of the types and intensities of uses and the provision of methods to offset and mitigate impacts to natural coastal area resources.

**Policy 5.1.7.3** - New marina facilities shall be located in areas where maximum physical advantages exist and where no excessive impacts are foreseen on natural resources, archaeological or historic resources and other significant resource.

**Policy 5.1.7.4** - St. Lucie County shall encourage the expansion of existing marina facilities and any new water-dependent development to take place in disturbed areas.

**Policy 5.1.7.5** - Adequate and effective measures shall be taken to prevent contamination of area waters from spillage or tank storage leakage. A fuel spill

operations and contingency plan will be prepared for all new fueling operations in St. Lucie County. The plan will include operation and safety procedures and contingency plans for cleanup of a potential spill.

**Policy 5.1.7.6** - Due to the direct economic impact of the marine industry, St. Lucie County shall encourage continued orderly growth of this industry in a manner that maintains the economic value of coastal resources, and is built in a resilient manner considering an increased frequency of storms, surge and flooding and stormwater runoff in growth decisions.

**Policy 5.1.7.7** - Public marinas, beaches, and other recreational facilities shall be sited with access to major transportation systems, including non-motorized facilities and existing and proposed mass transit stops.

**Policy 5.1.7.8** - New and expanded marina facilities shall utilize dry storage, where feasible. St. Lucie County shall encourage the use of dry storage in a manner that protects coastal resources and adjacent lands. Review of proposed dry storage area shall consider setbacks, height limitations, parcel size, color, maintenance and floodplain management standards and hazard mitigation strategies that reduce floodplain alteration and damage or loss due to natural disasters.

**Policy 5.1.7.9** - St. Lucie County shall consider zoning classifications for marina development and adopt performance standards and other controlling measures cited in the siting study for implementation through the development review process.

**Policy 5.1.7.10** - St. Lucie County shall encourage new and existing redeveloping or expanding marinas to adopt Best Management Practices as recommended by Florida Department of Environmental Protection's Clean Marina Program.

**Goal 5.2:** Reducing vulnerability to hazards. St. Lucie County shall strive to protect the people and property in St. Lucie County from the effects of hurricane storm damage and other hazards. St. Lucie County shall weigh future development as to the impact it would have on the County's ability to protect the people and property in St. Lucie County from the effects of hurricanes, storm surges, wildfires, sinkholes or other potential hazards.

**Objective 5.2.1:** *Coastal High Hazard Area.* The County shall address development and redevelopment in the coastal area consistent with the County's Comprehensive Emergency Management Plan, Local Mitigation Strategy, and the National Flood Insurance Program.

**Policy 5.2.1.1** - The coastal high hazard area shall be defined pursuant to Section 163.3178(2)(h)F.S as the area below the elevation of the category 1 storm surge line as established by a Sea, Lakes, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The coastal high hazard map based on 2016-2017 data from the Florida Division of Emergency Management is included in the comprehensive plan map series.

**Policy 5.2.1.2** - New sanitary sewer facilities in the coastal high hazard area shall be flood-proofed to prevent inflow and insure that raw sewage does not leak from them during flood events.

**Policy 5.2.1.3** - The construction of County-funded public facilities in the coastal high hazard area shall be prohibited, unless the facility is necessary for public access, natural resource restoration or enhancement, or to provide for recreational facilities and other appropriate water dependent facilities.

**Policy 5.2.1.4** - New development and redevelopment within V or A flood zones as designated by the Federal Emergency Management Agency shall employ building construction techniques which are consistent with the requirements of the Federal Emergency Management Agency National Flood Insurance Program, the County's Coastal Construction Code, and the Florida Building Code.

**Policy 5.2.1.5** - The County shall through land use designation and development review, regulate and limit the type of uses in the designated Coastal High Hazard Area. Protection of human life and protection of natural resource system shall be maximized. The County shall direct population concentrations away from known or predicted Coastal High Hazard Areas as defined in the Land Development Code.

**Policy 5.2.1.6** - The County shall consider the most current and credible sea level rise data when planning long term infrastructure and capital improvement expenditures and land use amendments in areas less than 10 feet in elevation and consider the resilience and survivability of buildings and infrastructure to tropical storms, hurricanes, storm surge or other potential hazards.

**Policy 5.2.1.7** - The County shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public and to County personnel. Information shall address evacuation, sheltering, building techniques to reduce hurricane and storm hazards. Additionally, wildfire safety information, and any other hazard mitigation issues that could help prevent loss of life and property shall be addressed.

**Policy 5.2.1.8** - The County shall coordinate and cooperate with emergency management officials when making land use decisions, capital improvements, and creating other planning initiatives. County planners shall incorporate the recommendations of the hazard mitigation annex of the local peacetime emergency plan and applicable existing interagency hazard mitigation reports, as deemed appropriate into planning programs.

**Policy 5.2.1.9** - The County shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are a hazard to the public health, safety and welfare.

**Policy 5.2.1.10** - The County shall maintain consistency with the program policies of the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Administration (FEMA) and shall monitor new cost effective programs for minimizing flood damage. Such programs may include modifications in construction setback requirements or other site design techniques, as well as upgraded building and construction techniques. The County's adopted flood protection regulations shall be amended as necessitated by changes in FEMA regulations.

**Policy 5.2.1.11** - The County shall provide public information about wildfire hazards and encourage the removal of fuel sources near structures.

**Policy 5.2.1.12** - The County shall consider hazard mitigation initiatives when determining capital improvement expenditures.

**Policy 5.2.1.13** - The County shall continue to coordinate with the U.S. Department of Interior as it pertains to their digital mapping pilot project of the CBRA zones within St. Lucie County and potential funding issues.

**Policy 5.2.1.14** - The County shall continue to participate in the National Flood Insurance Program's Community Rating System to protect the County's floodplain and to the maximum extent possible shall seek to improve its current CRS Class rating to improve the County's flood resiliency and providing discounts on flood insurance rates.

**Objective 5.2.2: *Emergency Shelters*.** The County shall promote the construction of publicly owned buildings that can be safely utilized as public hurricane shelters.

**Policy 5.2.2.1** - On all newly constructed public buildings, the County shall explore the feasibility of construction to the standards for utilization of the building as a qualified emergency shelter space.

**Policy 5.2.2.2** – Coordinate with other governmental entities in the County to ensure the design of new buildings to the standards for utilization of the building as a qualified emergency shelter space when practicable. Coordinate with the County's Public Safety Director to review and comment on proposals for new public buildings for use as emergency shelters.

**Policy 5.2.2.3** - Structural and functional designs of County buildings shall be reviewed and retrofitted for public shelters where it is cost effective and/or practical.

**Policy 5.2.2.4** - All new residential development in excess of 50 units in areas subject to coastal flooding shall provide shelter space for 20 percent of the residents at a spacing requirement of 40 square feet per person, or demonstrate the availability of the shelter space.

**Objective 5.2.3: *Hurricane Evacuation Clearance Time*.** The County shall maintain the worst-case 22.5-hour hurricane evacuation time.

**Policy 5.2.3.1** - Midway Road and Prima Vista Boulevard shall be improved as soon as economically feasible so as to achieve and maintain a Level of Service D.

**Policy 5.2.3.2** - Prior to the completion of the improvements described in Policy 5.2.3.1, the direction of traffic flow for one eastbound lane of each of these roadways (Midway Road, Port St. Lucie Boulevard, and Prima Vista Boulevard) shall be reversed, if necessary, during periods of emergency evacuation.

**Policy 5.2.3.3** - St. Lucie County shall continue to implement the Treasure Coast Hurricane Evacuation Plan.

**Policy 5.2.3.4** - The County will consider the improvement of hurricane evacuation clearance times when evaluating capital improvements. The County will continue to coordinate with the FDOT, St. Lucie Transportation Planning Organization and the

Florida Turnpike Enterprise to ensure transportation projects that improve clearance times are prioritized.

**Policy 5.2.3.5** - All hurricane evacuation studies and plans conducted by or for the County shall be provided to the Treasure Coast Regional Planning Council, nearby counties, and all municipalities within St. Lucie County for review for consistency with regional and local plans. Conversely, St. Lucie County shall request for purposes of review, all hurricane evacuation studies and plans for nearby counties, municipalities within St. Lucie County, and the Treasure Coast Regional Planning Council.

**Objective 5.2.4: *Post Disaster Redevelopment.*** The County shall provide immediate response to post-hurricane situations through the implementation of post-disaster response and redevelopment plans as set forth in the policies outlined below.

**Policy 5.2.4.1** - After a hurricane, but prior to re-entry of the population into evacuated areas, a special meeting of the Board of County Commissioners shall be convened to hear preliminary damage assessments, appoint a Recovery Task Force, and consider a temporary moratorium on building activities not necessary for the public health, safety, and general welfare.

**Policy 5.2.4.2** - A Recovery Task Force shall be named to include the Planning and Development Services Director, Public Safety Director, County Engineer, and Sheriff, and other members as directed by the Chairman of the County Commission. Staff shall be provided by the departments whose directors sit on the Task Force. The Task Force shall be disbanded after implementing its responsibility.

**Policy 5.2.4.3** - The responsibilities of the Recovery Task Force shall include: review and issuance of emergency building permits; coordination with State and Federal officials to prepare disaster assistance applications; analysis and recommendation of hazard mitigation options to the County Commission, including reconstruction or relocation of damaged public facilities; development of a redevelopment plan; and recommendation of amendments to the Comprehensive Plan, Local Peacetime Emergency Plan, and other appropriate policies and procedures.

**Policy 5.2.4.4** - The following post-emergency activities shall be pursued: immediate repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long-term redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.

**Policy 5.2.4.5** - If appropriate to rebuild structures which suffer damage in excess of 50 percent of their appraised value, current requirements shall be met, including those enacted since construction of the structure inclusive of the Coastal Construction Control Line, FEMA floodplain management standards and hazard mitigation strategies which reduce floodplain alteration and damage or loss due to natural disasters and storm surge.

**Policy 5.2.4.6** - Structures which suffer repeated damage to pilings, foundations, or load-bearing walls and are proposed to be rebuilt shall be required to rebuild landward of their current location or modify the structure to delete the areas most prone to damage.

**Policy 5.2.4.7** - Repair or reconstruction of seawalls shall be accompanied by beach fill or other appropriate material authorized by the appropriate Federal or State permitting agencies.

**Policy 5.2.4.8** - The County shall assess the value of all structures in the coastal high hazard area and the utility of the land for public access, and evaluate the potential for acquisition, relocation, or other appropriate measures in line with fiscal constraints when post disaster opportunities arise.

**Policy 5.2.4.9** - The Recovery Task Force shall review all interagency hazard mitigation reports as they are produced and make recommendations for amendments to the comprehensive plan accordingly.

**Policy 5.2.4.10** - The County shall maintain and regularly update its Post-Disaster Redevelopment Plan.

**Policy 5.2.4.11** - The Post-Disaster Redevelopment Plan should ensure that actions needed to protect the public health and safety will receive the first priority in emergency permitting decisions. These actions should, at minimum, include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and required infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damage.

**Policy 5.2.4.12** - The Post-Disaster Redevelopment Plan should provide a basis to:

1. Ensure a means to restore economic activity;
2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with State and Federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the Board of County Commissioners hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the Local Peacetime Emergency Plan and other appropriate policies and procedures; and
7. Ensuring timely re-entry by County residents following an evacuation.

**Policy 5.2.4.13** – The Post-Disaster Redevelopment Plan should provide the basis for evaluating future options for damaged public facilities following a hurricane or other disaster event; which includes but is not limited to abandonment, repair in place, relocation and reconstruction with structural modifications. Final determination should at a minimum consider the following:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;

4. Repair to any public facilities that are included in the inventory of the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation;
5. Consistency with federal funding provisions;
6. Consideration of structural integrity and safety; and
7. Consideration of projected sea level rise.

**Goal 5.3:** The amount of public access to oceanic, estuarine, and riverine coastal resources shall be maintained and increased.

**Objective 5.3.1: *Public Access.*** The County shall not experience a net loss of public beach, lagoon, and river access. The County shall continue to increase the, lagoonal shoreline access, boat ramps, and non-boat fishing access points. Programs for the acquisition of public access facilities shall be consistent with the financing ability of the County.

**Policy 5.3.1.1** - The County shall enact regulations which provide for the maintenance of existing legally used public access to the beach and lagoon shoreline by new development, and require that existing legally used public beach access points be identified on the site plans for new beachfront development with continuation of the access point relocation of it on the site, or donation of it to the County.

**Policy 5.3.1.2** - The County shall provide parking as needed for public recreation facilities and shall periodically explore the financial feasibility of identifying and improving those areas along State Road A1A where designated parking could be provided for access to either the beach or lagoon.

**Policy 5.3.1.3** - The recommendations of the County's Boating Facility Siting Plan shall be utilized for the identification of those areas most appropriate for the location of additional boat ramps for access to coastal waters.

**Policy 5.3.1.4** - In developing land use policies for shoreline uses, first priority shall be directed toward:

- a. Non-structural shoreline protection uses such as native shoreline re-vegetation programs;
- b. Approved water-dependent estuarine shoreline uses such as: fish and wildlife production, recreation, pervious accessways, small dock facilities and residential multi-slip dock facilities without commercial fuel tanks or other commercial services;
- c. Water related or enhanced uses such as utilities requiring access to water, water enhanced recreation, and other water related uses consistent with the Land Development Code. Lowest priority shall be directed to non-water dependent uses.

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

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

**Goal 5.4:** Public facilities shall be adequate and available to serve the residents of and visitors to the County's coastal area.

**Objective 5.4.1: *Concurrency and Public Facilities.*** The appropriate Level of Service standards within this Comprehensive Plan and the standards under this objective shall be applied to infrastructure facilities during the development approval process. The service area and phasing of such facilities shall be consistent with the goals, objectives, and policies of this and all other elements of this Comprehensive Plan.

**Policy 5.4.1.1** - The County shall prohibit the use of public funds for infrastructure expansion or improvements in coastal high hazard areas unless such funds are necessary to:

- a. Provide services to existing development (structures approved for development prior to the adoption of this Comprehensive Plan);
- b. Provide adequate evacuation in the event of emergency; or
- c. Provide for appropriate water dependent uses including the restoration or enhancement of natural resources within the coastal area.

**Policy 5.4.1.2** - When state funding is anticipated to be needed for the relocation, mitigation, or replacement of existing infrastructure in the Coastal High Hazard Area, the County shall consider the feasibility and benefits of pursuing such actions should funding become available.

**Policy 5.4.1.3** - The County shall cooperate with State and Federal guidelines for all beach renourishment projects which are consistent with the St. Lucie County Comprehensive Plan.

**Policy 5.4.1.4** - The County shall prohibit development proposals that would reduce the Level of Service provided by an adjacent renourished beach below locally determined criteria.

**Policy 5.4.1.5** - The County shall limit future development within water and sewer service areas to the capacity of the facilities to supply the appropriate Level of Service standards established in this Comprehensive Plan.

**Policy 5.4.1.6** - The County shall require turn lanes, parking lanes, or other paved areas, particularly at appropriate intersections, for new or improved roads, which can be used to increase the number of traffic lanes for hurricane evacuation.

**Policy 5.4.1.7** - Drainage systems within the coastal area that are operating below the Level of Service standards shall be maintained in accordance with the Drainage Sub-Element of this Comprehensive Plan.

**Policy 5.4.1.8** - The County shall continue to coordinate with the U.S. Army Corps of Engineers and the State of Florida to implement the Fort Pierce Inlet Management Plan as it relates to beach erosion and water quality improvement projects.

**Policy 5.4.1.9** - The County shall ensure that required infrastructure is available to serve the development or redevelopment in the coastal planning area at the densities proposed by the future land use plan, consistent with coastal resource protection and hurricane evacuation needs.



**Policy 5.4.1.10** - In the capital improvements planning process, infrastructure decisions shall consider the most energy efficient technologies available. This analysis shall include the useful life of the infrastructure and the cost savings related to reduced energy needs, operations and maintenance saved from such efficiency goals. St. Lucie County shall evaluate the costs and benefits of adaptation alternatives in the location and design of new infrastructure as well as the fortification or retrofitting of existing infrastructure.

**Policy 5.4.1.11** - St. Lucie County shall evaluate opportunities to protect coastal investments and infrastructure, as necessary and feasible, from the impacts of natural disasters. Specifically, the County will maintain shoreline protection and erosion control by:

- a. Continuing the appropriate use of beach nourishment and pursuit of sand bypassing; and
- b. Facilitating the installation and maintenance of native beach dune vegetation along appropriate areas of beach.