

PALMETTO BEACH

Coastal Area Action Plan

Recommendations Review

March 26, 2024

Catherine Hartley, AICP, CNU-a

Project Manager



Agenda

- Introductions
- Project Overview
- Equity Considerations
- Coastal Regulatory Maps
- Recommendation Discussion
- Survey



Introductions



Project Overview



CAAP Project Overview

- CDBG-MIT Grant
- Purpose: Evaluate city's land use policy regarding coastal areas, conduct a social vulnerability analysis, determine if there are gaps between community lifelines, and recommend policy and projects to mitigate for and reduce risk of tropical events
- Project will develop plans specific to Palmetto Beach, but some recommendations apply city-wide

Timeline



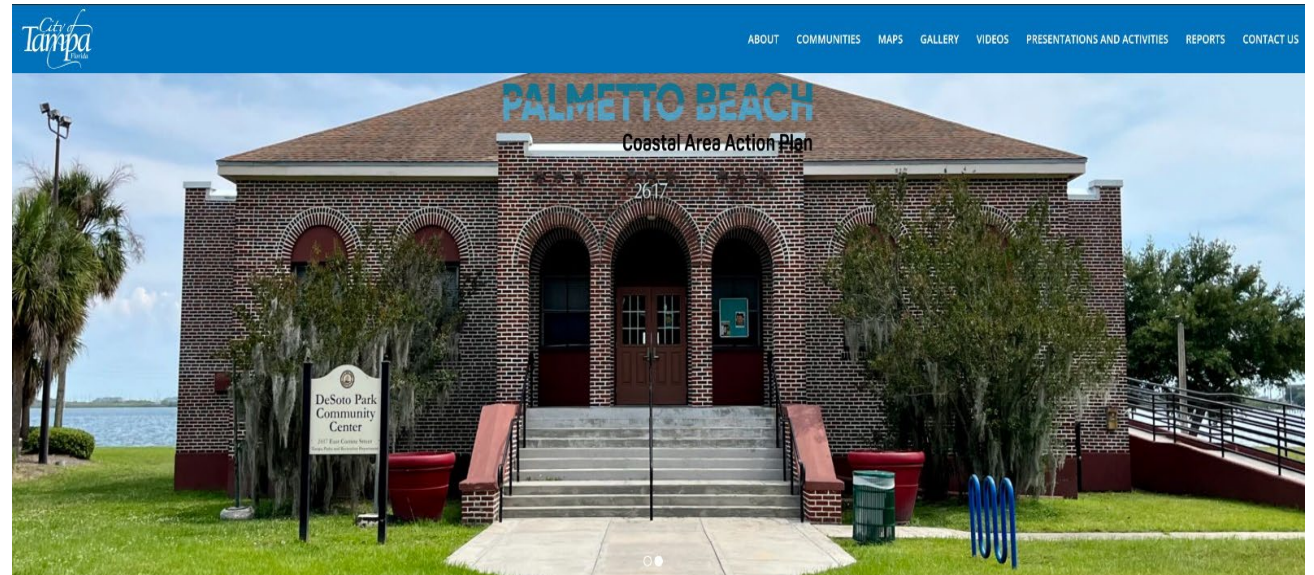
Project Milestones

Completed To Date

- In-person community outreach
- Comprehensive Plan Policy Analysis
- Social Vulnerability Assessment
- Knowledge Share Videos
- Interview Community Lifelines

Next Steps

- **Online survey**
- **Action Plan**



www.tpacoastal.org

Equity Considerations



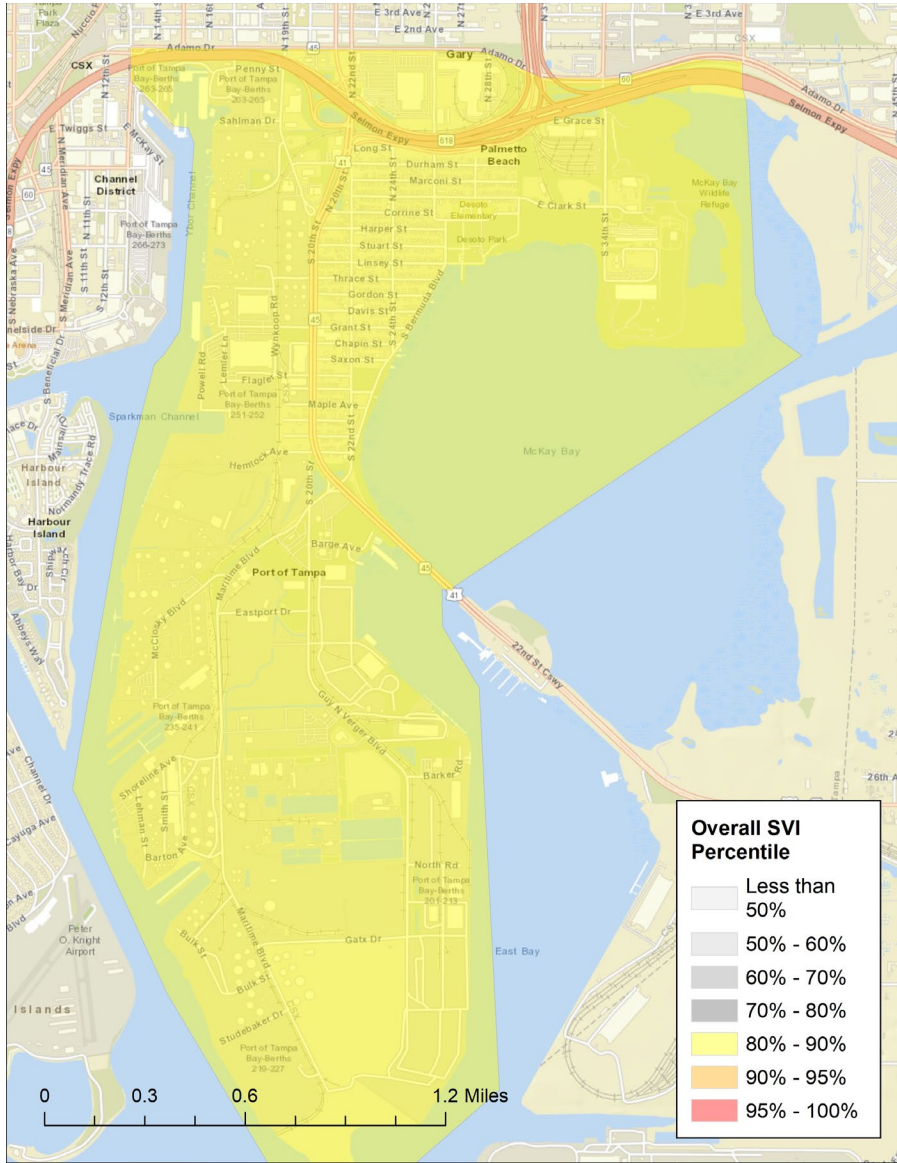
Equity Considerations

- Redlining
- Heirs' property
- Justice 40 Approach
- Others?

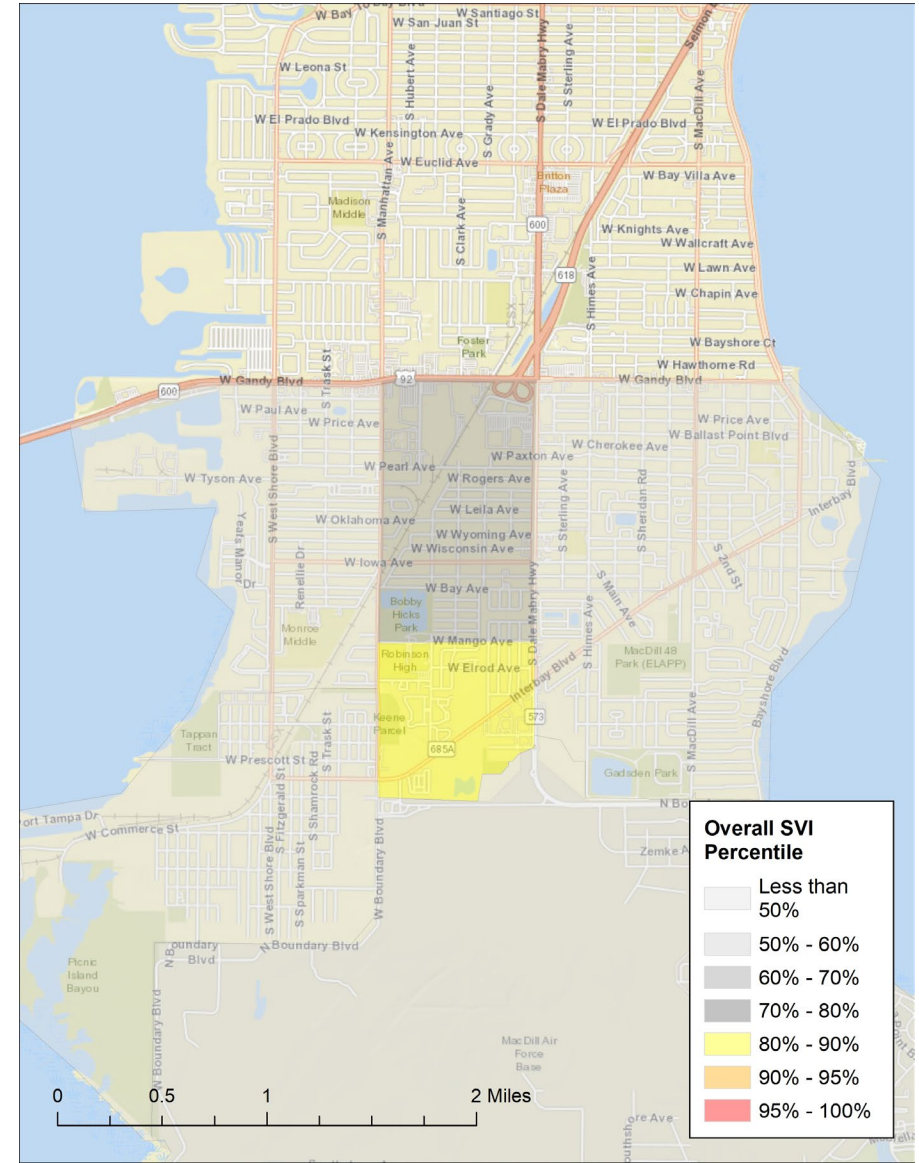


Social Vulnerability Analysis

Palmetto Beach Overall SVI Score

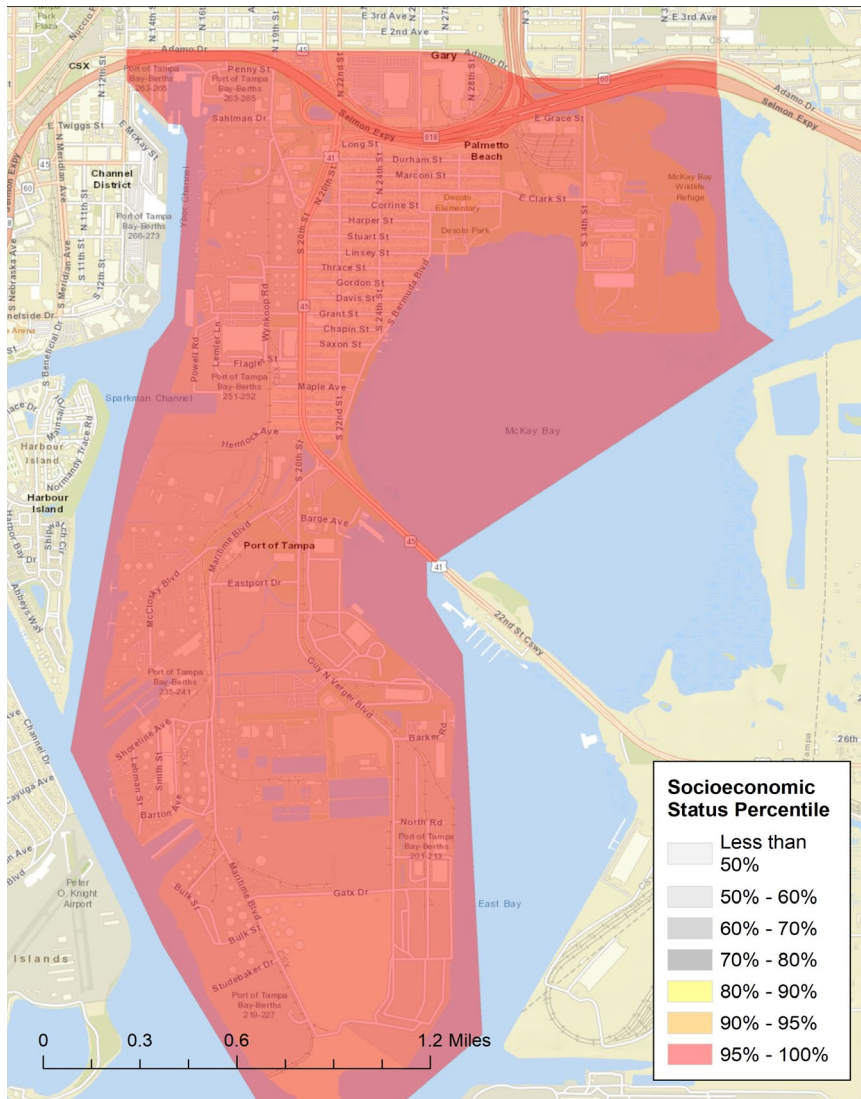


South of Gandy Overall SVI Score

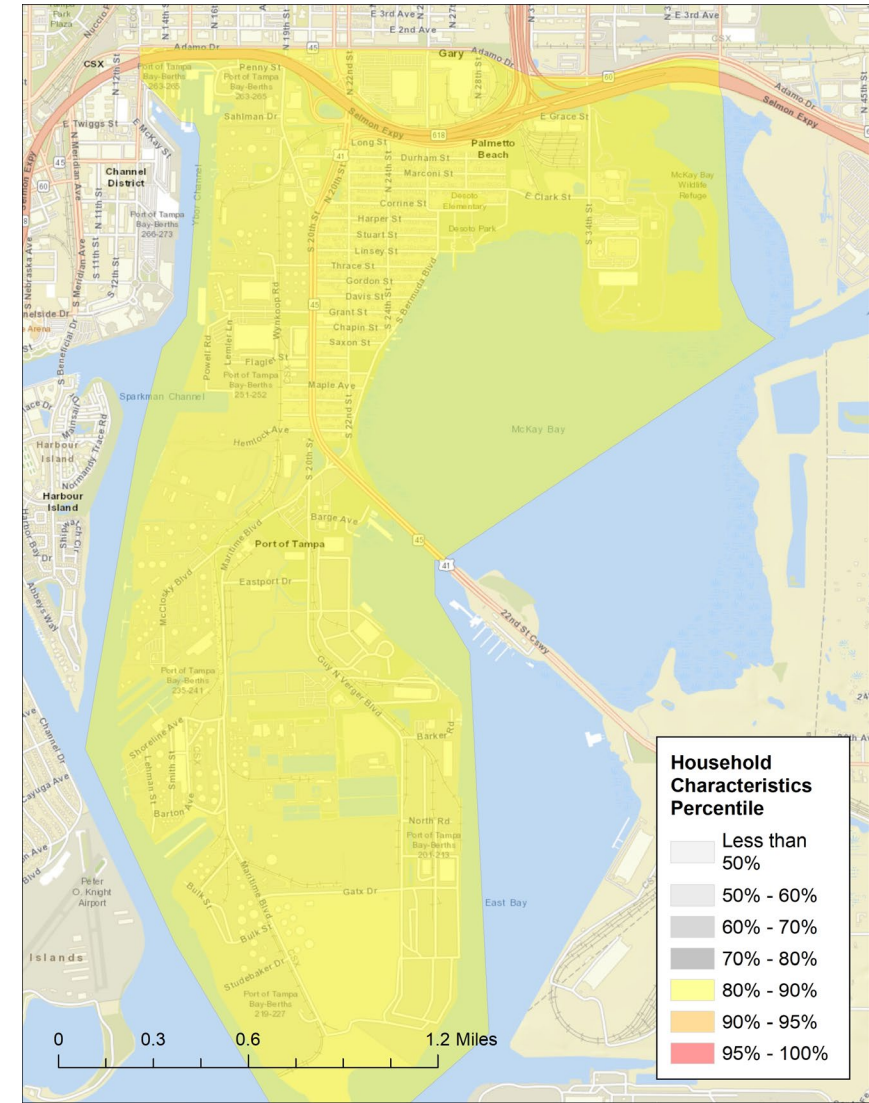


Palmetto Beach Vulnerability

Socioeconomic Factors

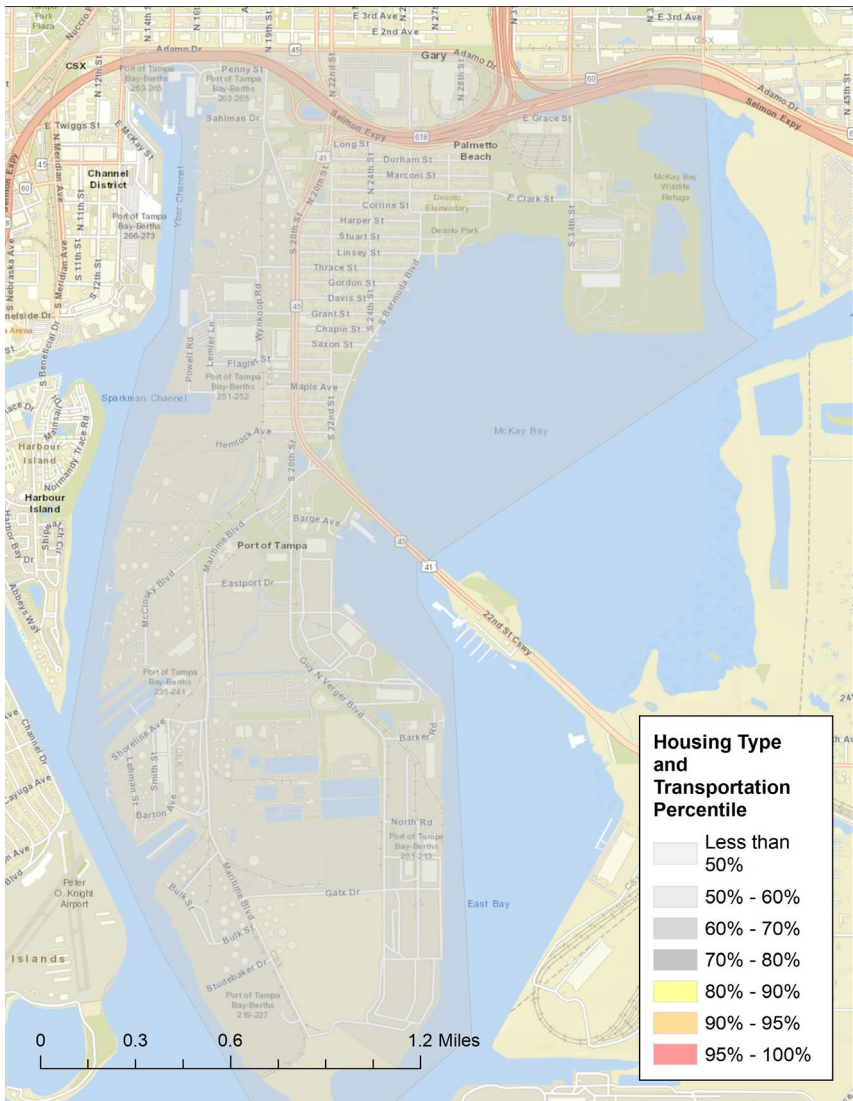


Household Characteristics

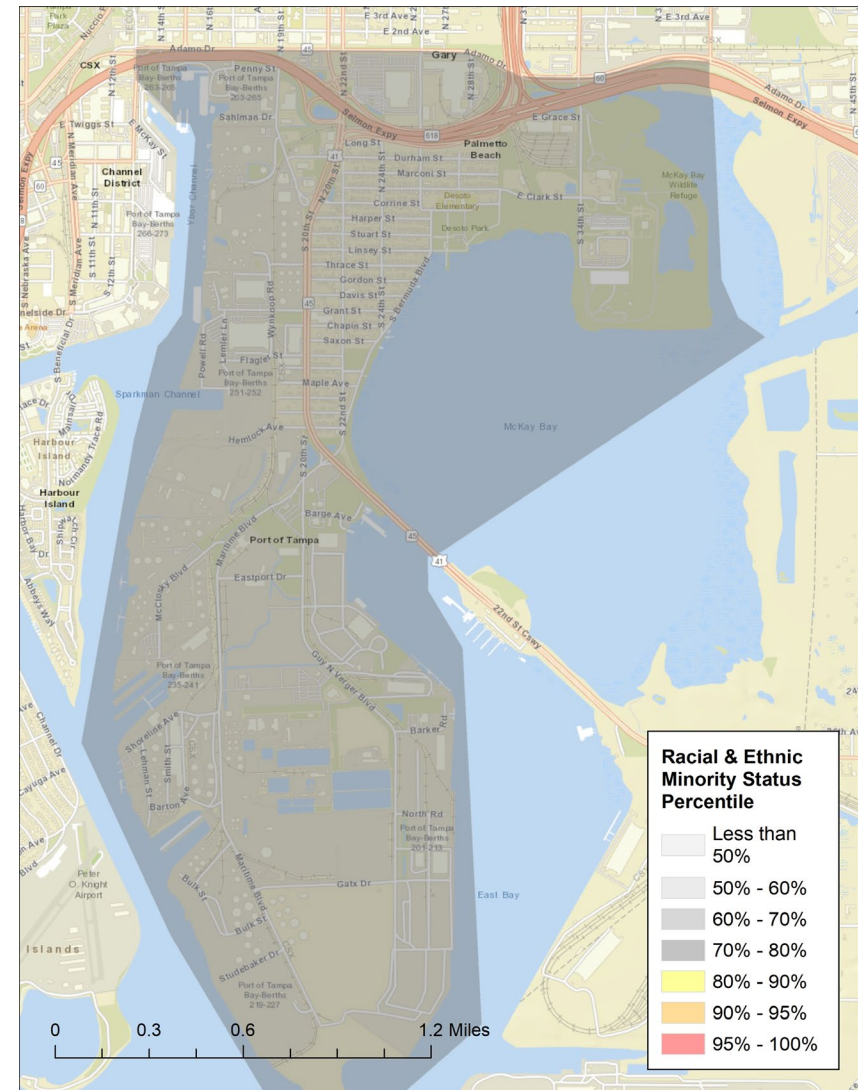


Palmetto Beach Vulnerability

Housing and Transportation



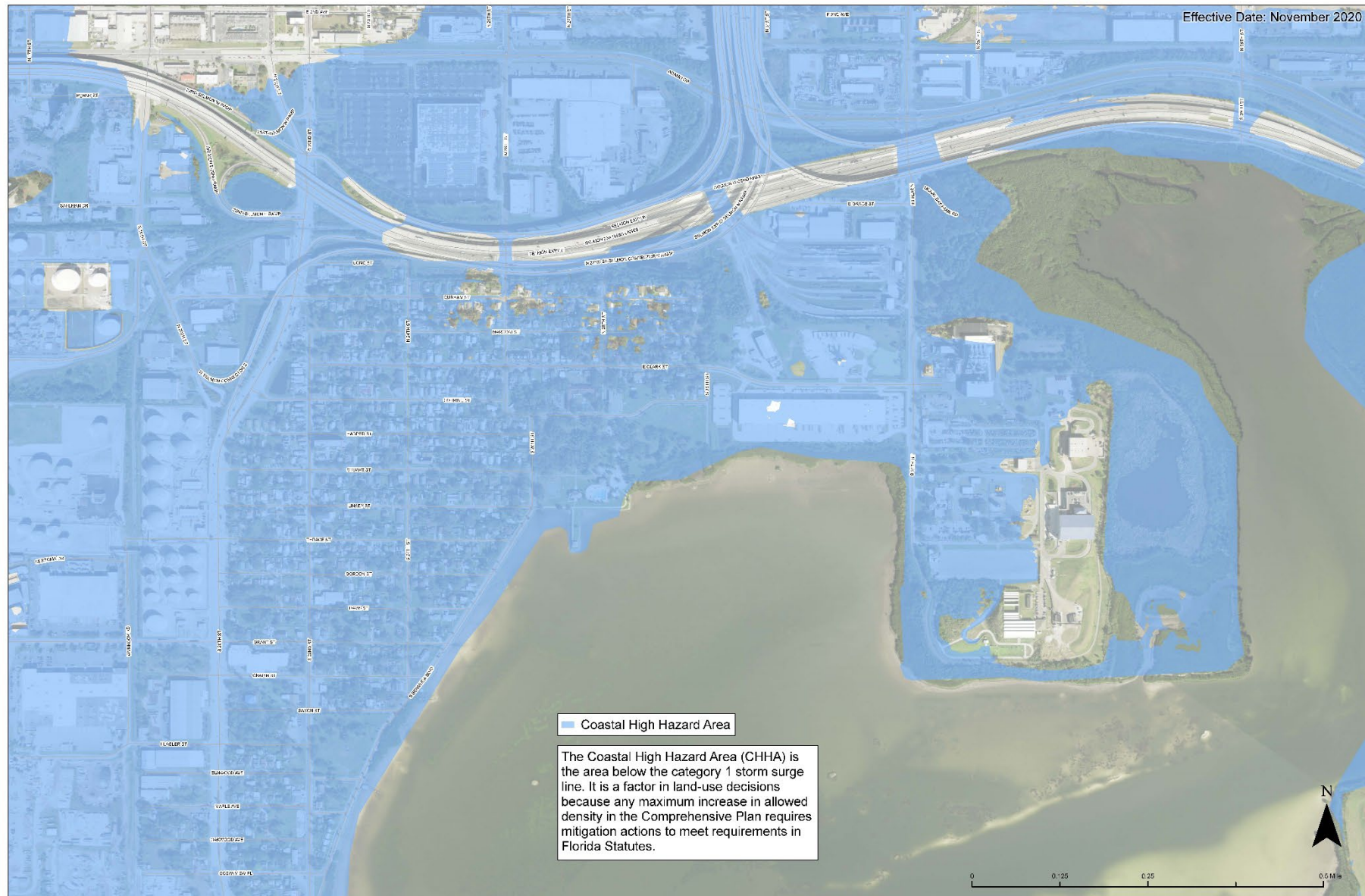
Race and Ethnicity



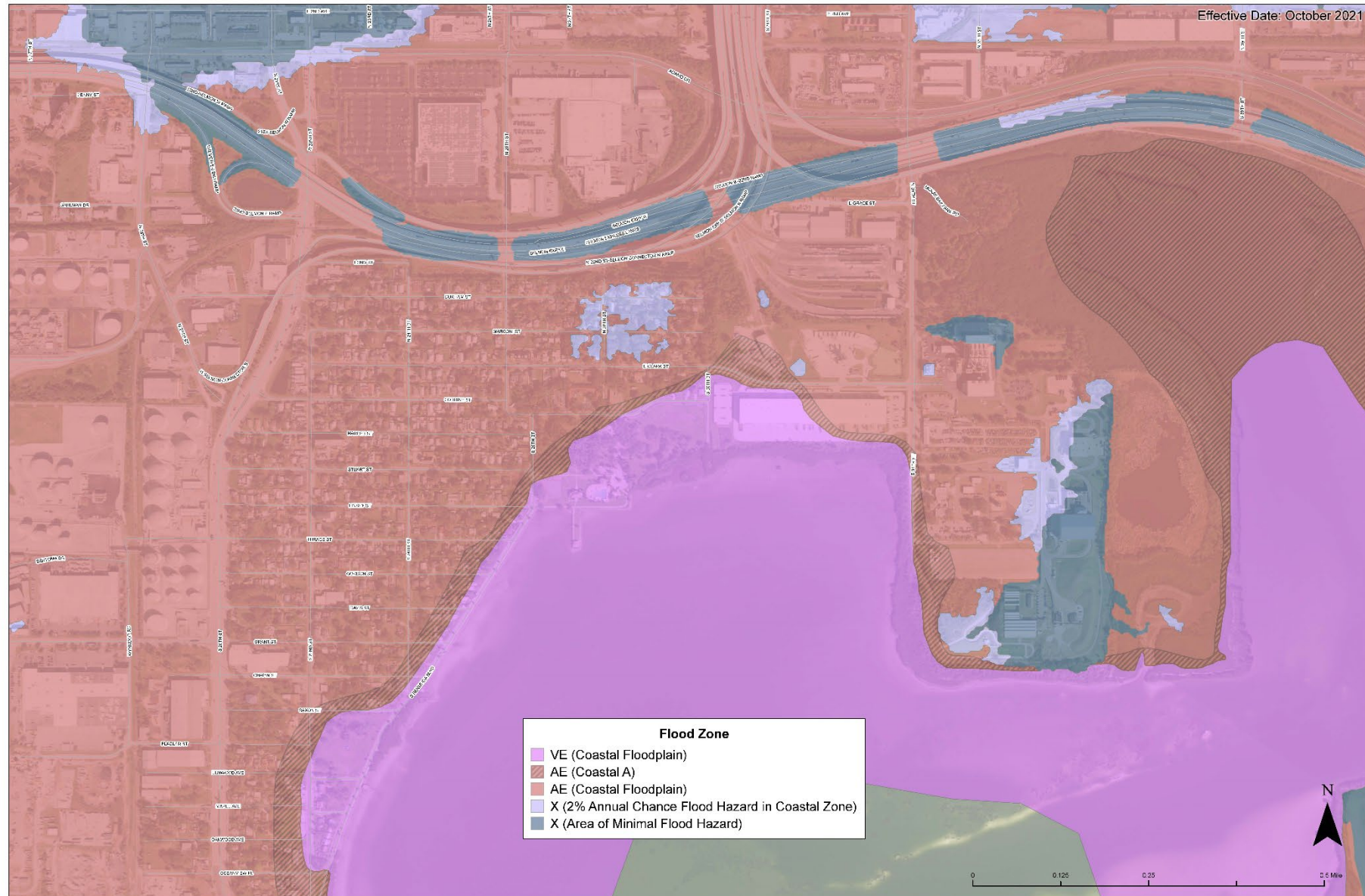
Coastal Regulatory Context



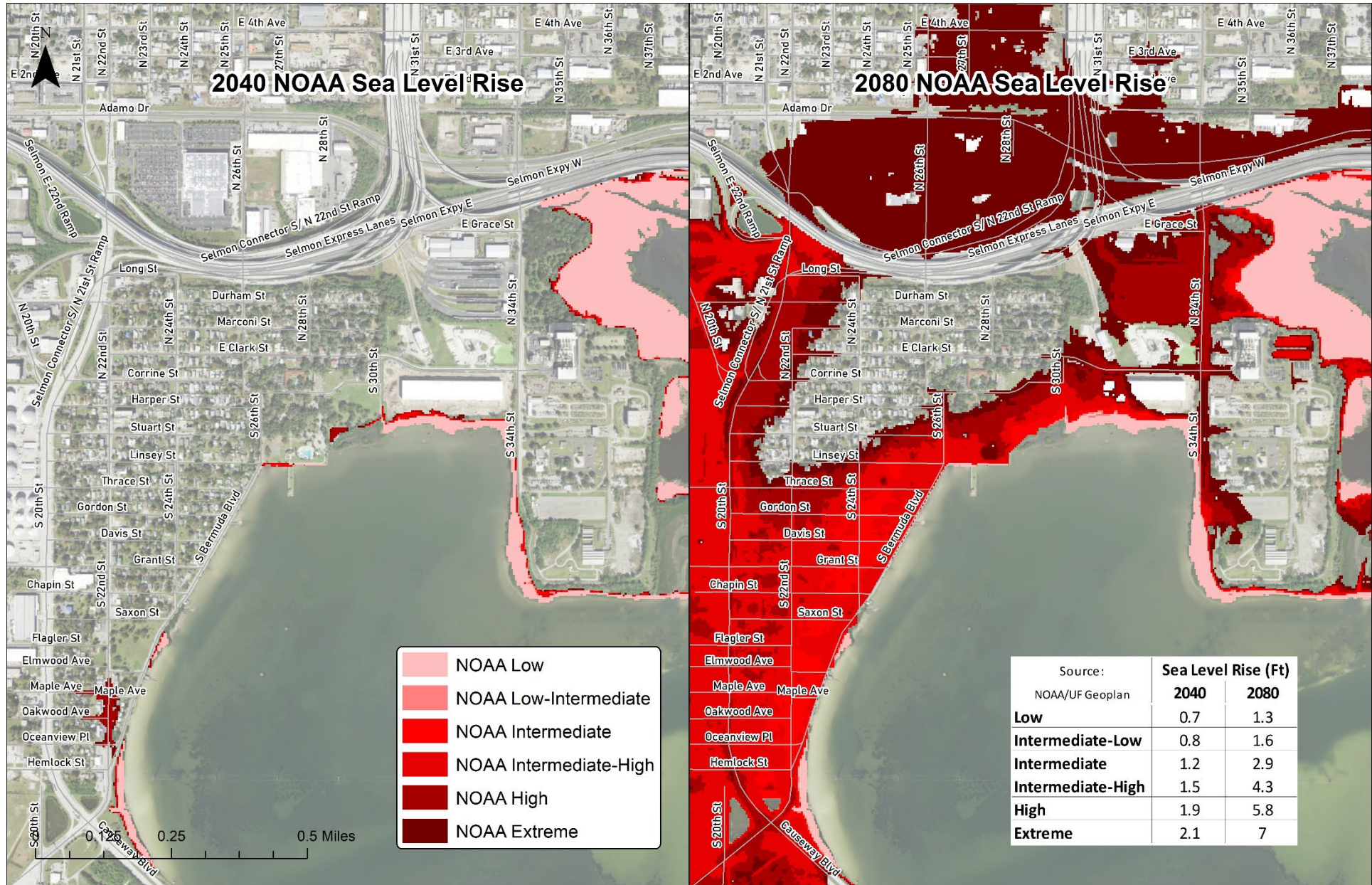
Coastal High Hazard Area



Flood Zones and Coastal A Zone



Sea Level Rise 2040/2080



Public Engagement: What We Heard





2022 Engagement

Concerns

- Flooding
- Deteriorating infrastructure (including seawall)
- Lack of investment
- Code enforcement issues
- Heavy truck traffic

Desires

- Increased investment (infrastructure, commercial, and residential development)
- Waterfront beautification
- Trails
- Transit

Draft Recommendations



Survey Instructions

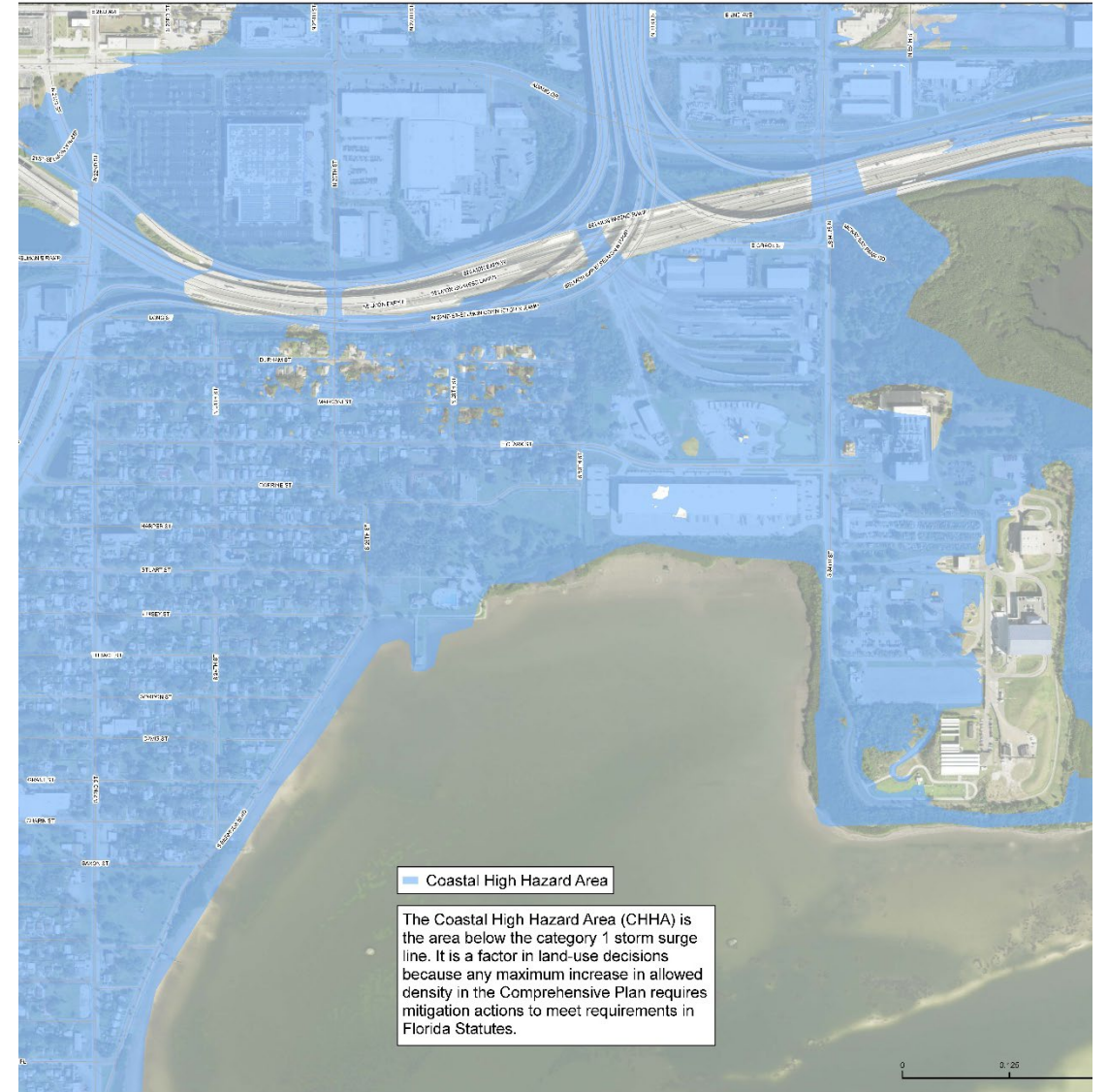
- Following the slide on a project recommendation, we will ask for your feedback on one to three questions related to the recommendations
- Use the QR code or link <https://pollev.com/quickearth200> to access the survey and participate
- The first test question will be activated, please answer the first test question to indicate you have joined successfully
- Each subsequent question will be activated as the slide appears, and deactivated as we move on



Land Use and Growth Management

Coastal High Hazard Area

- The CHHA is the area that could be inundated by storm surge during a Category 1 Hurricane.
- Florida Statutes allow communities to increase density in these areas if projects mitigate for their impact to evacuation times and shelter space.
- Mitigation can also include stronger building code standards (e.g. higher wind loads, additional freeboard).
- Developers must enter into a development agreement memorializing the required mitigation at the time of a future land use map change.



Draft Coastal High Hazard Area Land Use Policies Planning Commission Staff

Coastal High Hazard Area Land Use Policies

- New Goal in the Land Use Section related to population and the built environment in the Coastal High Hazard Area
- Proposed Coastal High Hazard Area Exemption Map
 - Lands in the CHHA seeking a plan amendment to a higher category are prohibited except when located within the areas on the exemption area map

Coastal High Hazard Area Land Use Policies

Questions?

Jennifer Malone, AICP, malonj@plancom.org

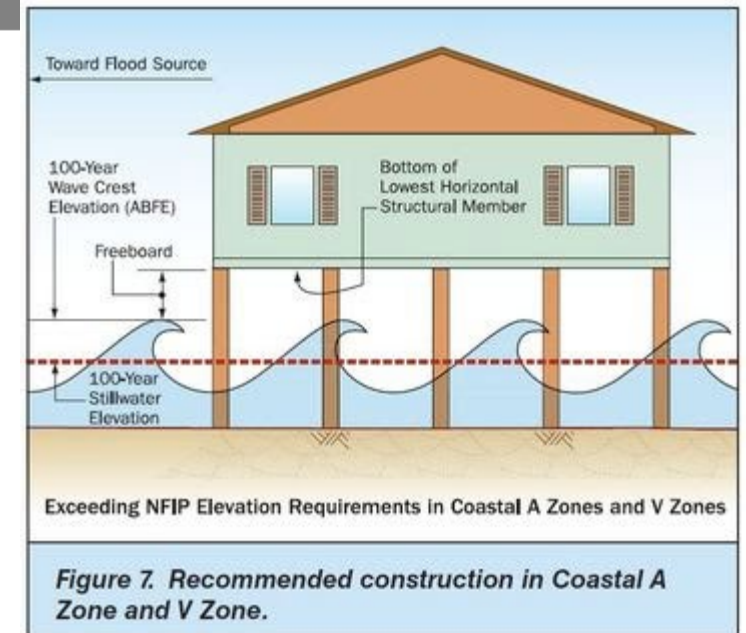
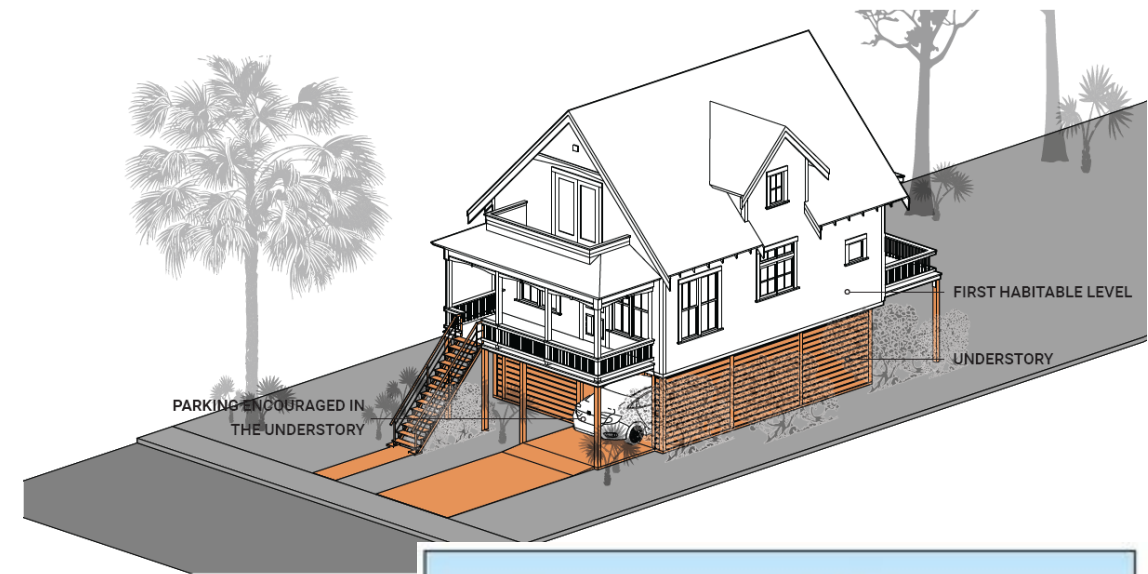
Danny Collins, collinsd@plancom.org

Building Code

Adopt more stringent building code standards and require new development to capture and retain more stormwater onsite

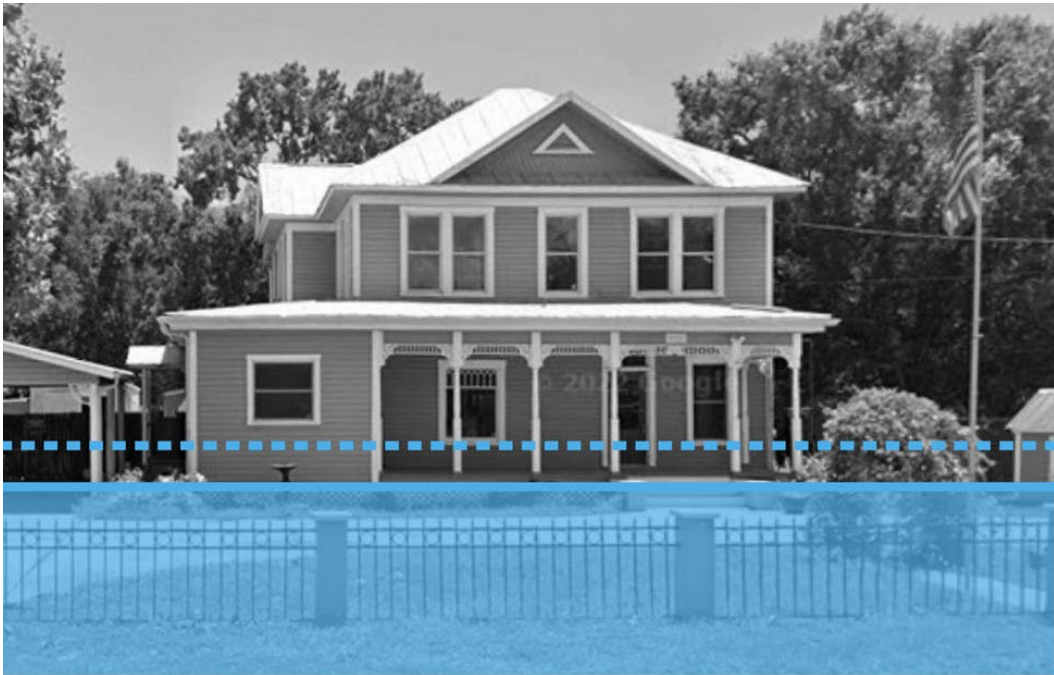
- Require open foundation in VE and Coastal A zone
- Require an additional 2-3 feet minimum freeboard
- Strengthen stormwater management rules

Elevate on Open Foundation RESILIENT STRATEGY

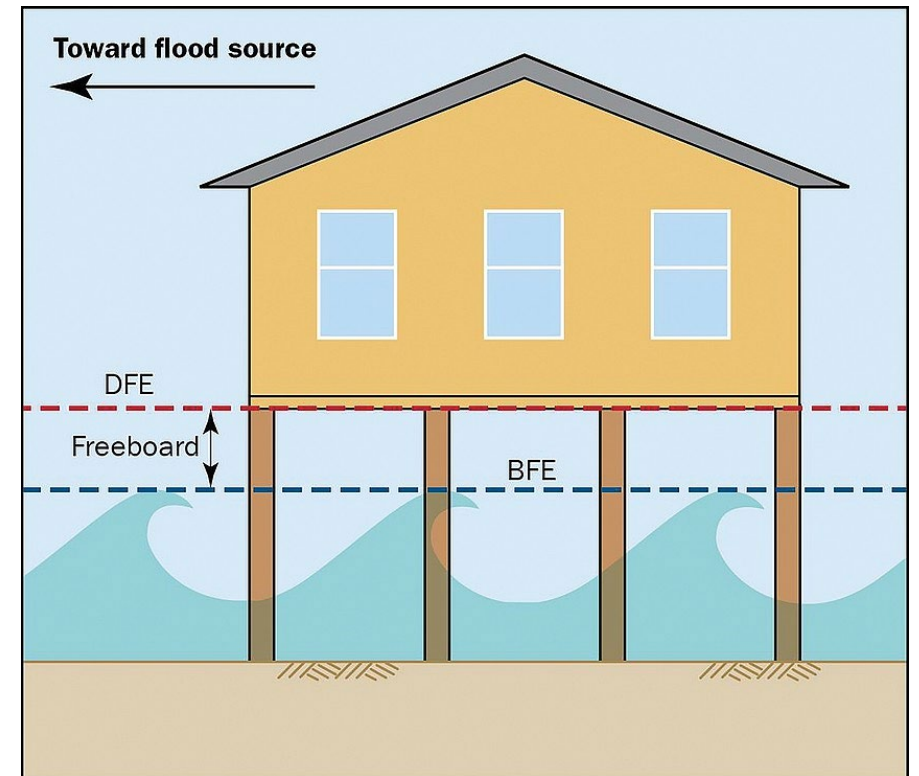


Freeboard

Freeboard is the elevation of a building's lowest floor to a height above the minimum base flood elevation (BFE) during the initial construction process. Typical requirements call for an additional 1-3 ft. above BFE. Florida currently requires 1 foot of freeboard over the BFE.



2080 Projections
Base Flood Elevation



Survey Question

Do you support a more stringent requirement that the area below the base flood elevation remain open (elevated on stilts or piers), instead of garage space?

Do you support an additional two feet of freeboard? (Two additional feet of space above the current design flood elevation BFE+1)

Do you support more stringent stormwater standards, requiring all new projects to retain additional stormwater on-site?



Answer on Poll Everywhere

<https://pollev.com/quickearth200>

Adaptation Action Areas

Florida Statute Section 163.3164: Definitions –

“Adaptation action area” or “adaptation area” means a designation in the coastal management element of a local government’s comprehensive plan which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning.

Adaptation Action Areas Recommendations

Recommendation

Adopt Adaptation Action Areas to prioritize mitigation capital projects and position city for state/federal funding.

Explore acquisition of parcels within AAA for stormwater attenuation, greenspace, and reducing overall risk

CRA or tax assessment to help fund projects (e.g., grant matching)

Implications

There is no advantage to adopting the AAA other than to assist the local government's administration to budget for capital projects

Example:

City of Ft. Lauderdale designated the AAA in their Comprehensive Plan and prioritized Capital Projects in their 5 Year CIP, known as the [Community Investment Plan](#)

Survey Question

- Do you support the establishment of an Adaptation Action Area in the comprehensive plan to prioritize and direct funding for infrastructure into this area?
- Do you support the establishment of a CRA to help pay for infrastructure improvements?
- Do you support a special tax assessment or district to help pay for infrastructure improvements?



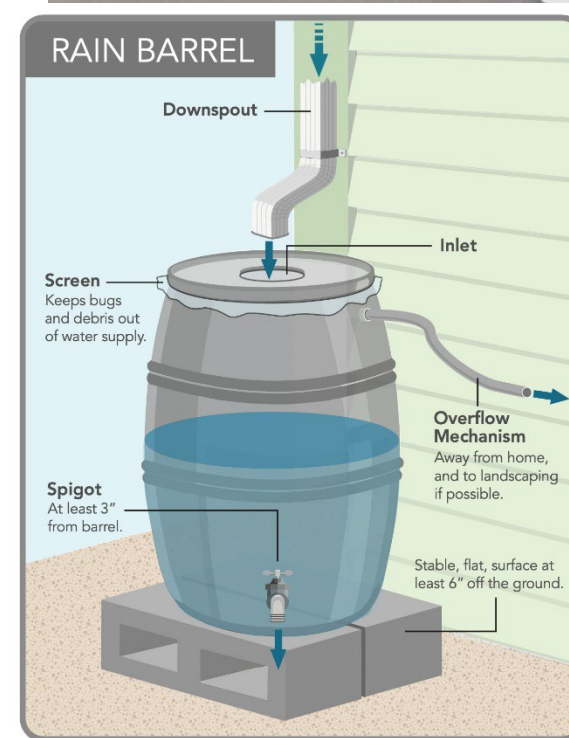
Answer on Poll Everywhere

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Innovative Stormwater Solutions

Pilot Green Stormwater Infrastructure practices for residential and commercial development

- Require higher percentage of permeability per lot in all new developments
- Adopt green stormwater incentives:
Includes rain barrel program and green streets & alleys



Survey Question

- Do you support more stringent stormwater standards? (e.g. more pervious surfaces, requiring additional stormwater retention on-site?)
- Do you support the city establishing green stormwater pilot projects, such as providing rain barrels, building green streets/alleys?



Answer on Poll Everywhere

<https://pollev.com/quickearth200>

Local Historic District

Protect historically significant structures within Palmetto Beach

- Establish local historic district
- Provide grants/low-interest/no interest loans to owners of historic structures for weatherization/elevating, etc.
- Coordinate with a non-profit to provide legal assistance to residents who may have title issues



Survey Question

- Do you support establishing a local historic district to maintain the character of the neighborhood? This would include adopting design guidelines for all new construction and rehabilitation of the outside of buildings; Review would be conducted in a public hearing.



Answer on Poll Everywhere

<https://pollev.com/quickearth200>

22nd Street

Encourage 22nd Street's development into a neighborhood commercial corridor while also meeting applicable building and flood plain regulations

- 22nd Street as a contender for Main Street Program/ Neighborhood Commercial District program (design guidelines, streetscape plan, etc.)



Survey Question

- Do you support the city focusing on 22nd Street for a specific plan that can include design guidelines, streetscape design, an evaluation of zoning for possible up-zoning, etc.?



Answer on Poll Everywhere

<https://pollev.com/quickearth200>

Bermuda Boulevard

Transition Bermuda Boulevard toward a complete street that can be utilized as public space

- Divert traffic from Bermuda Boulevard to allow it to close to vehicle traffic
- Construct new seawall, bioswales, and piers extending into the bay
- Identify multimodal connections to proposed Ybor Wharf, Gas Worx, and Ybor City
- Increase law enforcement presence



Survey Question

Do you support the city's continued efforts to obtain federal and state funding to improve the seawall and Bermuda Blvd. Streetscape?



Answer on Poll Everywhere

<https://pollev.com/quickearth200>

Discussion/ Q&A



Thank you!

