

**Objective 7.4** Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

**Policies 7.4.1**

The City shall require that all land development applications within the Coastal High Hazard Area be planned and obtain approval pursuant to a site plan review process, to ensure that development is compatible with site characteristics.

**7.4.2**

Upon adoption of the 2030 Comprehensive Plan, all land development applications within the Coastal High Hazard Area (CHHA) shall be reviewed by the Planning and Development Department, Emergency Preparedness Division and Public Works Department for verification of consistency with the goals, objectives and policies of the 2030 Comprehensive Plan and all Land Development Regulations, including but not limited to, pertinent sections of the National Flood Insurance Program and all applicable flood control regulations.

**7.4.3**

Following a hurricane, the City shall identify those areas within the CHHA which have or can be reasonably expected to sustain recurring hurricane related damage, and prohibit development within those areas.

**7.4.4**

The City shall limit the density of new residential development within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line to a maximum of three dwelling units per net acre or the maximum density shown on the Future Land Use Map series for the area within those areas, whichever is less. Maximum density/intensity of new non-residential development within those areas shall be limited to the density/intensity for those areas as indicated on the Future Land Use Map series. Furthermore, during the review of a single project on a site that is located partially within those areas, any reduction in residential development potential within those areas resulting from the limit of 3 dwelling units per net acre within that area may be recaptured on the subject site within areas not in those areas, where such recapture is consistent with other provisions of the 2030 Comprehensive Plan.

**7.4.5**

The City shall require that non-industrial redevelopment activities within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line be limited to the density/intensity in existence for the development site prior to the effective date of the 2010 Comprehensive Plan or be limited to three dwelling units per net acre, whichever is lower.

#### **7.4.6**

The City shall limit the intensity of new industrial development within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line to the maximum intensity threshold associated with the Light Industrial or Water-Dependent/Water-Related land use category, or to the maximum intensity allowed by any other categories permitting industrial development, whichever is lower.

#### **7.4.7**

The City shall require that the intensity of industrial redevelopment activities within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line be limited to the intensity in effect for the development site prior to the effective date of the 2010 Comprehensive Plan, or the maximum intensity associated with the future land use designation on the project site, whichever is lower.

#### **7.4.8**

The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

#### **7.4.9**

The City shall prohibit the siting of new adult congregate living facilities, community residential homes, group homes, homes for the aged, hospitals, mobile home parks and nursing homes, as defined in the Land Development Regulations, within the Coastal High Hazard Area. Such facilities already existing within the CHHA shall be discouraged from expanding.

#### **7.4.10**

The City shall utilize the definition of CHHA, as contained in this element, in the application of all policies related to the CHHA.

#### **7.4.11**

Those regulations relating to development activity in the CHHA will be incorporated into the Land Development Regulations, consistent with Section 163.3202, F.S.

#### **7.4.12**

Consistency with Objective 7.4 requires consistency with all Goals, Objectives, and Policies within the Conservation/Coastal Management Element, including, but not limited to Objectives 7.1, 7.2, 7.3, and 7.5 and all Policies within those Objectives.