



CITY OF MELBOURNE
COMPREHENSIVE PLAN
CHAPTER VI
COASTAL MANAGEMENT ELEMENT

Goals, Objectives and Policies

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CHAPTER VI

COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 1: PROTECT COASTAL RESOURCES.

Protect coastal barrier islands and maintain or improve estuarine environmental quality by planning for and where appropriate restricting development that would damage these resources, while also providing public access for recreation.

Objective 1.1: Wetlands, Marine Resources, Coastal Barriers and Wildlife Habitat.
The City shall continue to protect, conserve and enhance wetlands, living marine resources, coastal barriers, and wildlife habitat by limiting impacts of development or redevelopment.

- Policy 1.1.1:** The City shall require, through the land development regulations, a thorough evaluation of the impacts of proposed developments upon coastal wetlands, living marine resources, coastal barriers and wildlife habitats.
- Policy 1.1.2:** Preservation of natural shoreline vegetation is encouraged in the development approval process .
- Policy 1.1.3:** The use of natural drainage and storage areas for secondary filtration of runoff is encouraged by the land development regulations and review.
- Policy 1.1.4:** The City shall encourage the removal of invasive exotic species from coastal areas disturbed by new construction.
- Policy 1.1.5:** The City shall continue to work with Brevard County to implement the recommendations of the Brevard County Manatee Protection Plan.
- Policy 1.1.6:** The City shall, through the soil and erosion sedimentation permit process, require control of soil erosion during construction in coastal areas.
- Policy 1.1.7:** The City shall participate in future updates to the Indian River Lagoon Comprehensive Conservation and Management Plan, most recently updated in 2008, and will continue to support and implement the Action Plan items applicable to the City.
- Policy 1.1.8:** The City shall continue to educate residents and property owners about the impacts of freshwater and stormwater discharges on the Indian River Lagoon and what they can do to reduce these impacts.

- Policy 1.1.9:** Hardening of the estuarine shoreline shall be allowed only when erosion causes a significant threat to life or property. When hardening of the shoreline is approved, stabilization methods other than vertical seawalls and bulkheads, shall be used.
- Policy 1.1.10:** The City shall continue to encourage new development to minimize the amount of impervious surface area.
- Policy 1.1.11:** The City shall encourage the utilization of dry storage rather than expansion of existing, or construction of new marinas.
- Policy 1.1.12:** Marina-type development may be permitted, subject to land use compatibility, provision of proper facilities and services, and the following guidelines:
- Marinas are preferred in areas where maximum physical advantages exist, and where little dredging and maintenance will be required.
 - Upland marina dry storage facilities will be encouraged, where practical, to reduce the impact of docks on the water front and water environment.
 - Marina construction will avoid or minimize destruction of marsh areas, shellfish beds, and submerged grasses.
 - The planting of mangroves will be promoted to create natural breakwalls.
 - Marina construction in designated Aquatic Preserves will not be permitted.
 - Marinas will provide regional pumping stations for the discharge of sewage holding tanks in boats traveling the Intracoastal Waterway.
 - Open dockage extending to deep water will be considered as an alternative to dredging for navigational access.
 - Turning basins and navigation channels will be designed to prevent long-term degradation of water quality.
 - Future marinas that cater to live-aboard crafts are required to eliminate and prevent pollution by providing sewage collection systems for servicing the vessels.
 - Regional as well as local needs data will be considered as input for locating marinas.

- All plans for new marina development or expansion will be submitted for review by appropriate state regulatory agencies at the earliest possible time, to avoid wasted review time by city staff on projects that do not meet state requirements.
- Spoil disposal areas will be designated and obtained prior to initial development of marina facilities.

Policy 1.1.13: The City shall support and coordinate with the St. Johns River Water Management District, the Department of Environmental Protection, the Army Corps of Engineers, and/or any other regulatory agency having jurisdiction in order to conserve, enhance, and protect coastal wetlands.

Policy 1.1.14: The City shall continue to require new development to provide adequate buffers for coastal wetlands, consistent with the St. Johns River Water Management District requirements.

Policy 1.1.15: Where there are sufficient coastal uplands on an existing parcel of land or lot of record (at the time of plan adoption) to locate the proposed development in the upland portion of the site, such development shall be located on the uplands. The City may allow the transfer to development at the future land use densities established on the future land use map, from the coastal wetlands to the upland portion of the site. The transfer to density may occur provided all other plan provisions regarding upland and floodplain resource protection, compatibility of adjacent land use, stormwater management and setbacks, etc., are met.

Objective 1.2: Estuarine Quality. Preserve and protect the environmental quality of estuarine environments by limiting specific impacts and cumulative impacts of development or redevelopment.

Policy 1.2.1: The City shall coordinate estuarine water quality sampling with the Brevard County Natural Resource Management Office and shall review the data collected by the County to determine where corrective action is needed. Corrective action shall be coordinated with the SJRWMD and FDEP. However, when the SJRWMD and/or other regulatory agencies have approved a mitigation plan to compensate for the loss of wetlands, the City will require any development to be consistent with the terms of the mitigation plan.

Policy 1.2.2: The City will continue to encourage any existing development in the coastal planning areas currently using septic tanks to be incorporated into public sewage treatment systems. Criteria to be used in the ranking systems shall include:

- Areas known or suspected to be negatively impacting surface or groundwater quality
 - Soil type.
 - Water table level.
 - Proximity to Aquatic Preserves and Outstanding Florida Waters.
 - Proximity to open shellfish harvesting areas.
 - Proximity to other water bodies.
 - Density of septic tank systems.
 - Proximity to existing or planned public wastewater treatment systems.
- Policy 1.2.3:** The City will continue to use alternative methods of effluent disposal such as re-use and land spreading/spray irrigation to reduce nutrient loadings in the rivers and estuaries.
- Policy 1.2.4:** The City’s land development regulations shall continue to limit the amount of sediment reaching all surface waters.
- Policy 1.2.5:** The City shall continue to implement National Pollution Discharge Elimination System (NPDES) nonpoint source permitting program.
- Policy 1.2.6:** The preparation of management plans, water quality studies, and sampling programs shall be coordinated with the applicable public agencies.
- Policy 1.2.7:** The City shall coordinate with SJRWMD regarding canal water quality and monitoring results.
- Policy 1.2.8:** The City of Melbourne shall continue its commitment to improve and enhance water quality and estuarine conditions through intergovernmental coordination mechanisms such as:
- Participation in ad-hoc or other special technical advisory committees.
 - Exchange of data and information with the County and adjacent municipalities.
 - Updating data in cooperation with FDEP and SJRWMD.
 - Notifying St. Johns River Water Management District of proposed programs, development regulations or activities that address water quality.

- Continued participation in the Indian River Lagoon Surface Water Improvement and Management Plan (SWIM).
- Participation and assistance in maintaining and expanding the water quality sampling and monitoring program.

Objective 1.3: Beach and Dune Systems. The City shall protect beaches and dunes by enforcing coastal construction standards that minimize the impacts of manmade structures on beach and dune systems; and require the restoration of altered beaches and dunes, as needed.

Policy 1.3.1: Ensure compliance with the Florida Department of Environmental Protection (DEP) Coastal Construction Control Line (CCCL) regulations that require location of construction a sufficient distance landward of the beach to permit natural shoreline fluctuations and to preserve dune stability. Construction may occur to the extent that the natural storm buffering and protection capability of the dunes is not diminished.

Policy 1.3.2: Retention of existing dunes is required. New construction must be designed to avoid impacts to the dunes, and will be restricted to areas landward of the primary dune line.

Policy 1.3.3: New construction in coastal areas where dunes have already been damaged or destroyed is required to restore those dune areas.

Policy 1.3.4: The City will encourage activities that protect and rebuild coastal dunes. This action will be accomplished by supporting the activities of private and public agencies (for dune restoration purposes).

Policy 1.3.5: The City shall continue to cooperate with Brevard County, the U.S. Army Corps of Engineers and the Florida Department of Environmental Protection to re-nourish public beaches.

Policy 1.3.6: New access to the beach will be confined to elevated structures, subject to Florida Department of Environmental Protection approval and compliance with ADA requirements.

Policy 1.3.7: Motorized vehicles shall be prohibited from operating on dune systems, except in emergency situations.

Objective 1.4: Shoreline Land Use. The City shall give priority in shoreline development to those land uses that are dependent on or related to water access and to development that complies with performance standards.

Policy 1.4.1: All public facilities on waterfront property shall be water dependent or water related.

Policy 1.4.2: Industrial uses along any waterfront in the City shall be discouraged and shall only be permitted for uses that are water-dependent and conform to performance criteria established in the land development code.

Policy 1.4.3: Commercial and residential zoning categories may be permitted coastal areas, in compliance with the Future Land Use Map.

Policy 1.4.4: The City shall require that new marinas and substantial improvements or additions to existing marinas demonstrate compliance with the following criteria:

- Economic need and feasibility for the facility have been established;
- Land use is compatible with surrounding land uses;
- Upland support services are available;
- A plan is in place to ensure that water quality will not be degraded below existing Florida Departmental of Environmental Protection water classification standards. The plan shall address the maintenance and containment of stormwater runoff and wash-down water for dry storage areas and sanitary sewer disposal;
- A plan is in place for mitigation activities in the event that the environment is adversely affected;
- An educational plan for users regarding impacts to natural resources is in place.
- A hurricane contingency plan is in place; and
- New marinas shall be prohibited on the Eau Gallie River and Crane Creek west of US 1.

Policy 1.4.5: The City shall maintain and preserve all public access and water related recreational facilities and shall inventory existing public access to beaches and water related recreational facilities to identify any deficiencies.

Objective 1.5: Public Expenditures in Coastal High Hazard Area. The City shall use the capital improvements program and annual budget to limit public expenditures that subsidize development in the coastal high hazard area, except for restoration or enhancement of natural resources.

Policy 1.5.1: The use of local funds to subsidize new development in the coastal high hazard area shall be prohibited.

- Policy 1.5.2:** Public expenditures for facilities which promote public access to and use of coastal areas shall be reviewed through the annual budget process to minimize loss potential.
- Policy 1.5.3:** Public funds may be expended for infrastructure improvements in cases where a threat exists to the public health, safety or welfare. Such improvements may involve infrastructure necessary to ensure adequate hurricane evacuation, clean drinking water, proper sanitary sewage collection and disposal, and proper stormwater management. The annual budget process and the development review process will be used to assess the appropriateness of the proposed public expenditures.
- Policy 1.5.4:** Redevelopment districts may be established in coastal areas and public funds can be expended in these districts when: development complies with land use densities/intensities adopted in the comprehensive plan; the development produces no adverse affects to the surrounding land uses or the environment without approved mitigation plans; or the proposed development increases public access to the waterfront.
- Policy 1.5.5:** As infrastructure replacement occurs over time within the coastal high hazard area, the cost effectiveness of relocation versus repair should be considered.

Objective 1.6: Public Access to Coastal Areas. The City shall continue to promote public access to the beach or shoreline consistent with the public need and to promote scenic views, while protecting natural resources.

- Policy 1.6.1:** The City shall continue to consider the purchase of frontage areas along the ocean, lagoon and freshwater tributaries, as needed, to ensure adequate public access.
- Policy 1.6.2:** The City shall continue to seek County, state and federal programs to provide funding for purchase of beach and riverfront property.
- Policy 1.6.3:** The land development regulations shall continue to include breezeway standards to preserve and improve scenic views.
- Policy 1.6.4:** The City shall continue to coordinate future linkages and bikeways with waterfront parks and water access.
- Policy 1.6.5:** The City shall continue to coordinate with other coastal cities and Brevard County to investigate and implement equitable measures to promote the provision or funding of public access ways to the Atlantic Ocean and the Indian River Lagoon by new development.

Policy 1.6.6: The City shall encourage, through the development review and approval process, the voluntary dedication of access to public waterways including designated scenic areas.

GOAL 2: PROTECT HUMAN LIFE AND PROPERTY. Protect human life and property, including historic resources, in locations subject to destruction by hurricanes.

Objective 2.1: Protect Human Life. The City shall continue to direct population concentrations away from the coastal high-hazard area, through implementation of the future land use map and through the development review and approval process.

Policy 2.1.1: The City shall restrict residential densities for development within the coastal high-hazard areas to ten (10) units per acre.

Policy 2.1.2: The City shall continue to implement the Certificate of Inconsistent Use (CIU) program, which allows existing developments that do not conform to current coastal area density restriction to continue their uses and densities subject to certain conditions.

Policy 2.1.3: The City shall continue to evaluate non-conforming land uses within the CHHA.

Policy 2.1.4: Should the City annex developments that exceed the maximum density allowed in coastal areas, the City shall require those developments to obtain a CIU if they want to preserve the right to redevelop at previously approved densities.

Policy 2.1.5: The City will examine the feasibility of a Transfer of Development Rights (TDR) program to address possible property rights issues within the CHHA.

Objective 2.2: Hurricane Evacuation. The City shall continue to maintain or reduce hurricane evacuation times.

Policy 2.2.1: Residential densities and the intensity of employment centers on the barrier island shall be limited through the Future Land Use Element and development regulations, to protect the ability of evacuation routes to efficiently handle projected traffic.

Policy 2.2.2: The City shall continue to examine the future land use pattern within the CHHA to protect the ability of evacuation routes to efficiently handle projected traffic.

Policy 2.2.3: For dense residential developments such as apartments and condominiums outside the coastal high hazard area, the City shall

encourage the construction of on-site shelters for the project residents that would meet safety standards to withstand up to a Category 4 or Category 5 hurricane.

Policy 2.2.4: The City shall continue to work with Brevard County to ensure efficient evacuation procedures are implemented and upgraded as needed for timely evacuation.

Policy 2.2.5: The City shall continue to work with Brevard County and the Red Cross to develop an on-going public education program to notify the public as to the necessity to evacuate as quickly as possible.

Policy 2.2.6: The City shall participate in Brevard County's disaster related exercises.

Objective 2.3: Post-Disaster Redevelopment Plan. The City shall develop a post-disaster redevelopment plan (PDRP) to establish, at minimum, long-term policies regarding redevelopment, infrastructure, densities, nonconforming uses, and future land use patterns.

Policy 2.3.1: The City shall adopt a post-disaster redevelopment plan by 2014.

Policy 2.3.2: Procedures for post-disaster action shall include a system for distinguishing between immediate repair and clean-up actions needed to protect the public health and safety, versus long-term repair and redevelopment activities.

Policy 2.3.3: Reconstruction shall be required to meet current standards for coastal construction and dune protection and restoration, so as to reduce future exposure.

Policy 2.3.4: Recommendations provided by local agencies and in interagency hazard mitigation reports will be reviewed as available and will be implemented as feasible.

Policy 2.3.5: The City shall encourage the development of workforce housing on storm-damaged properties.

Objective 2.4: Historic Resources. The City shall provide for protection, preservation or sensitive reuse of historic resources within coastal areas.

Policy 2.4.1: The City shall maintain a list of historic resources to ensure that proper attention is focused on these resources.

Policy 2.4.2: The City shall discourage development activities that have the potential of endangering historic resources.

Objective 2.5: Infrastructure in Coastal Planning Area. The City shall maintain established level of service standards, areas of service, and phasing of infrastructure in the coastal planning area.

Policy 2.5.1: The level of service standards adopted in other elements of this Comprehensive Plan shall apply within the coastal planning area.

Policy 2.5.2: Areas of service and the phasing of infrastructure shall be established with consideration given to protection of coastal resources.

Policy 2.5.3: Consideration shall be given to alternative locations of infrastructure if located in the coastal high hazard area to reduce potential losses.