

# COASTAL MANAGEMENT AND CONSERVATION ELEMENT

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## GOALS, OBJECTIVES AND POLICIES

### A. INTRODUCTION

Pursuant to Section 163.3177 (6)(d) and (6)(g) F.S., the following represents the Coastal Management and Conservation Goals, Objectives and Policies of the City of Safety Harbor. These goals, objectives and policies are intended to address the establishment of a long-term directive for protecting and enhancing the natural resources found in the community. All Goals, Objectives and Policies are adopted by ordinance.

### B. NONAPPLICABLE ITEMS

The coastal area in the City of Safety Harbor includes all areas within the municipal boundaries. As such, those goals, objectives and policies addressed in the other elements are applicable to the City of Safety Harbor's coastal area. However, based on the findings contained in this element and pursuant to Section 163.3177 (6), it has been determined that the following objectives and policies identified in Section 163.3177 (6)(d)(1)(c) are not applicable to the City of Safety Harbor: known sources of commercially valuable minerals.

### C. GOALS, OBJECTIVES AND POLICIES

**GOAL 1:** To ensure the highest environmental quality possible, the City of Safety Harbor shall conserve, protect and appropriately manage the natural resources (aquatic, wetland and terrestrial).

**Objective 1.1:** As an ongoing objective, the City shall protect the quality and quantity of surface and groundwater.

**Policy 1.1.1:** The City shall maintain an educational program for residential and commercial consumers to encourage water conservation.

**Policy 1.1.2:** When a water shortage is declared, the City shall coordinate and implement a comprehensive water shortage plan and enforce the provisions and restrictions set forth in the City Code and Southwest Florida Water Management District's (SWFWMD) Water Shortage Plan.

**Policy 1.1.3:** The City shall, at times of redevelopment of public projects, upgrade the existing drainage system to include stormwater treatment for water quality.

**Policy 1.1.4:** The City shall protect water storage and water quality enhancement functions of wetlands, flood plains and aquifer recharge areas through either acquisition or enforcement of laws and the application of land and water management practices which provide for compatible uses.

**Policy 1.1.5:** The City shall cooperate with the SWFWMD, Pinellas County and Tampa Bay Water:

- *Identify major groundwater recharge areas within the City and, as determined by the Water Management District, cones of influence of those public water supplies serving the community; and*
- *Coordinate with Tampa Bay Water to establish long-term monitoring of ambient groundwater quality trends.*

**Policy 1.1.6:** In order to protect the quality and quantity of surface water and groundwater, the City shall maintain regulations which ensure the:

- *Protection of the water supply from the danger of drought or overdraft; and*
- *Establishment of policies prohibiting development which has the potential to introduce toxic materials into the groundwater system.*

**Policy 1.1.7:** Activities in the City which could conceivably breach the confining layer of the Floridan Aquifer shall be strictly regulated.

**Policy 1.1.8:** The City shall continue to minimize the amount of impervious surface areas in order to promote groundwater infiltration, minimize runoff and improve water quality.

**Objective 1.2:** Regulations for development and redevelopment within flood zone designations established by the Federal Emergency Management Agency the 100-year flood plain shall continue to be strictly enforced implemented through the adopted Flood Prevention and Control Ordinance, Floodplain Management Ordinance, Comprehensive Plan, and the Comprehensive Zoning and Land Development Code.

**Policy 1.2.1:** New development or redevelopment approvals shall require that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

**Policy 1.2.2:** Recognizing that portions of the community are located within the 100-year flood plain flood zone designations established by the Federal Emergency Management Agency, the City shall continue to strictly enforce all appropriate federal, state, and regional coastal construction codes and coastal setback regulations.

**Policy 1.2.3:** The City shall protect the natural functions of the 100-year flood plain so that the flood-carrying and flood storage capacity are maintained including a requirement for compensatory storage in all non-coastal flood hazard areas.

**Policy 1.2.4:** The City shall cooperate with State agencies to encourage the development of a strict flood plain management program by state and local governments to preserve hydrologically significant wetlands and other natural flood plain features.

**Policy 1.2.5:** The flood plain of all major drainage ways for a 100-year storm shall continue to be identified and the alteration of these flood plains shall remain subject to review.

**Policy 1.2.6:** In order to reduce non-point source pollutant loadings and improve the functioning of the City's drainage system, the City shall prohibit the dumping of debris of any kind (e.g., yard clippings and trimmings), into drainage ditches, canals and stormwater control structures.

**Policy 1.2.7:** The City shall continue to participate in the Federal Emergency Management Agency (FEMA) National Flood Insurance Program and Community Rating System program.

**Policy 1.2.8:** The City shall implement the following redevelopment and development principles, strategies and engineering solutions to reduce flood risks and to reduce extent of real property and structures located in designated flood zones:

1. The City shall evaluate land acquisition opportunities based on the following guiding principles:
  - Identify and prioritize sites that are determined most susceptible to flooding based on modeling and/or recorded repetitive structural damage.

- Prioritize sites that maximize public benefits, including shoreline access, recreation, conservation, and other objectives of the Comprehensive Plan.
- Reduce acquisition costs by seeking out willing sellers through voluntary land acquisition.
- Coordinate with regional, state, and federal agencies and non-profit programs on funding acquisition priorities.
- Pursue options to aggregate acquisition lands to maximize effectiveness and reduce infrastructure demands.
- Identify properties with higher vulnerability populations such as elderly and low income.

2. The City shall comply with Florida Building Code requirements requiring new structures and substantially repaired/improved structures located in flood zones to be a minimum of 1.0 feet above applicable base flood elevation standards.
3. The City shall amend its floodplain regulations to require a cumulative calculation of improvement costs in determining whether improvements result in a substantial improvement to a nonconforming structure below required base floor elevation.
4. The City shall limit public expenditures that would facilitate development within areas susceptible to projected flooding from sea level rise as per the Recommended Projection of Sea Level Rise in the Tampa Bay Region, as may be revised from time-to-time by the Tampa Bay Climate Science Advisory Panel, and shall encourage local governments, agencies, and service providers to implement the same strategy.
5. The City shall ensure that drainage swales, ditches, stormwater retention areas and urban conveyance systems are maintained to achieve maximum design capacity and flow. The City shall conduct periodic inspections of private drainage systems under its regulatory jurisdiction to ensure enforcement of permitting conditions relating to operation and maintenance of drainage systems, and shall encourage the Southwest Florida Water Management District to conduct inspections for systems under its jurisdiction.
6. The City shall coordinate with the Florida Department of Transportation, Pinellas County, and the Pinellas County School District and other governmental agencies that own development sites, control right-of-way or provide services in order to evaluate opportunities for partnering on drainage improvements and to encourage designs that minimize and mitigate flood impacts.

**Policy 1.2.9:** The City shall evaluate and adopt regulations to require or incentivize the following site development techniques and best management practices to reduce losses due to flooding and the resulting insurance claims:

- Evaluate the feasibility of revising regulations to reduce the extent of required impervious surfaces, including minimum and maximum off-street parking ratios, bicycle storage parking credits, shared parking ratios for uses with different peak periods, and use of pervious materials for driveways, parking, and sidewalks.
- Require shared access points and cross-connections between developments where feasible and where it would result in reduced impervious surfaces.
- Reduce minimum pavement width requirements for curb and gutter roads for collector and local roads.

- Consider regulatory and financial incentives for elevating the first floor of structures on pilings in A-zones and V-Zones to allow for parking beneath the structure.
- The City shall coordinate with the UF/IFAS Extension office to seek assistance in amending the City's development standards and landscaping standards to increase flood attenuation.
- The City shall continue to provide public education on flood protection, best management practices and the National Flood Insurance Program via its website, pamphlets, workshops, and other outreach methods.

**Policy 1.2.10:** The City shall implement flood-resistant construction requirements that are consistent with, or more stringent, than the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R., Part 60.

**Policy 1.2.11:** Construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 shall be consistent with Chapter 161, Florida Statutes.

**Policy 1.2.12:** The City shall evaluate stormwater quality and stormwater runoff to maintain consistency with the National Pollutant Discharge Elimination System (NPDES) program.

**Objective 1.3:** As an ongoing objective, the City shall conserve or improve wetlands, aquatic resources and wildlife population and habitat to maintain their environmental and recreational value.

**Policy 1.3.1:** Wetland areas designated Preservation on the Future Land Use Map shall be protected from any future development, and protected from other impacts by directing incompatible land uses away from wetlands.

**Policy 1.3.2:** Conservation areas, such as coastal marshes, freshwater swamps and mangrove areas which have not been designated Preservation areas on the Future Land Use Map shall be protected from incompatible development that would significantly alter their function and character.

**Policy 1.3.3:** The City's existing wetlands shall be conserved and protected from physical and hydrological alterations.

**Policy 1.3.4:** Projects (e.g., marinas, causeways and dredging) which could inhibit tidal circulation shall include measures to maintain or improve tidal circulation and flushing

**Policy 1.3.5:** Dredge and fill activities shall be conducted only when necessary after review and comment by appropriate government agencies and all other interested parties, and in a manner least harmful to the surrounding environment.

**Policy 1.3.6:** The natural functions of wetlands shall be conserved through a process which considers the types, values, functions, sizes, conditions and locations of wetland habitat with the adoption of appropriate land development regulations.

**Policy 1.3.7:** Future land uses in the vicinity of the Lake Tarpon Outfall Canal shall be consistent with SWFWMD's use and management plan for this area.

**Objective 1.4:** The City shall conserve, appropriately use and protect native vegetation.

**Policy 1.4.1:** The City shall continue the implementation of tree protection and preservation in the land development regulations.

**Policy 1.4.2:** The City shall encourage the use of native vegetation in the land development regulations.

**Policy 1.4.3:** Land development regulations shall encourage shorelines lacking wetland vegetation to be planted with native vegetation in order to minimize potential flood damage, stabilize the shoreline and trap sediments and other non-point source pollutants, and provide additional habitat for fish and wildlife.

**Policy 1.4.4:** The City may require a review of soil conditions and vegetation classifications by a qualified individual to determine suitability for development during the site plan review, subdivision plat, and building permit process.

**Policy 1.4.5:** The City shall require the use of soil erosion mechanisms to control sedimentation, assure the continual efficient operation of the drainage system and protect streams and bays from substantial alteration of their natural functions.

**Policy 1.4.6:** The City shall protect unique upland communities in identified preservation areas from development that would significantly alter their character.

**Policy 1.4.7:** The City shall retain wooded areas bordering the creeks to enhance aesthetics, property values and environmental features.

**Policy 1.4.8:** The City shall require a tree survey and tree replacement analysis of protected trees proposed to be impacted by development during site plan and residential permit reviews.

**Policy 1.4.9:** The City shall implement educational programs to encourage the proper pruning of protected trees.

**Policy 1.4.10:** The City shall plant protected trees on publicly owned lands to replace the city's tree canopy.

**Objective 1.5:** As of the effective date of this Comprehensive Plan, the City shall protect species with special status from adverse impacts due to loss of natural habitats.

**Policy 1.5.1:** The City shall continue to assist in the application of and compliance with all state and federal regulations pertaining to species of special status (e.g., endangered, rare, species of special concern and threatened).

**Policy 1.5.2:** Identified areas that contain viable populations of, or suitable habitats for, species listed as endangered, threatened, or of special concern by the State and Federal government, shall be regulated to insure that any development is compatible with the listed species.

**Policy 1.5.3:** The City shall work in cooperation with Pinellas County and the Florida Fish and Wildlife Conservation Commission to develop an area-specific manatee protection plan in order to ensure long-range manatee and habitat protection.

**Policy 1.5.4:** Habitat of special significance to manatees, including additions to publicly owned preserves and refuge, shall be protected.

**Policy 1.5.5:** For projects within 1,500 feet of a bald eagle nest, the applicant shall contact U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission for comments.

These projects shall require an approved USFWS Habitat Management Plan, as required by state or federal law and guidelines. The Habitat Management Plan shall be incorporated into the site plan approval process prior to the issuance of the final local development order.

**Objective 1.6:** The City shall coordinate with the appropriate regional and local agencies to comply with all state and federal standards for air and water quality.

**Policy 1.6.1:** The City shall work to reduce the potential for automobile emissions pollution by the following measures:

- *Require vegetative buffer strips between roadways and vehicle use areas;*
- *Promote alternative transportation modes such as carpooling, pedestrian and bicycle paths; and*
- *Assure continued operation of roadways at acceptable levels of service.*

**Policy 1.6.2:** The City shall implement, and comply with, all federal, state and local requirements for surface and potable water quality.

**Objective 1.7:** The City of Safety Harbor shall continue to protect and restore its shoreline and natural system in a manner which minimizes the impacts of man-made structures on these systems; and in accordance with the requirements of the Land Development Code, the Pinellas County Department of Coastal Management, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and other affected agencies.

**Policy 1.7.1:** Where existing waterways are not seawalled or bulkheaded, native marine vegetation shall be used for shoreline stabilization where technically feasible.

**Policy 1.7.2:** The planting of native marine vegetation in front of seawalls to act as a natural buffer shall be encouraged.

**Policy 1.7.3:** The City shall limit shoreline development that will adversely impact marine fisheries habitats with land development regulations and public acquisitions.

**Policy 1.7.4:** Land, water and shoreline uses within the City shall be compatible with the protection of coastal resources, and shall be consistent with any countywide marina siting plan adopted by Pinellas County.

**Policy 1.7.5:** Outside of the existing downtown redevelopment district which includes a marina and resort area, shoreline land uses shall be designated recreation, residential or preservation.

**Objective 1.9:** The City shall establish and implement an intergovernmental coordination mechanism consistent with the requirements of Chapter 163.3178, F.S., to protect coastal resources on a system-wide basis regardless of political boundaries.

**Policy 1.9.1:** The City shall work with neighboring municipalities to develop joint planning and management programs for hurricane evacuation, provision of public access, provision of infrastructure, controlling stormwater, protection of wetland vegetation and coordinating efforts to protect species with special status.

**Policy 1.9.2:** The City shall coordinate with neighboring municipalities and the County to protect estuaries which are within the jurisdiction of more than one local government; including methods for coordinating with other local governments to ensure adequate sites for water-dependent uses, preventing estuaries pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.

**Policy 1.9.3:** The City shall work with those communities and counties bordering Tampa Bay in implementing the Surface Water Improvement Management Plan through Surface Water Improvement and Management Act (SWIM) as required by state mandate.

**Objective 1.10:** The City shall continue to work towards city's organizational target and to support the community's transition to 100 percent renewable zero emission energy sources.

**Policy 1.10.1:** The City shall prepare a Sustainability and Resiliency Action Plan.

**GOAL 2:** The City shall provide a set of guidelines for development and implement policies, regulatory standards, administrative procedures, incentives, or other strategies that protects the lives and property of its residents from the effects of natural disasters including sea-level rise, high-tide events, storm surge, stormwater runoff, and flash floods, including the limitations of public expenditures.

**Objective 2.1:** Upon adoption, the City shall limit public expenditures that subsidize development permitted in Coastal High Hazard Areas (CHHA) except for restoration or enhancement of natural resources or recreation or open space areas.

**Policy 2.1.1:** The City of Safety Harbor shall designate the Coastal High Hazard Area as the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**Policy 2.1.2:** The City shall not support or finance new local transportation corridors which lie within the Coastal High Hazard Area, although existing corridors may be maintained or improved as necessary to protect the health, safety and welfare of existing residents.

**Policy 2.1.3:** The City shall not support sewer and water line extensions or expansions within the Coastal High Hazard Area which will encourage future growth/higher densities in those vulnerable areas; although existing facilities may be maintained or improved as necessary to protect the health, safety and welfare of existing residents.

**Objective 2.2:** The City shall direct population concentrations away from the designated Coastal High Hazard Area.

**Policy 2.2.1:** The City of Safety Harbor, recognizing its vulnerability to coastal hazards identifies the portion of the City within the Coastal High Hazard Area, and in the absence of any specific plans for redevelopment or hazard mitigation shall maintain residential density as per the adopted Future Land Use designation.

**Policy 2.2.2:** The City shall maintain or reduce allowable density in the Coastal High Hazard Area consistent with the Future Land Use Map of this Comprehensive Plan.

**Policy 2.2.3:** The City of Safety Harbor shall continue to implement growth management directives which prohibit the intensification of development allowed by the Future Land Use Map within the Coastal High Hazard Area.

**Policy 2.2.4:** The City shall consider public land acquisition and management for recreation, conservation and preservation areas within the Coastal High Hazard Area.

**Policy 2.2.5:** The City shall review federal and state development proposals which are to be located within the Coastal High Hazard Area and support those projects which are consistent with this Plan.

**Policy 2.2.6:** The City shall consider the relocation, mitigation or replacement, as determined appropriate by the City, of infrastructure presently within the Coastal High Hazard Area when state funding for such infrastructure is anticipated.

**Objective 2.3:** As of the effective date of this Comprehensive Plan, the City shall maintain or reduce hurricane clearance times.

**Policy 2.3.1:** Through the Pinellas County Metropolitan Planning Organization (MPO) 2040 Long Range Transportation Plan, the City shall support the efforts of state, regional and county agencies to ensure that major evacuation routes are adequately maintained and, when necessary, improved to facilitate an efficient and safe evacuation.

**Policy 2.3.2:** The City, in cooperation with Pinellas County Emergency Management, shall participate in annual hurricane preparedness seminars to increase hurricane awareness.

**Policy 2.3.3:** City emergency response personnel shall coordinate with county and state emergency response agencies in emergency planning, including communications, traffic control and warning operations, to affect a safe and efficient evacuation of the City.

**Objective 2.4:** The City shall reduce the risk of exposure of human life and public and private property to natural disasters through preparedness planning and implementation of hazard mitigation measures.

**Policy 2.4.1:** The City, in coordination with Pinellas County Emergency Management, shall participate in the development of a comprehensive Hurricane Plan which shall address the four phases of comprehensive emergency management: preparedness, response, recovery and mitigation.

**Policy 2.4.2:** The City shall designate an emergency management coordinator who shall oversee the development/revision of a hurricane plan; act as a liaison between state, regional, county and city emergency response and planning agencies; and ensure coordination between emergency management and development management activities in the City.

**Policy 2.4.3:** The City shall adopt and strictly enforce all appropriate federal, state, and local coastal construction codes, coastal setback requirements and flood plain management regulations.

**Policy 2.4.4:** Special care facilities shall not be located in the Coastal High Hazard Area.

**Policy 2.4.5:** The City shall review all elements of the Pinellas County Comprehensive Management Plan to assure that hazard mitigation considerations are effective and implemented within its area of responsibility.

**Policy 2.4.6:** The City shall implement the following post disaster redevelopment policies consistent with the plans for Pinellas County and the Tampa Bay Regional Planning Council:

- *The use of temporary moratoria and phased permitting to allow comprehensive damage assessment and proper redevelopment;*
- *Utilize Building Officials Association of Florida (BOAF) inspectors where necessary to assist with the redevelopment process;*
- *Review the need for a “freeboard” requirement;*
- *Utilize periodic audits of public facilities to determine the need for protection measures;*
- *Review the need for additional shoreline protection measures;*
- *Review damaged public facilities and infrastructure to determine if it should be*

- *replaced, upgraded or flood proofed to be made safer, relocated or discontinued;*
- *Enforcement of the City's flood and building regulations (50 % Rule) as they pertain to nonconforming structures and require redevelopment to meet current regulations;*
- *Review the feasibility of acquiring properties subject to repeated storm damage;*
- *Allow the transfer of development rights away from vulnerable areas;*
- *Utilize conservation easements to protect vulnerable areas;*
- *Review existing densities to determine if reductions are warranted;*
- *Allow the clustering of development where feasible; and*
- *Review the effectiveness of existing coastal setback requirements.*

**Policy 2.4.7:** The City shall consider the recommendations of the interagency hazard mitigation reports in its disaster preparedness planning efforts.

**Policy 2.4.8:** The City will collaborate with the state and will continue to participate in the Tampa Bay Regional Planning Council's ONE Bay Resilient Communities initiative in developing hazard mitigation/risk reduction policies, strategies, and best practices that are regionally relevant and consistent across jurisdictional boundaries.

**Objective 2.5:** The City shall consider in all decision-making processes whether the action or decision will increase, reduce, or mitigate effects from natural disasters including sea-level rise, high-tide events, storm surge, stormwater runoff, and flash floods.

**Policy 2.5.1:** The City shall consider amendments to its Comprehensive Plan and Comprehensive Zoning and Land Development Code including but not limited to those based upon any new or revised recommendations in the Pinellas County Local Mitigation Strategy, so as to reduce and/or mitigate impacts from natural disaster and to decrease the extent of flood potential.

**Policy 2.5.2:** The City will continue to attend meetings of the Pinellas County Local Mitigation Strategy Work Group to ensure that the strategies are implemented and updated as necessary.

**Policy 2.5.3:** The City shall ensure all applicable policies and regulations for Subdivisions, Planned Development Districts, and Site Plan reviews are enforced during development review procedures and shall encourage approaches to reduce and/or mitigate natural disaster impacts, and shall evaluate opportunities for offering incentives for exceeding minimum standards.

**Policy 2.5.4:** The City shall consider opportunities to reduce and/or mitigate natural disaster impacts in preparing its budget, evaluating public projects, and determining priorities by department.

**Policy 2.5.5:** The City shall give high priority to infrastructure improvements and other engineering solutions that will increase public health and safety by improving flood resiliency. The City shall evaluate the use of green infrastructure designs, such as low impact stormwater designs, where feasible and effective.

**Policy 2.5.6:** Based on rising seas data as they evolve and associated vulnerabilities, to allow for flexible adjustments, preserve future strategic adaptation implementation options to maintain maximum resiliency in response to new risks and vulnerabilities; the City will take advantage of new emerging data and technological opportunities in its decision-making. The City's basis for measuring sea level rise shall be as per the Recommended Projection of Sea Level Rise in the Tampa Bay Region, as may be revised from time-to-time by the Tampa Bay Climate Science Advisory Panel.

**GOAL 3:** The City shall expedite post-disaster recovery and reduce the future risk to human life, and public

and private property from natural hazards through recovery and redevelopment strategies.

**Objective 3.1:** The City's Damage Assessment Team will investigate preliminary damage assessments and coordinate post-disaster recovery and redevelopment activities as the City's designated Recovery Task Force.

**Policy 3.1.1:** The Post Recovery Task Force shall consist of the City Emergency Management Coordinator and staff of the Planning, Public Works, Building and Finance Departments and other members as appointed by the City Manager or his designate.

**Policy 3.1.2:** The Post Recovery Task Force shall fulfill the following responsibilities, as well as others deemed necessary:

- *Develop damage assessments.*
- *Take necessary steps to seek financial assistance from the appropriate state and federal agencies through the designated County agency.*
- *Authorize immediate clean-up and repairs necessary to protect the public health, safety and welfare;*
- *Identify areas within the community where minor, moderate and major damage has occurred;*
- *If necessary, recommend to the City Commission temporary building moratoria for building activities not essential to protect health, safety and welfare;*
- *Recommend to the City Commission appropriate hazard mitigation policies which should be implemented in response to the disaster; and*
- *Prepare a report evaluating post-disaster redevelopment response and make recommendations for necessary changes to this Comprehensive Plan.*

**Policy 3.1.3:** The Post Recovery Task Force shall take advantage of available training opportunities from federal, state, regional and local sources.

**Objective 3.2:** In order to effectively manage the timing and sequence of reconstruction, the City will establish, in advance, a set of reconstruction permitting procedures.

**Policy 3.2.1:** Following a major hurricane event, the City Commission will adopt a temporary post-disaster building moratorium to allow sufficient time for immediate damage assessment, the identification of redevelopment opportunities, and hazard mitigation policy implementation.

**Policy 3.2.2:** The City shall adopt a post-disaster procedure which will expedite permitting for minor repairs. The procedure shall include development plan review, engineering approval and building permitting and shall provide that all permitting is coordinated with the appropriate agencies and consistent with the objectives of this Comprehensive Plan.

**Policy 3.2.3:** The City shall adopt and maintain a recovery plan consistent with the plans for Pinellas County.

**Objective 3.3:** The City shall consider key reconstruction and redevelopment strategies which will be considered to promote hazard mitigation.

**Policy 3.3.1:** Where feasible, property which has received recurring major hurricane damage from storm surge should be publicly acquired or designated preservation or conservation on the Future Land Use Map to prevent redevelopment of the property to its pre-hurricane land use.

**Policy 3.3.2:** The City shall consider one or more of the following strategies in those areas which

receive major or moderate damage:

- *Relocation further inland (moving development/infrastructure away from the coastal high hazard area);*
- *Reduction of permissible density of development in the area;*
- *Reconstruction according to more stringent building and construction standards; and*
- *Public acquisition of damaged areas.*

**Policy 3.3.3:** The City shall interrelate hazard and non-hazard mitigation goals during reconstruction permitting process including the following objectives:

- *Enhancement of local recreational and open space opportunities; enhancement of local public beach access;*
- *Enhancement and restoration of local natural ecosystems;*
- *Reduction of traffic congestion, noise, and other transportation related problems; and*
- *Enhancement of the long-term economic vitality of the local commercial base.*