

Chapter VI  
COASTAL MANAGEMENT ELEMENT- 2017  
GOALS, OBJECTIVES AND POLICIES

INTRODUCTION

This chapter presents goals, objectives, and policies for the Coastal Management Element pursuant to F.S. §-163.3177(6)-(g) and §-163.3178, and the Community Planning Act (2011) F.S. §-163.3161 et. seq§9J-5.012(3), FAC. The purpose of this element is to plan for appropriate restrictions to development activities, where such activities would damage or destroy coastal resources, and to protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.

Florida §163.3178(6) (g) requires that the Coastal Management Element be based on studies, surveys, and data, and be consistent with coastal resource plans, and must contain maps which depict the following uses:

- Figure VI-1 Existing Coastal Uses
- Figure VI-2 Wildlife Habitat
- Figure VI-3 Wetland and Other Vegetative Habitat
- Figure VI-4 Undeveloped Areas
- Figure VI-5 Coastal High Hazard Area
- Figure VI-6 Areas Subject to Coastal Flooding
- Figure VI-7 Public Access Routes to Beach and Shore Resources
- Figure VI-8 Historic Preservation Areas

Maps depicting these uses can be found after the Goals, Objectives and Policies of this Element.

GOALS, OBJECTIVES AND POLICIES

**Goal 1 Conserve, protect, and restore coastal natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics; and preserve and expand opportunities for the general public to access, use and enjoy the ocean beaches, the Halifax River, and other natural resource areas with passive and active recreational potential.**

Objective 1.1 Ensure the long-term protection, restoration and enhancement of the natural upland and wetland habitats of the coastal area, particularly areas identified as critical habitat for threatened and endangered species and species of special concern, through cooperation and coordination with federal, state and regional agencies, as well as Volusia County and adjoining coastal municipalities.

*Policy 1.1.1* The ~~†~~Town recognizes that the natural coastal resources of one jurisdiction are often affected by activities occurring in adjacent jurisdictions, and that a coordinated, area-wide effort is necessary to adequately manage

43 | such resources. For this reason, the ~~the~~Town shall cooperate to the greatest  
44 | degree possible to manage, preserve and enhance the area-wide coastal  
45 | resources.

46 | *Policy 1.1.2* Cooperate and coordinate with Volusia County, adjoining  
47 | coastal cities, federal, state and regional agencies, and other interested  
48 | parties in developing consistent standards, criteria and land development  
49 | regulations for the preservation and enhancement of coastal resources.

50 | *Policy 1.1.3* The ~~the~~Town shall work with Volusia County and state entities to  
51 | acquire, restore and enhance natural and open areas such as critical wetland  
52 | upland habitats, including threatened and endangered species and species of  
53 | special concerns. This may include restoring or enhancing degraded natural  
54 | areas such as restoration of natural communities, restoration of natural  
55 | hydrology and/or removal of non-native vegetation.

56 | *Policy 1.1.4* The ~~the~~Town shall seek to maintain existing public access to the  
57 | shoreline, and enhance access where possible to water areas including the  
58 | river and the beaches.

59 | *Policy 1.1.5* The ~~the~~Town shall work with the county and state entities to  
60 | protect the wetland resources west of South Peninsula Drive, and maintain  
61 | the ecological continuity of the ecological corridor.

62 | Objective 1.2 Protect, conserve and enhance coastal resource wetlands, wildlife  
63 | habitat and living marine resources by continued implementation of the LUDC's  
64 | development regulations.

65 | *Policy 1.2.1* Development in habitat areas listed by the ~~State of~~ Florida Fish  
66 | and Wildlife Conservation Commission and the U.S. Fish and Wildlife  
67 | Service as Endangered, Threatened or Species of Special Concern shall not  
68 | adversely impact the listed species.

69 | *Policy 1.2.2* The ~~the~~Town shall ensure maintenance and protection of the  
70 | natural functions of the wetland areas by ensuring avoidance of wetland  
71 | impacts wherever practical, and maintain mitigation standards for wetland  
72 | impacts. Development adjacent to riverine shoreline areas shall maintain a  
73 | habitat buffer zone to protect or conserve the canopy, understory and ground  
74 | cover of native upland vegetation and wetlands. Buffers not less than 25 feet  
75 | in width shall be established adjacent to and surrounding all wetlands.  
76 | Wetland buffers greater than 25 feet in width may be required if the upland  
77 | activity adversely impacts the wetlands' beneficial functions.

78 | *Policy 1.2.3* The ~~the~~Town shall encourage the dedication of portions of  
79 | wetlands to the ~~the~~Town, county or other non-profit conservation entity through  
80 | incentive programs.

81 | Objective 1.3 The ~~the~~Town shall permit the use of limited shoreline land areas  
82 | based on type of water-dependent use, adjacent land use, water quality,  
83 | impact on critical habitat and coastal resources ~~and~~ in accordance with the  
84 | priorities for shoreline uses set forth in Policy 1.3.1.

85 | *Policy 1.3.1* Priorities for shoreline land uses shall be given to water  
86 | dependent uses over water-enhanced or related land uses. When reviewing  
87 | applications for Comprehensive Plan amendments, rezoning and  
88 | development, said uses shall have the following priority:

89 | A. Of highest priority are uses related to the protection of coastal and  
90 | natural resources.

91 | B. Water-dependent uses such as aquaculture and wildlife production,  
92 | recreation, public access, existing and proposed marinas and navigation  
93 | facilities, and water-dependent utilities and commerce that do not create an  
94 | adverse impact upon water quality, critical habitat, coastal resources or  
95 | surrounding land uses.

96 | C. Water enhanced uses such as recreation, residential and commerce.

97 | D. Of lowest priority are those uses which are non-water dependent that  
98 | do not benefit from a shoreline use or uses that may negatively impact  
99 | shoreline natural resources.

100 | *Policy 1.3.2* The ~~the~~Town shall continually ensure that its LUDC regulations  
101 | are consistent with Objective 1.3 and Policy 1.3.1 of this element.

102 | *Policy 1.3.3* The ~~the~~Town may permit new or expanded marina facilities only if  
103 | they are consistent with Ponce Inlet's Comprehensive Plan policies and the  
104 | Manatee Protection Program for Volusia County that was approved by the  
105 | Florida Fish and Wildlife Conservation Commission on October 19, 2005.

106 | *Policy 1.3.4* All new or redeveloped facilities for the storage of boats in either  
107 | wet or dry slips shall comply with the ~~the~~Town's boat slip allocation ordinance,  
108 | the Comprehensive Plan and the Manatee Protection Program for Volusia  
109 | County that was approved by the Florida Fish and Wildlife Conservation  
110 | Commission on October 19, 2005. The ~~the~~Town shall ensure that all slips  
111 | within the ~~the~~Town remain within the total slip allocation as permitted by the  
112 | Florida Fish and Wildlife Commission.

113 | *Objective 1.4:* The ~~the~~Town shall develop strategies to lessen the impact of natural  
114 | disasters a destructive storm on human life, property, public facilities and natural  
115 | resources.

116 | *Policy 1.4.1:* ~~Population concentrations shall be directed away from the~~  
117 | ~~Coastal High Hazard Area (CHHA). The Coastal High Hazard Area (CHHA)~~  
118 | ~~is defined as the area below the elevation of the Category 1 storm surge line~~  
119 | ~~as established by a Sea, Lake and Overland Surges from Hurricanes~~  
120 | ~~(SLOSH) computerized storm surge model. -Since a substantial portion of the~~  
121 |

122 | ~~€~~Town is located within the CHHA, the ~~€~~Town has adopted Policy 1.1.4 in its  
123 | Future Land Use Element-~~GOP~~, restricting reclassifications of land use that  
124 | allows s any increase in residential density.  
125 |

126 | *Policy 1.4.2:* The Town shall limit ~~P~~public expenditures and facilities to  
127 | subsidize existing and future development and redevelopment in the CHHA  
128 | that would increase exposure to coastal hazards for human life, property,  
129 | public facilities and natural resources ~~shall be prohibited that will encourage~~  
130 | new development inside the ~~CHHA~~, unless the facilities are consistent with  
131 | policies specifically identified in this Comprehensive Plan. This limitation  
132 | ~~prohibition~~ does not include: facilities associated with redevelopment or  
133 | development of properties in accordance with previously approved  
134 | subdivisions or site plans; public access and recreation facilities; facilities  
135 | necessary for public health, safety and welfare or resource restoration  
136 | projects and/or facilities. ~~Public facility expenditures that encourage new~~  
137 | high density development inside the CHHA shall be discouraged. Public  
138 | facilities shall not be constructed in the CHHA unless it has first been  
139 | determined that there are no other feasible sites outside the CHHA. If  
140 | constructed, all public facilities in the CHHA shall be flood-proofed to ensure  
141 | minimum damage from storms and hurricanes. Any reconstruction or repair  
142 | of public infrastructure necessitating state funds shall be designed to  
143 | minimize potential damage (i.e., wind and/or flooding) from hurricanes or  
144 | other storms.  
145 |

146 | *Policy 1.4.3:* ~~Prior to the development of public facilities in the CHHA, it~~  
147 | ~~shall be determined that there are no other feasible sites outside said area.~~  
148 | The Town shall employ regulatory and management techniques in the LUDC  
149 | with proposed development in the CHHA to mitigate the threat to human life  
150 | and property. Such techniques shall include, but not be limited to:  
151 | 1) Requirements to reinforce buildings to withstand impacts of wind loads  
152 | that meet or exceed requirements of the Florida Building Code;  
153 | 2) Requirements to set the minimum finished floor elevation equal to the  
154 | maximum design flood elevation per the Residential Building Code and  
155 | the National Flood Insurance Program (NFIP);  
156 |

157 | *Policy 1.4.4:* ~~If constructed, all public facilities in the CHHA shall be flood-~~  
158 | ~~proofed to ensure minimum damages from storms and hurricanes. The Town~~  
159 | ~~shall guide redevelopment in a manner that eliminates inappropriate and~~  
160 | ~~unsafe development in the coastal areas as opportunities arise. Specifically,~~  
161 | ~~the Town will:~~  
162 | 1) Continue to utilize the LUDC and the Code of Ordinances to implement  
163 | principles, strategies, and engineering solutions that reduce the flood risk  
164 | in coastal areas resulting from high-tide events, storm surge, flash floods,  
165 | stormwater runoff, and the related impacts of sea-level rise;  
166 | 2) Encourage the use of best practices, principles, strategies and engineering  
167 | solutions that will result in the removal of coastal property from Federal  
168 | Emergency Management Agency (FEMA) flood zone designations;

- 169 | 3) Identify site development techniques and best practices that may reduce  
170 | losses due to flooding and claims made under flood insurance policies  
171 | issued in the state of Florida.
- 172 | 4) Be consistent with, or more stringent than, the flood-resistant  
173 | construction requirements in the Florida Building Code and applicable  
174 | flood plain management regulations set forth in Title 44 Code of Federal  
175 | Regulation part 60 (Flood Plain Management).
- 176 | 5) Require that any construction activities seaward of the FDEP coastal  
177 | construction control lines be consistent with F.S. 161 (Beach and Shore  
178 | Preservation).

179 |

180 | *Policy 1.4.5:* The ~~†~~Town shall regulate development that could impact  
181 | natural dune systems by requiring development applications to provide a  
182 | plan that ~~addresses that~~ avoids disturbance to dunes, if possible, and  
183 | provides dune protection and stabilization measures, ~~flood-proofing of~~  
184 | ~~utilities and requirements for structural wind resistance and floodplain~~  
185 | ~~management.~~

186 |

187 | *Policy 1.4.6:* All development in the Hurricane Vulnerability Zone (HVZ)  
188 | shall be consistent with the federal flood hazard requirements.

189 |

190 | *Policy 1.4.7:* The ~~†~~Town shall continue to participate in the Community  
191 | Rating System of the ~~National Flood Insurance Program (NFIP).~~

192 |

193 | *Policy 1.4.8:* ~~Any reconstruction or repair of the infrastructure necessitating~~  
194 | ~~state funds shall be designed to minimize potential damage (i.e., wind and/or~~  
195 | ~~flooding) from hurricanes or other storms. The Town shall ensure that~~  
196 | ~~required public facilities will be in place to meet the demand imposed by~~  
197 | ~~completed development or redevelopment, consistent with the adopted LOS~~  
198 | ~~standards in Capital Improvement Element Policy 1.4.1.~~

199 |

200 | *Policy 1.4.9:* The ~~†~~Town, in accordance with ~~Federal Emergency~~  
201 | ~~Management Agency—FEMA~~ requirements, shall adopt and implement a  
202 | mitigation plan to reduce damage in areas of repetitive loss due to flooding.

203 |

204 | *Policy 1.4.10:* The ~~†~~Town shall continue to participate~~ion~~ in the Volusia  
205 | County's Emergency Management Service's "Local Mitigation Strategy"  
206 | (LMS), as necessary and appropriate, through capital improvements  
207 | programming and land development regulations in order to establish a  
208 | continuing program of hurricane mitigation. The LMS is a result of a county-  
209 | wide multi-jurisdictional program called Volusia 2020.

210 |

211 | *Policy 1.4.11:* The implementation of adopted LOS and capital improvements  
212 | identified in the Comprehensive Plan shall assist in improving the quality of  
213 | coastal resources, estuarine environments, shorelines, and other natural  
214 | resources.

216 *Objective 1.5* In conjunction with Port Orange, Volusia County and Daytona Beach  
217 Shores, the †Town shall ensure that it maintains hurricane evacuation times. The  
218 level of service for out-of-county hurricane evacuation shall be no greater than  
219 sixteen (16) hours for a category 5-storm event as measured on the Saffir-Simpson  
220 scale. ~~—prior to the consideration of any proposals to amend a Future Land Use~~  
221 designation that has the effect of increasing residential density in the community.

222  
223 *Policy 1.5.1:* The Town of Ponce Inlet may require a ~~complete,~~  
224 comprehensive hurricane evacuation analysis prior to considering any Future  
225 Land Use amendment that would increase residential density in the  
226 community or to approving any development that would potentially affect the  
227 hurricane evacuation level of service.—Proposed Comprehensive Plan  
228 amendments shall demonstrate that a 12-hour evacuation time to the nearest  
229 shelter is maintained for a Category 5 storm event as measured on the Saffir-  
230 Simpson scale and shelter space is reasonably expected to accommodate the  
231 residents of the development contemplated; or appropriate mitigation is  
232 provided. Appropriate mitigation shall include, without limitation, payment  
233 of money, contribution of land, and construction of hurricane shelters and  
234 transportation facilities where appropriate. Required mitigation shall not  
235 exceed the amount required for a developer to accommodate impacts  
236 reasonably attributable to development. The Town and developer shall enter  
237 into a binding agreement to memorialize the mitigation plan.

238  
239 *Policy 1.5.2:* The Town shall continue to coordinate with Volusia County and  
240 adjacent cities to ensure that its LOS standards for evacuation times are  
241 consistent and achievable.

242  
243 *Policy 1.5.3:* In conjunction with Port Orange, Daytona Beach Shores and  
244 Volusia County, the †Town shall establish and promulgate emergency  
245 evacuation plans and shall provide copies of these plans to all residents so  
246 that they will be informed as to traffic re-routings, directional flow  
247 restrictions and intersection controls that will be employed to minimize  
248 evacuation times.

249  
250 *Objective 1.6* The †Town shall continue to comply with the Volusia County Manatee  
251 Protection Plan (MPP) that was approved by the Florida Fish and Wildlife  
252 Conservation Commission on October 19, 2005. This plan calls for the protection of  
253 waterway resources in the town by regulating powerboat impacts on this  
254 environmental resource. ~~The town hereby adopts the Volusia County Manatee~~  
255 ~~Protection Plan (MPP), including the Boat Facility Siting Plan.~~

256 *Policy 1.6.1* The †Town shall use the MPP's "slip-aggregation" option as the  
257 ~~level of service- LOS~~ for the number of powerboat slips that may be permitted  
258 within the †Town.

259 | *Policy 1.6.2* Based on the data and analysis compiled in the MPP, the ~~the~~ Town  
260 | Council shall not allow more than 1,389 powerboat slips to be constructed  
261 | within the Town limits.

262 | *Policy 1.6.3* Single-family residential riverfront lots will not be denied their  
263 | riparian rights to construct one dock per lot. If single-family residential  
264 | riverfront lots are subdivided subsequent to the approval of the MPP, each  
265 | additional single-family residential riverfront lot shall represent one  
266 | powerboat slip that is part of the total number of powerboat slips allocated to  
267 | the Town of Ponce Inlet.

268 | *Policy 1.6.4* The data and analysis used to determine the allowable densities  
269 | of powerboat slips shall be monitored through the reevaluation of the  
270 | Manatee Protection Plan (~~MPP~~) data at least every five years. This  
271 | reevaluation may be in association or concurrent with the county's evaluation  
272 | of the Manatee Protection Plan.

273 | *Policy 1.6.5* Marina operators shall be required to comply with manatee  
274 | protection measures of the ~~Manatee Protection Plan~~ MPP.

275 | *Policy 1.6.6* The Town shall maintain and enforce its boat slip allocation  
276 | program. This program shall provide for equitable allocations of new wet and  
277 | dry slips. Upland slips may be permitted under this allocation program if  
278 | they can meet the requirements of the Comprehensive Plan and the Town  
279 | Codes. Upland/dry slips development shall be balanced against other  
280 | community policies, including neighborhood compatibility and visual impacts.  
281 | Dry slips shall not take precedence over wet slips based solely on  
282 | environmental concerns.

283 | *Policy 1.6.7* The ~~the~~ Town's existing boat ramp shall be deemed to provide an  
284 | adequate level of service for ~~the~~ Town residents of one ramp per 7,500 residents.

285 | **Goal 2 Protect, enhance, and restore the natural function of the beach and dune system.**

286 | Objective 2.1 The ~~the~~ Town will continue to administer and enforce its comprehensive  
287 | dune management program for the purpose of preserving and enhancing the existing  
288 | dunes and stabilizing vegetation.

289 | *Policy 2.1.1* The ~~the~~ Town shall require oceanfront property owners to use dune  
290 | fencing, re-vegetation and other sand trapping methods to build up the  
291 | primary dune system.

292 | *Policy 2.1.2* The ~~the~~ Town shall adopt and enforce excavation and grading  
293 | regulations that prevent removal or destruction of the primary dune.

294 | *Policy 2.1.3* Access to the beach shall be confined to elevated walkways,  
295 | subject to approval as required by applicable state agencies and the LUDC.

296 *Policy 2.1.4* Seawalls, bulkheads and other hardened shoreline structures  
297 that reflect rather than absorb wave energy shall be prohibited on all  
298 properties that front on the Atlantic Ocean, except that hardened, rip-rap  
299 type structures which reflect wave energy may be installed to protect  
300 essential public infrastructure from damage or destruction caused by erosion.

301 *Policy 2.1.5* A hardened shoreline structure which primarily reflects rather  
302 than absorbs wave energy may be permitted as a temporary and emergency  
303 measure and as the only practical means of protecting upland major  
304 habitable structures which are in immediate danger of collapse from damage  
305 of destruction cause by coastal erosion. Additional factors to consider are  
306 protection of the beach-dune system: siting and design criteria for the  
307 protective structure; impacts on adjacent properties; preservation of public  
308 beach access; protection of native coastal vegetation and nesting marine  
309 turtles and their hatchlings. These structures shall be removed once the  
310 immediate danger has passed and replaced with structures that absorb  
311 rather than reflect wave energy.

312 | Objective 2.2 The ~~t~~Town shall coordinate with the ~~East Central Florida Regional~~  
313 | ~~Planning Council ECFRPC~~, Volusia County and other coastal cities, as appropriate,  
314 | in continually evaluating the long-term problems related to post-disaster  
315 | redevelopment.

316 | *Policy 2.2.1* Consistent with Future Land Use Element 1.3.2, the ~~t~~Town  
317 | shall amend its LUDC to provide post-disaster hurricane reconstruction  
318 | standards that allow lawfully established non-conforming structures to be  
319 | rebuilt to their original condition, subject to current building and life-safety  
320 | codes.

321 | *Policy 2.2.2* The ~~t~~Town shall cooperate and coordinate with the ~~e~~County in  
322 | its preparation of an updated Post-Disaster Development Plan. The ~~t~~Town  
323 | shall participate in this effort as appropriate, and reassess its policies and  
324 | procedures if necessary to address post-disaster redevelopment policies at the  
325 | local level.

326 **Goal 3 Protect the Town's significant historic resources.**

327 | Objective 3.1 Maintain regulations necessary to preserve the historic resources of  
328 | the ~~t~~Town.

329 | *Policy 3.1.1* Future development and redevelopment activities in the areas  
330 | surrounding the historical sites and structures identified in the ~~t~~Town's  
331 | historical inventory shall be reasonably compatible with those historical sites  
332 | and structures.

333 | *Policy 3.1.2* Ensure that all historical sites and structures eligible for  
334 | inclusion on the National Register of Historic Places will be submitted to the  
335 | U.S. Department of the Interior for inclusion on the Register.

336 *Policy 3.1.3* Adaptive reuse of historic structures in a manner that will  
337 preserve the historic value of such structures shall be given priority over  
338 demolition and/or redevelopment that would reduce their historic value.

339 | *Policy 3.1.4* The [Town](#) shall continue, with voluntary assistance from  
340 historians and archaeologists as may be available, to identify significant  
341 historic sites and structures.

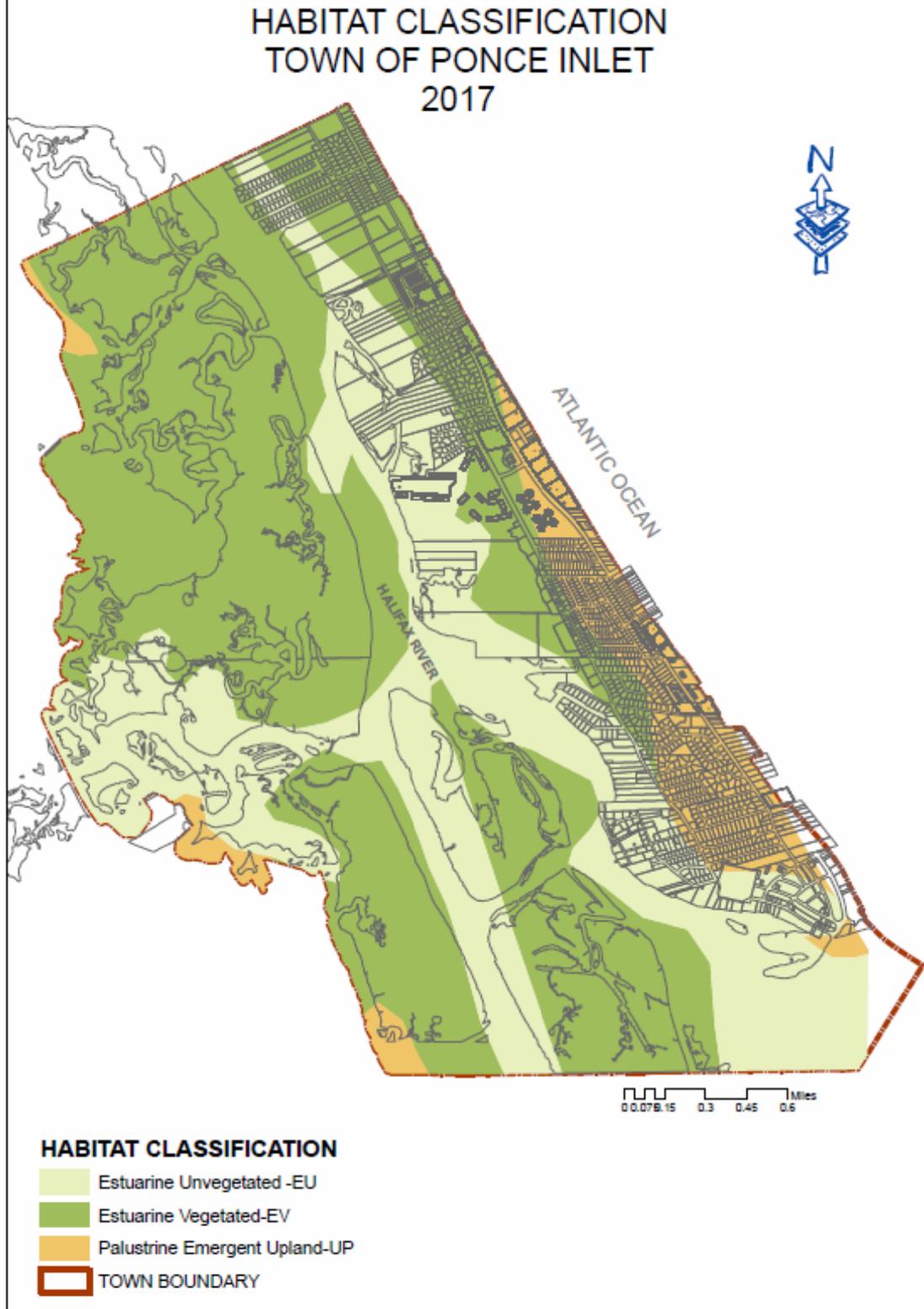
342 | Objective 3.2 The [Town](#) shall ensure that all significant vistas that include  
343 the lighthouse or surrounding historic grounds as an important feature will  
344 be preserved.

345 | *Policy 3.2.1* The [Town](#) shall prepare and adopt a plan and implementing  
346 regulations necessary to preserve the historic setting and scenic view of the  
347 Ponce [de Leon](#) Lighthouse.

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Figure VI-2 Wildlife Habitat

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**HABITAT CLASSIFICATION**

-  Estuarine Unvegetated -EU
-  Estuarine Vegetated-EV
-  Palustrine Emergent Upland-UP
-  TOWN BOUNDARY

Planning and Development Dept.  
4300 S. Atlantic Avenue  
Ponce Inlet, FL 32127

Source: St. Johns Water Management District

**TOWN OF  
PONCE INLET  
VOLUSIA COUNTY, FLORIDA**



Figure VI-3  
Wetland and Other  
Vegetative Habitat

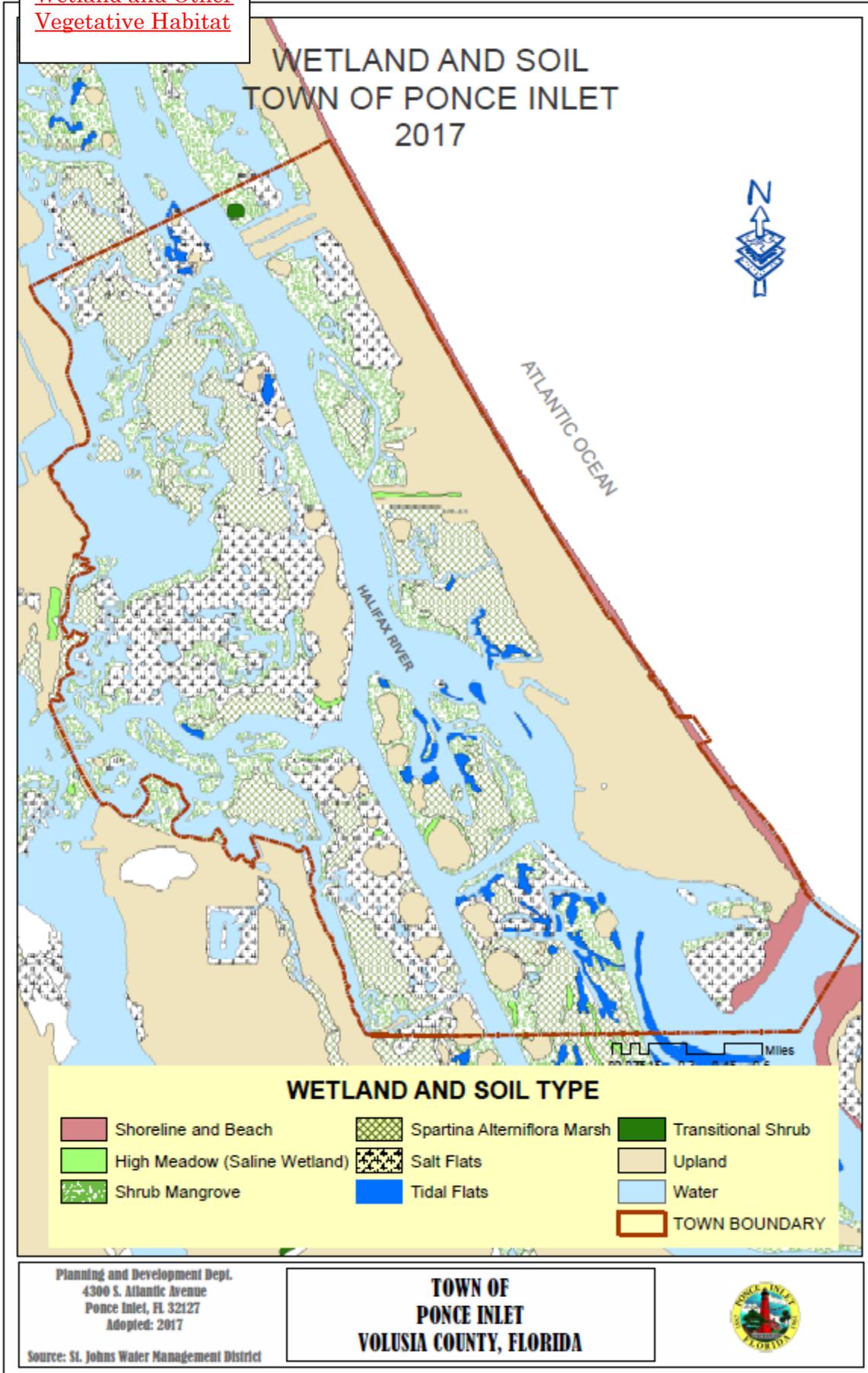


Figure VI-4 Undeveloped Areas

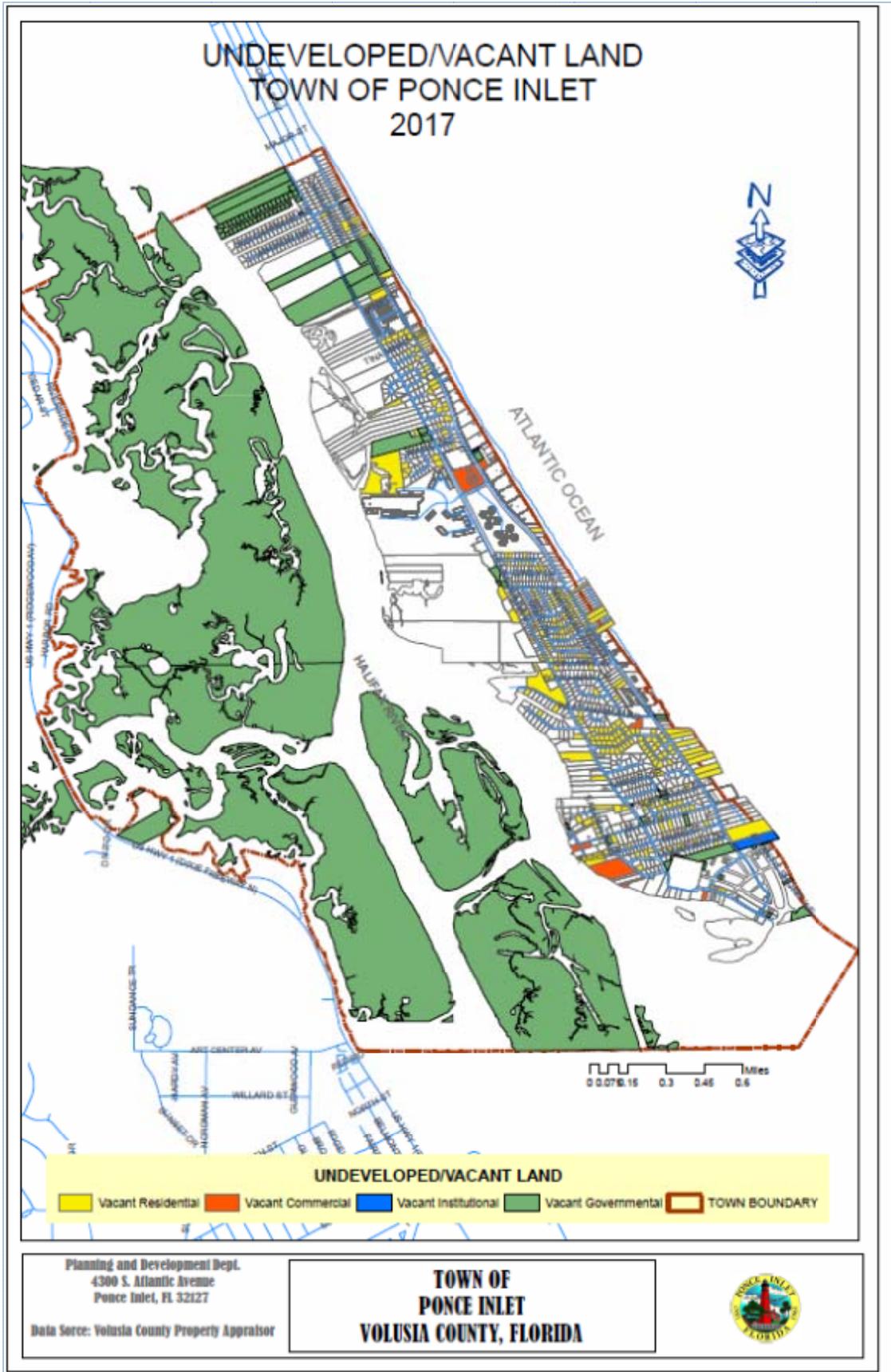


Figure VI-5 Coastal High Hazard Area

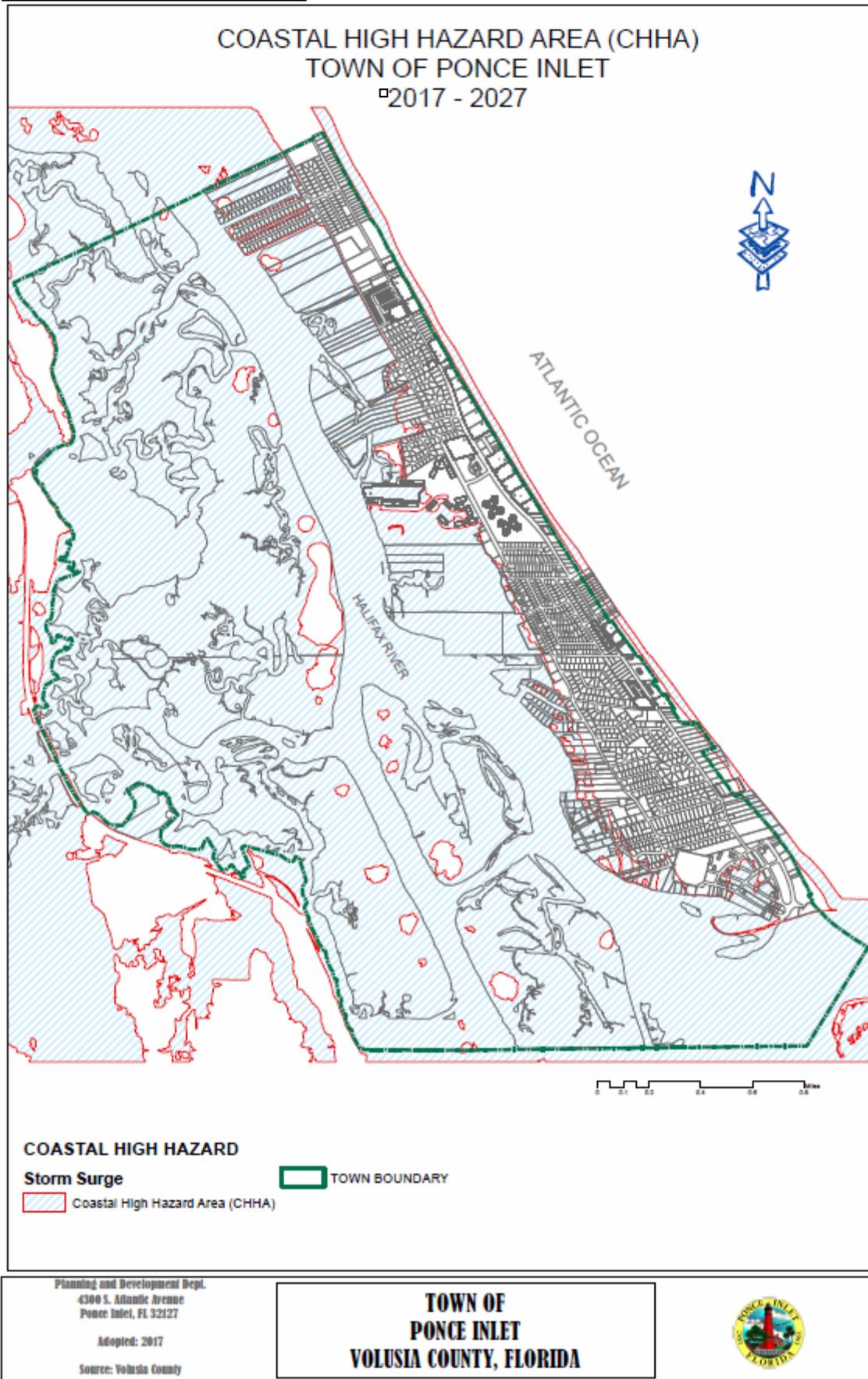


Figure VI-6 Areas Subject to Coastal Flooding

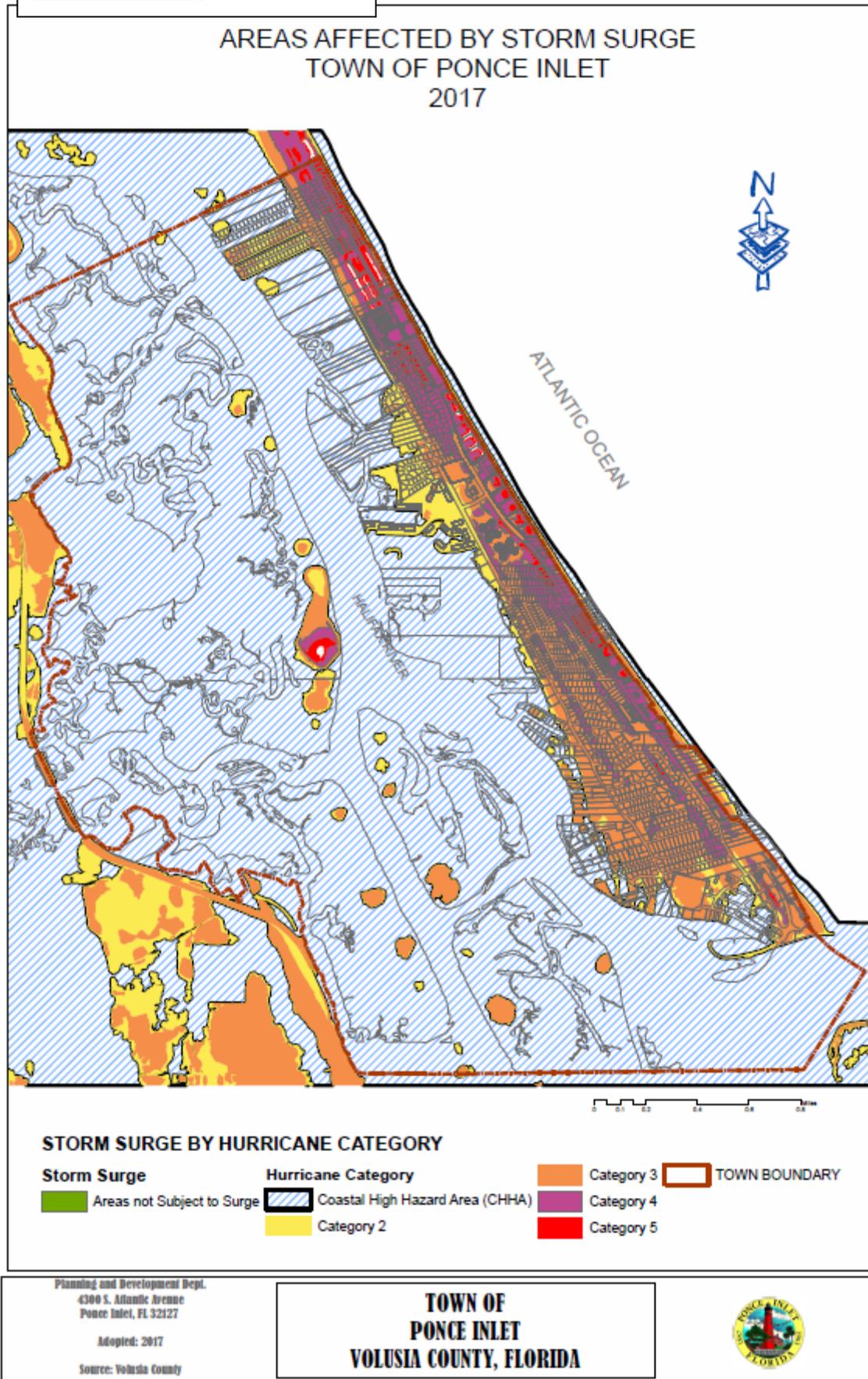


Figure VI-7 Public Access Routes to Beach and Shore Resources

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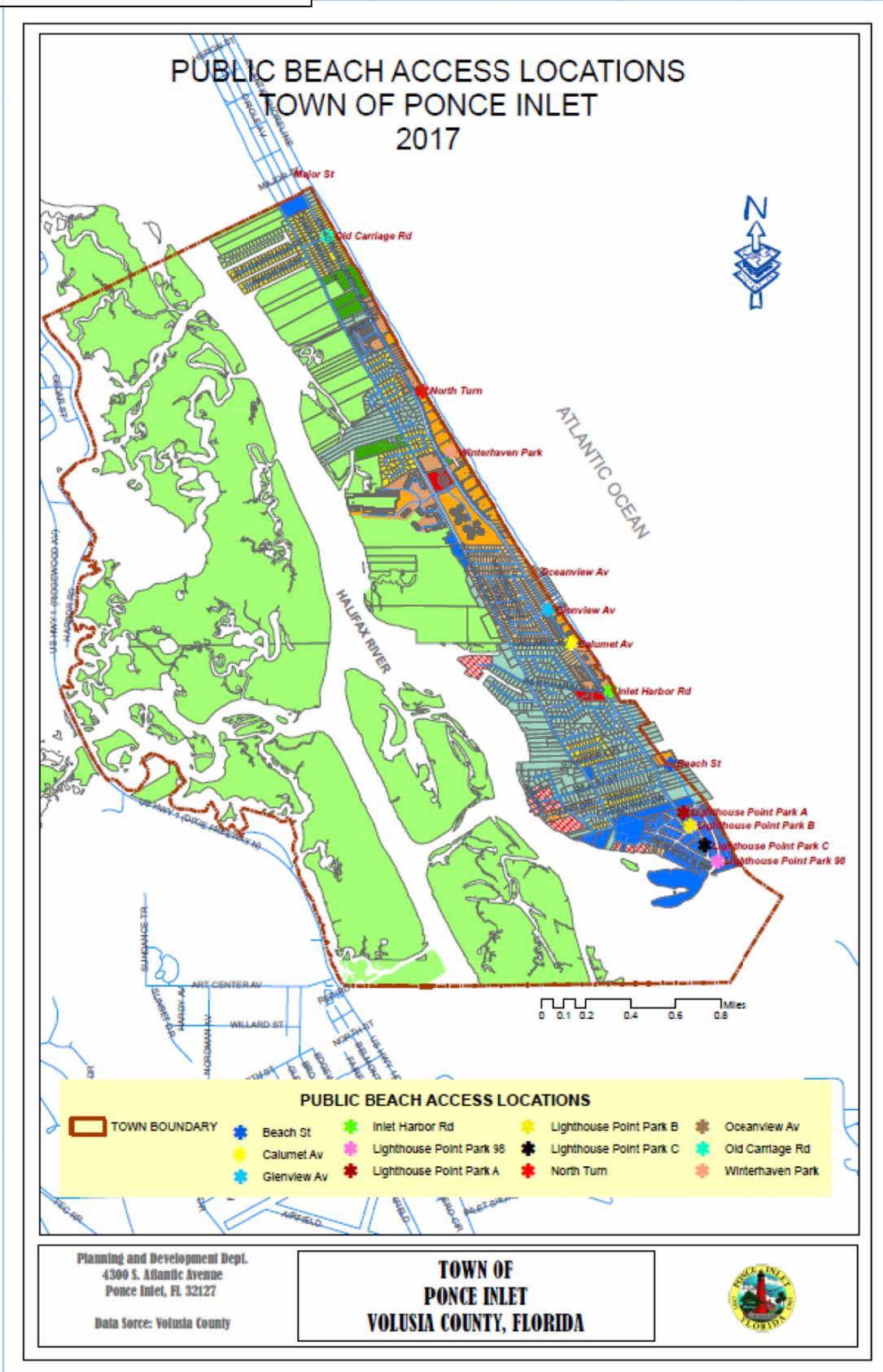


Figure VI-8 Historic Preservation Areas

