



TAMPA PORT AUTHORITY

August 29, 2008

Mr. Hassan Halabi
Hillsborough County City-County Planning Commission
601 East Kennedy Boulevard, 18th Floor
Tampa, FL 33602

Dear Mr. Halabi:

The Tampa Port Authority has completed the update to its Master Plan and is submitting proposed text amendments to the Hillsborough County and City of Tampa Comprehensive Plans in order to comply with State of Florida requirements for port master plans.

We have completed the necessary coordination needed to brief key Planning Commission staff on the purpose and content of the amendment. We first met with Steve Griffin and other key Planning Commission staff in February of this year to in preparation for this submittal. We completed a consistency determination earlier in the year and have subsequently met with Planning Commission staff regarding this proposed amendment and indicated that we would be submitting this amendment at this time.

We have retained Renaissance Planning Group to assist the Tampa Port Authority in all matters association with this plan amendment and consent to Renaissance staff representing the Tampa Port Authority to the Planning Commission and staff. Alan Steinbeck will be the primary point of contact for this task.

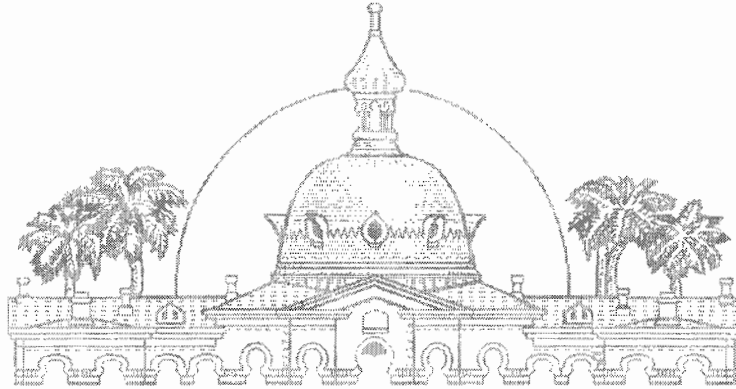
As a government agency, we request the normal fee for the plan amendment to be waived.

Thank you for your consideration and assistance in processing this amendment application.

Sincerely,

Ram Kancharla
Senior Director of Planning and Development

Future of Hillsborough Comprehensive Plan Text Amendment Application



Direct to:

**THE
PLANNING
COMMISSION**

Hillsborough County City-County Planning Commission
601 E. Kennedy, 18th Floor
P.O. Box 1110
Tampa, Florida 33601-1110
Phone: (813) 272-5940
Website: www.theplanningcommission.org

Future of Hillsborough Comprehensive Plan Text Amendment Application

INSTRUCTIONS

1. Submit 2 Hard Copies of the application . If you'd like to complete this application via electronic file, please request the application from Terry Eagan at Eagant@plancom.org
2. If possible submit 1 electronic file (if possible) of the complete application using the Microsoft Word format.
3. For detailed information regarding the Plan Amendment process and requirements see the **Procedures Manual and Fee Schedule for Plan Amendments to the Future of Hillsborough Comprehensive Plan** available from the Planning Commission and on-line at <http://www.theplanningcommission.org/> under Hillsborough County/Plan Amendment Procedures manual.

RECOMMENDED FEE SCHEDULE FOR PLANNING COMMISSION SERVICES

Text Amendments

- \$1,000
- Plus Actual Cost of Advertising in newspaper of general circulation
- Plus Actual Cost of Advertising in 2 minority or neighborhood newspapers

Future of Hillsborough Comprehensive Plan Text Amendment Application

Please PRINT or TYPE the information required to complete the application

I. GENERAL PROCESS INFORMATION

Submission Date: August 29, 2008

Plan Amendment Cycle: Round 2 Year2008

Applicant's Name: Tampa Port Authority, Ram Kancharla

Address: 1101 Channelside Drive

Tampa, FL 33602

Phone:

(813)-905-5162

Email: rkancharla@tampaport.com

I declare that the information and statements made herein, in the attachments and in the affidavits are full and honest disclosures, to the best of my knowledge and belief. This application, with all attachments, is herewith submitted for consideration by the Hillsborough County City- County Planning Commission and the Board of County Commissioners and represents a petition by the undersigned for approval of an amendment to the Plan.

Applicant's Signature: Ram Kancharla Date 8/28/08

I. PROPOSED TEXT AMENDMENT

Attach copy of proposed text. If the text amendment revising and existing Plan Goal, Objective or Policy show the revisions using underline for added text and ~~strikeout~~ for deleted text.

Effected Comprehensive Plan Element(s) Coastal Management Element and Transportation Element

Explain why the text amendment is being proposed. This text amendment to the Coastal Management Element and the Transportation Element is being proposed to officially incorporate the Tampa Port Authority Master Plan, adopted by the Tampa Port Authority Board on July 17, 2008, into the Hillsborough County Comprehensive Plan. This amendment will satisfy requirements in the Florida Statutes and the Florida Administrative Code for port master plans and comprehensive plans. The Tampa Port Authority Master Plan, including its Objectives and Policies, was determined to be consistent with the Hillsborough County Comprehensive Plan on June 9, 2008. The Master Plan calls for the coordination of future land use amendments between the Planning Commission, Hillsborough County and the Tampa Port Authority within a defined Port Activity Center. Establishing the Port Activity Center boundaries and outlining the coordination process requires the text of the Comprehensive Plan to be amended.

Is there an associated Future Land Use Map Amendment? If so, explain reason for change.

No, but the Port Activity Center map is proposed to be included in the Future Land Use map series.

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III. PRE-SUBMITTAL INFORMATION

A. Pre-Application Conference - Pre-application conferences shall take place at least 15 days prior to the actual filing of the plan amendment.

Meeting held with:

LPA Staff Person: ___ See attached
explanation _____ Date: _____

Pre-Application Conference Form - *Copy signed by the Reviewer and Applicant must be attached to this application*

B. Application Conference - Applicant is required to schedule an application conference with the LPA staff to submit an application for a plan amendment on or prior to the submittal. It is recommended that the conference take place at least two days prior to the submission deadline to allow time to gather any missing data or materials.

Application Conference Document

Met with:

LPA Staff Signature: _____ Date: _____

FOR DEPARTMENT USE ONLY	
APPLICATION NO.: CPA -	FEES PAID:
ACCEPTED BY:	ACCEPTANCE DATE:
FORM REVISED: June 2005 File Name and Path:	ACCEPTED BUT INCOMPLETE: Must be received by: _____

*LPA staff may, upon written request demonstrating good cause, allow a party an extension of time of not more than 14 days to provide the information required by this application and the Procedures Manual and Fee Schedule for Amendments to the *Future of Hillsborough Comprehensive Plan*.

VI. REQUIRE DOCUMENTATION AND SUBMITTAL MATERIALS -(staff will check boxes)

Pre-Application Conference Form - Copy of signed Pre-Application Document

Justification - A brief statement explaining the change in circumstances or other reasons which would justify approval of the plan amendment request. Include reasons why such a change in plan text is necessary. This shall include information on the following items as they relate to long-range planning considerations:

- A. Transportation
- B. Community facilities (water, wastewater, fire, police, etc.)
- C. Land use compatibility
- D. Zoning
- E. Projected area population
- F. Relationship to plan designations in the larger area
- G. Consistency with the Comprehensive Plan - State specific Goals, Objectives and Policies that support the requested change.

Copy of the Application Fee Receipt in File

NOTE:

The Planning Commission may, within reason, request additional information, if the information provided by the requesting party is insufficient to analyze the proposed change in plan designations(s). Information submitted by the requesting party at either the Planning Commission meeting or Board of County Commissioners public hearing, which is beyond the scope of that submitted to Planning Commission staff in the original application, shall be grounds for a continuation of the public hearing until such time that the Planning Commission and staff can analyze such information. In the event of a continuance, the public hearing shall be rescheduled at the next regularly scheduled Board of County Commissioners' public hearing for plan amendment studies.

Hillsborough County Comprehensive Plan

Coastal Management Element

Port of Tampa Master Plan

The Hillsborough County Port District is established and the Tampa Port Authority is created pursuant to Chapter ~~84-44795-488~~, Laws of Florida, as amended. Under such laws, the exercise of powers established thereunder ~~are~~ is declared to be of public necessity and ~~are~~ is recognized as an essential government functions. The Comprehensive Plan recognizes that the Tampa Port Authority acts in furtherance of the public interest. The Tampa Port Authority has prepared a The Port of Tampa Master Plan, which has been incorporated as part of the Coastal Management Element. The Master Plan includes certain ~~goals~~, objectives and policies to meet the Tampa Port Authority's legislative mandate. Under the comprehensive plan the County encourages development and redevelopment of the port and infrastructure to serve the port in accordance with the Master Plan and other applicable laws and regulations in order to ensure the orderly development of the port.

The ~~Port of Tampa Master Plan~~, as adopted by the Tampa Port Authority, ~~will be~~ has been incorporated by reference into Hillsborough County's Comprehensive Plan per Chapter 9J-5, Florida Administrative Code. Refer to the Port Component of the Transportation Element for the Goals, Objectives and Policies that ensure consistency between the Plans of the County and the Tampa Port Authority.

OBJECTIVE 14: Hillsborough County shall encourage development and redevelopment of the Port of Tampa, and infrastructure to serve the Port, in accordance with thea Tampa Port Authority Master Plan and other applicable laws and regulations and shall protect the Port of Tampa and related maritime industries from encroachment of incompatible land uses.

Policy 14.1: Hillsborough County hereby incorporates by reference the Tampa Port Authority Master Plan, adopted by the Tampa Port Authority Board of Directors July 17, 2008-Update August, 2000.

Policy 14.2: Hillsborough County will collaborate with the Tampa Port Authority to ensure the objectives and policies of the Tampa Port Authority Master Plan are consistent with the goals, objectives and policies of the Comprehensive Plan.

Policy 14.3: Hillsborough County will collaborate with the Tampa Port Authority to ensure the Master Plan 2027 Land Use Vision for future port activities within the Port Activity Center is consistent with and supported by the goals, objectives and policies of the Comprehensive Plan and addressed during the development of land development policies and regulations. Likewise, the Tampa Port Authority will collaborate with the County to ensure the Master Plan goals, objectives, and policies are consistent with the Coastal Element.

Policy 14.4: The Tampa Port Authority has created and will periodically update an inventory of a vacant industrial property and identify current and future industrial land use needs for the Port and maritime related facilities and activities within the Port Activity Center.

Policy 14.5: The County recognizes the establishment of the Port Activity Center Area designated in the Port Master Plan. The Port Activity Center boundaries are depicted on Map X.X within the Future Land Use Map Series.

Policy 14.6: The County shall adopt and implement land development and zoning regulations to guide proposed development within the Port Activity Center or within 250 feet of said area. Such regulations shall include, but not be limited to regulations relating to permitted uses, buffers, screening, setbacks, transportation impacts and other land use parameters that will ensure orderly and compatible development between proposed development and the Port, maritime related facilities and activities, and commercial and industrial uses within and adjacent to the Port Activity Center.

Policy 14.7: The Planning Commission staff shall transmit a copy of all land use plan amendment applications within the Port Activity Center, or within 250 feet of said area, to the Tampa Port Authority in a prompt manner to ensure adequate review time and response prior to making a staff recommendation of consistency. The Planning Commission staff shall consider and appropriately address the comments of the Tampa Port Authority in formulating its recommendation.

Policy 14.8: The Planning Commission and the County shall review all proposed land use plan amendments within the Port Activity Center, or within 250 feet of said area, in order to preserve and protect property for future port-related uses and to ensure sufficient land is available for implementing the Master Plan 2027 Land Use Vision.

Policy 14.9: Proposed land use amendments within the Port Activity Center, or within 250 feet of said area, shall be analyzed for compatibility of the proposed use relative to Port, industrial, commercial, and maritime related facilities and activities, and for consistency with the Tampa Port Authority Master Plan and those other objectives and policies of the Comprehensive Plan concerning the Port of Tampa and/or the Tampa Port Authority. The compatibility analysis shall include a detailed evaluation of potential impacts to the transportation network, the environment, provision of public facilities and services, existing and future Port and maritime related activities and other surrounding land uses. The location, type, scale, density/intensity of uses permitted shall be compatible with the overall character of the existing and future industrial uses in the Port Activity Center. Plan amendments proposing industrial land uses shall be deemed compatible without the need for a compatibility analysis, given the proposed use is consistent with the Master Plan 2027 Land Use Vision for future port activities.

Policy 14.10: Proposed land use amendments for residential and mixed use development within the Port Activity Center, or within 250 feet of said area, may only be approved if the applicant addresses the compatibility of the proposed use with properties within 250 feet of the proposed use designated for industrial uses. Such proposed amendments shall require appropriate

mitigation techniques which include, but are not limited to, those mitigation techniques set forth in this policy area. Within the specialized regulations referenced in this policy area, the County shall adopt land development and zoning regulations which provide for mitigation techniques to be adopted as part of such proposed land use amendments, including but not limited to:

- Use of undisturbed or undeveloped land and/or landscaped buffers;
- Use of increased size, quality and density of screening materials;
- Increased setbacks which exceed the minimum code requirements;
- Innovative site design (which may include planned development review);
- Appropriate building design;
- Limits on duration/operation of uses;
- Noise attenuation techniques;
- Limits on density and/or intensity; and
- Alternative access to limit potential conflicts with automobile and truck traffic.

Transportation Element

OBJECTIVE 6.3: Hillsborough County in coordination with the City of Tampa, the Planning Commission, the Florida Department of Transportation, Hartline and the Metropolitan Planning Organization shall cooperate with the Port and Airport Authorities in their efforts to plan, build and maintain efficient surface transportation systems to move cargo and passengers on all modes by:

Policy 6.3.1: Ensure that port, airport and related facilities needs identified in their Master Plans and 5-year work programs are considered when prioritizing programmed roadway and transit service improvements in:

- a. the County's Capital Improvements or Transportation Improvement Program;
- b. the County's Capital Improvements Element

~~Policy 6.3.2: (Reserved)~~

Policy 6.3.32: The County shall ensure that public port and airport Master Plan activity levels are coordinated with key transportation and capital improvement planning years.

Policy 6.3.3: Through coordination with the MPO and FDOT and other transportation agencies, the County will identify, evaluate and prioritize transportation projects needed to serve major terminal facilities. The County will coordinate its concurrency management system policies, right of way preservation policies and capital improvements planning with master plans for port, rail and airport facilities, the cost feasible component of the Long Range Transportation Plan, the FDOT Strategic Intermodal System Plan, and the TBARTA Regional Master Plan.

Policy 6.3.4: The County shall provide the Port and Aviation Authorities the opportunity to review and comment on Developments of Regional Impacts that affect the transportation or terminal access to the port and airports, and/or significantly impact land uses in their environs.

Policy 6.3.6: The County shall work with the Tampa Port Authority and CSXT in improving access, safety, and the level of service on the surface transportation (including rail) network, which serves the Port.

Policy 6.3.7: The County shall assist the Tampa Port Authority in pursuing needed surface transportation improvements recommended in the Port of Tampa Surface Transportation Plan.

Policy 6.3.8: The County and the Metropolitan Planning Organization shall update the inventory (including map(s)) of the major commercial truck and railroad terminals within Hillsborough County, as needed.

Policy 6.3.9: The County shall continue to enforce and update, if necessary, the current Truck Route Ordinance and maintain appropriate signage for the truck route to ensure compliance.

d) Port and Airport Master Plans

OBJECTIVE 6.4: Ensure that port and aviation master plans and any amendments are consistent with the *Future of Hillsborough Comprehensive Plan* and by reviewing and making recommendations to the respective authorities as to their consistency.

Policy 6.4.1: Ensure that the following are consistent with the *Future of Hillsborough Comprehensive Plan* by coordinating them with the Future Land Use, Coastal Management, Stormwater Management, Potable Water and Conservation, and Transportation Elements of the Plan:

- a. the siting of future ports, airports or related facilities;
- b. the expansion of existing ports, airports or related facilities.

Policy 6.4.2: The expansion or construction of new port and airport facilities shall ensure the protection, conservation and mitigation of impacts on all environmentally sensitive lands and established neighborhoods.

Policy 6.4.3: The County shall promote the ports, airports and related facilities development consistent with the respective adopted Master Plans by:

- a. Ensuring that growth/development in and around ports and airports is compatible with ports' and airports' operations and expansion plans, as identified in their master plans;
- b. Giving priority to the use of land for expansion of existing port and airport facilities and the planning and development of new facilities where forecasted demands so indicate.

Policy 6.4.4: Each year, during the development of the Capital Improvement Program, Hillsborough County shall ask the Tampa Port Authority and CSXT to provide suggestions for improving access, safety, and the level of service on the surface transportation (including rail) network which serves the Port. These suggestions will be considered, along with other County needs, in allocating transportation improvement funds.

Policy 6.4.5: Hillsborough County shall assist the Tampa Port Authority in the pursuing surface transportation improvements recommended in the August 2000 Port of Tampa Surface

Transportation Master Plan by providing technical assistance and reviewing and commenting on design plans and specifications prepared for transportation improvements in the unincorporated county.

f) Coordination with the Port and Aviation Authorities

OBJECTIVE 6.7: Maximize economic benefits and minimize adverse impacts to public health, safety and welfare from port and aviation facilities through ongoing coordination with the Port and Aviation Authorities.

Policy 6.7.1: The County and the Port and Aviation Authority's members, or their designees, shall meet as needed to discuss those topics which are determined to be of importance to the public health, safety and welfare of the citizens of Hillsborough County, including, but not limited to, the following: a. Plans for port and airport expansion and coordination of any expansion activity which may impact the Future of Hillsborough Comprehensive Plan, including, but not limited to, the Capital Improvements Element and any other applicable law, rule or regulation;

b. Discussion of the need for mitigation measures for adverse structural and non-structural impacts resulting from the development/expansion from of ports and airports development / expansions upon adjacent natural resources and land uses including residential neighborhoods, and the coordination of any mitigation activities deemed necessary;

c. Additional stormwater runoff caused by port or airport expansion. Determine whether said stormwater runoff should be retained onsite or otherwise be managed, by the respective Authority, in a manner which will protect the Level of Service standards adopted by the County for stormwater management and conveyance facilities outside of the port or airport property.

OBJECTIVE 6.8: The County shall support the Tampa Port Authority's efforts to:

a. Continue to seek the acquisition of other appropriate lands for future port expansion and diversification in accordance with the Tampa Port Authority Master Plan.

b. Continue to assure coordination of its submerged land management and permitting programs with County land use regulations.

c. Participate in efforts to establish regional wetland and bay bottom management strategies by maintaining active membership in the Tampa Bay Regional Planning Council's, Agency on Bay Management and by cooperating with the Southwest Florida Water Management District in the implementation of the Surface Water Improvement and Management Plan for Tampa Bay.

d. Continue the support and implementation of estuarine resource restoration research and management programs.

e. Continue mitigation projects to offset ecological impacts of future port development projects on Hookers Point.

f. Continue to implement an efficient consolidated berth maintenance dredging program under requisite authorizations (permits) of the FDEP and the Army Corps of Engineers, including a long term dredged material management plan (DMMP).

g. Develop specific methods for managing and maintaining bird nesting and feeding habitats on the diked disposal islands owned by the Port Authority while maintaining the utility of those areas for dredged material disposal operations. h. Monitor and mitigate adverse impacts on water

quality during harbor deepening and maintenance dredging projects, in accordance with issued permits.

i. Incorporate cost-effective and innovative stormwater treatment capability into Port Authority projects to the extent that such systems do not compromise port safety, displace critical shoreside properties, and are practicable from an engineering standpoint.

Policy 6.8.1: The Port and Aviation Authorities and local jurisdictions shall annually review emergency preparedness plan and as conditions dictate, update the preparedness plan.

g) Efficient And Effective Goods Movement

OBJECTIVE 6.9: The County shall continue to coordinate with various public and private agencies to ensure efficient and effective goods movement within the County.

Policy 6.9.1: The County shall continue to coordinate its Truck Route Plan with the Truck Route Plan of the City of Tampa, the Port of Tampa Surface Transportation Plan, and the Florida Department of Transportation's Goods Movement Study.

Exhibit V-9
 TPA-Owned Property within the 2007 Port Activity Center

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