

II. DEFINITIONS

Advanced Wastewater Treatment - As defined in Chapter 403.086, Florida Statutes, or as amended in the future.

Adverse Impact (upon a natural resource) - Direct contamination, alteration or destruction, or that which contributes to the contamination, alteration or destruction of a natural resource, or portion thereof, to the degree that its environmental benefits are, or will be, eliminated, reduced, or impaired.

Aquatic Preserve - Submerged lands owned or leased by the State of Florida as identified in Chapter 258, Florida Statutes, that have been set aside in an essentially natural or existing condition for the benefit of future generations.

Beach - The zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. "Beach", as used in the Coastal Management and Port Element (CME) requirements, is limited to oceanic and estuarine shorelines.

Best Management Practice (BMP) - Method or combination of methods determined after problem assessment, examination of alternative practices, and appropriate public participation, to be the most effective and practicable means of reducing or preventing non-point source pollution to levels compatible with water quality goals. These measures could include both structural (e.g., sediment/debris basins, wetland impoundment of agricultural runoff, etc.) and non-structural (e.g., street vacuuming, deferred grazing systems, etc.) approaches to abatement of non-point source pollution, and would vary on a regional and local basis depending on the nature of the problems, climate, physical characteristics, land use, soil types and conditions and other factors.

Class II Waters - Shellfish propagation or harvesting water as classified and specified in Chapter 17-3, Florida Administrative Code.

Coastal Planning Area - Those portions of Hillsborough County that lie within the Hurricane Vulnerability ~~Area-Zone~~ (~~evacuation levels A, B, and C~~All Evacuation Zones). This area shall also include water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to such water bodies; coastal barriers; living marine resources; marine wetlands; water-dependent or water-related facilities on oceanic or estuarine waters, public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity of the above-mentioned land or water body.

[Per state law]

Coastal High Hazard Area - ~~The area established in the most current regional hurricane evacuation study as requiring evacuation during a category one hurricane. Where this definition and any graphic representation of this area are not consistent, the definition shall govern.~~The area below the elevation of the category 1 storm surge line as established by the Tampa Bay Regional Planning Council utilizing the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Conservation Areas - Environmentally sensitive areas that include the following:

- Natural shorelines (other than those included in preservation areas);
- Class III Waters;
- Freshwater marshes and wet prairies;
- Hardwood swamps;
- Cypress swamps;
- Significant wildlife habitat.

Conservation Uses - Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as natural flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of natural vegetative communities or wildlife habitats.

Development - The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any nonagricultural use or extension of the use of land. Includes redevelopment.

Drainage Basin - The area defined by topographic boundaries that contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

Dredge and Fill - The process of excavation or deposition of ground materials by any means, in local, State or regional jurisdictional waters (including wetlands), or the excavation or deposition of ground materials so as to create an artificial waterway which is to be connected to jurisdictional waters or wetlands (excluding stormwater treatment facilities).

Environmentally Sensitive Areas - Lands that, by virtue of some qualifying environmental characteristic (e.g. wildlife habitat) are regulated by either the Florida Department of Environmental Protection (FDEP), the Southwest Florida Water Management District (SWFWMD), or any other governmental agency empowered by law for such regulation. These include Conservation and

Preservation Areas as defined in the Conservation and Aquifer Recharge Element (CARE) and the Coastal Management and Port Element (CME).

Floodplains - Areas inundated during a 100-year, or other specified flood event, identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Historic Resources - All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register or Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

Hurricane Evacuation Clearance - The amount of time specified in the ~~Hillsborough County Hurricane Evacuation Plan Implementation Guide produced by the~~ Tampa Bay Regional Planning Council (TBRPC) Hurricane Evacuation Study and reflected in the County Comprehensive Emergency Management Plan for the safe evacuation of hurricane vulnerable areas.
[Per Hazard Mitigation Division of PG&M]

Hurricane Evacuation Routes - The routes designated by County emergency management officials that have been identified with standardized state-wide directional signs by the Florida Department of Transportation (FDOT), or are identified in the regional hurricane evacuation study for the movement of persons to safety in the event of a hurricane.

Hurricane Shelter - A structure designed or approved by local emergency management officials as a place for shelter during a hurricane event.
[Agency Review Comment & Hazard Mitigation Division of PG&M]

Hurricane Shelter Space - At a minimum, an area of twenty square feet per person located within a hurricane shelter.

Hurricane Vulnerability Zone - The areas delineated by a regional hurricane evacuation study as requiring evacuation in the event of a 100-year or category ~~three-five~~ hurricane event.
[Per Hazard Mitigation Division of PG&M & Agency Review Comment from TBRPC]

Local ~~Peacetime-Comprehensive~~ Emergency Management Plan (CEMP) - ~~These plans~~ developed by Hillsborough County according to the provisions of Rules ~~9G-6 and 9G-7~~, Florida Administrative Code, under the authority provided in Section 252.35, Florida Statutes.
[Per Hazard Mitigation Division of PG&M]

Level of Service (LOS) - An indicator of extent or degree of service which is, or will be, provided by a facility. Level of Service standards, as used in this

comprehensive plan, are targets or objectives with which compliance is required. Levels of Service are established using one or more infrastructure standards and may also include use of one or more performance standards.

Manatee Protection Plan - Guidelines for the protection of the West Indian Manatee formulated by the Florida Department of Environmental Protection (FDEP).

Marina - An establishment with a waterfront location for the dockage of watercraft in wet slips, and/or for the refueling of watercraft used primarily for recreation, and providing minor repair services for such craft. A marina may include on-shore accessory service uses, including food service establishment, laundry or sanitary facilities, sundries store and other customary accessory facilities such as boat livery.

Marine Habitat - Areas where living marine resources naturally occur, such as mangroves, seagrass beds, algal beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster beds or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits and offshore sand deposits.

Marine Estuarine Wetlands - Areas with a water regime determined primarily by tides and where the dominant vegetation is salt tolerant plant species, including those species listed in [Subsection Chapter 17-4.02\(17\)62-4.02](#), Florida Administrative Code, "Submerged Marine Species."

[\[Per EPC\]](#)

Mitigation - The abatement or diminution of adverse environmental impacts through corrective action after the impacts have occurred (e. g. compensation, restoration, replacement [of ecological value and function](#), etc.), or through an avoidance or minimizing of impacts prior to occurrence.

[\[Per EPC\]](#)

Natural Plant Communities - Naturally occurring stands of native plant associations exhibiting minimal signs of anthropogenic disturbance. Specific community types can be identified by characteristic dominant plant species composition. Community types found in Hillsborough County include pine flatwoods, dry prairie, sand pine scrub, sandhill, xeric hammock, mesic hammock, hardwood swamp, cypress swamp, freshwater marsh, wet prairie, coastal marsh, mangrove swamp, coastal strand and marine grassbeds. Descriptions of these community types are provided in the Inventory and Analysis section of the Conservation and Aquifer Recharge Element (CARE).

Natural Preserve - Areas designated for conservation purposes and operated by contractual agreement with, or managed by a federal, state, regional or local government or non-profit agency, such as: national parks, state parks, County

parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands, Save Our Rivers, or Environmental Lands Acquisition and Protection Programs (ELAPP), sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores and Outstanding Florida Waters.

Natural Shorelines - Coastal areas which have not been physically altered through hardening or bulkheading (other than those included in preservation areas), Class III Waters, Freshwater marshes and wet prairies, Sand pine scrub, Hardwood swamps, Cypress swamps, and Significant wildlife habitat.

Natural Streamcourses - Perennial streams which have not been physically altered through, bulkheading, or hardening.

Non-point Source Pollution - Water pollution that is not point source pollution, as defined herein.

Outstanding Florida Waters (OFWs) - Surface waters which have been deemed to be worthy of special protection as identified in Section 17-3.041, Florida Administrative Code.

Overriding Public Interest - Actions required by local, state, or federal government, necessary for the promotion of public safety, health or general welfare.

Performance Standard - A target or objective which defines or qualifies the desired or required state of operation.

Point Source Discharge - Release of degraded water through a discernible, confined or discrete conveyance, including but not limited to pipes, ditches, channels, tunnels, conduits or wells. This term does not include return flows from irrigated agriculture.

Point Source Pollution - Water pollution which has as its source a discernible, confined or discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal enclosure.

Pollution - The presence in the outdoor atmosphere, ground or water, of any substances, contaminants, noise or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or which does or may unreasonably interfere with the enjoyment of life or property.

Port Facility - Harbor or shipping improvements used predominantly for commercial purposes, including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways and all other property or facilities necessary or useful in connection with commercial shipping.

Preservation Areas - Environmentally sensitive areas that include the following:

- Aquatic preserves;
- Essential wildlife habitat;
- Class I and II Waters;
- Marine grassbeds;
- Coastal strand;
- Coastal marshes;
- Mangrove swamps ; and
- State wilderness areas.

~~**Primary Hurricane Shelter** - A structure designed by local emergency management officials as a place for shelter during a hurricane event.
[Agency Review Comment & Hazard Mitigation Department]~~

Primary Tributaries - Water bodies shown on the most recent U. S. Geological Survey (USGS) quadrangle sheets as having perennial flow which eventually drain into any permanent open water body.

Public Access - The ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Receiving Waters - The surface water body into which point source discharge enters after appropriate water quality treatment.

Regional Wastewater Treatment Plants - Large wastewater treatment plants (generally 5 MGD or greater capacity) with the permitted capacity for significant future expansion and higher levels of treatment (AWT).

Resource Protection Areas - Land or water bodies that are ecologically or economically significant natural resources for which special protective measures have been, or need to be established. Resource Protection Areas include the following:

- Hillsborough River 100-year floodplain and major tributaries;
- Alafia River 100-year floodplain and major tributaries;
- Little Manatee River 100-year floodplain and major tributaries;

- Tampa Bay and associated tidal wetlands;
- Cockroach Bay Aquatic Preserve;
- Lake Thonotosassa;
- Significant and essential wildlife habitat;
- Areas of high aquifer recharge/contamination potential;
- Public potable water wellfields and their cones of influence; and
- Areas of major phosphate deposits.

Saffir/Simpson Hurricane Scale - Describes the degree of hazard and damage potential generally associated with the full range of hurricane intensities. The following describes the five categories of storms accepted for the Gulf and Atlantic coasts.

Category 1 - Winds of 74 to 95 miles per hour. Damage primarily to shrubbery, trees, foliage and un-anchored mobile homes. No real damage to other structures. Some damage to poorly constructed signs. Storm surge 6 to 8 feet above normal. Low-lying coastal roads inundated, minor pier damage, some small craft in exposed anchorage torn from moorings.

Category 2 - Winds of 96 to 100 miles per hour. Considerable wind damage to shrubbery and tree foliage, some trees blown down. Major damage to exposed mobile homes. Extensive damage to poorly constructed signs. Some damage to roofing materials of buildings; some window and door damage. No major damage to inland buildings. Considerable damage to piers, marinas and small craft in unprotected anchorage. Storm surge 9 to 11 feet above normal, damage and flooding as described in Category 1.

Category 3 - Winds of 111 to 130 miles per hour. Foliage torn from trees, large trees blown down. Practically all poorly constructed signs blown down. Some damage to roofing material of buildings; some window and door damage. Some structural damage to small buildings. Mobile homes destroyed. Storm surge 12 to 18 feet above normal. Serious flooding along the coast, with larger structures being damaged and small structures destroyed by waves and floating debris.

Category 4 - Winds of 131 to 155 miles per hour. Shrubs and trees blown down. All signs blown down. Extensive damage to roofing materials, windows and doors. Complete failure of roofs on many small residences. Complete destruction of mobile homes. Storm surge 18 to 22 feet above normal. Major damage to lower floors of structures near the coast due to flooding, waves and floating debris.

Category 5 - Winds greater than 155 miles per hour. Shrubs and trees blown down, considerable damage to roofs of buildings; all signs down. Very severe and extensive damage to windows and doors. Some complete

building failures. Small buildings overturned or blown away. Complete destruction of mobile homes. Storm surge greater than 22 feet above normal. Major damage to lower floors of all structures less than 15 feet above sea level within 500 yards of shore.

Saltwater Intrusion - Inward or upward movement of saline water within a surface or groundwater aquifer system.

Shellfish Harvesting Area - Coastal waters classified by the Florida Department of Environmental Protection (FDEP) for the harvesting of shellfish. Classifications are based on bacteriological and sanitary surveys that define levels of bacteriological pollution and document all possible sources of pollution, both actual and potential. Waters are classified as follows pursuant to Section 16-B28.009, Florida Administrative Code:

Approved - Normally open to shellfish harvesting; may be temporarily closed under extraordinary circumstances (e.g., red tides, hurricanes, sewage spills).

Conditionally Approved - Periodically closed to shellfish harvesting based on predictable pollution events.

Published - Shellfish harvesting is not permitted due to actual or potential pollution.

Unclassified - Shellfish harvesting is not permitted pending bacteriological and sanitary surveys.

Shoreline - Interface of land and water in oceanic and estuarine conditions which follows the general configuration of the mean high water line (tidal water) and the ordinary high water mark (fresh water).

State Water Quality Standards - Numerical and narrative standards that limit the amount of pollutants that are allowed in Waters of the State, as defined by Chapter 17-3, Florida Administrative Code.

Stormwater Runoff - That portion of precipitation that is not passed into the soil by infiltration, evaporated into the atmosphere, or entrapped by small surface depressions and vegetation, and that flows over the land surface during, and for a short duration following, any rainfall.

Stormwater Treatment Facility - A structural best management practice (BMP) designed to reduce pollutant loadings to receiving waters by physically reducing the volume of stormwater discharge. Structural BMPs include, but

are not limited to, detention ponds, retention systems, open bottom inlets, undercut ditches, and swales.

Water-Dependent Uses - Activities that can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

Water Enhanced - Activities that may derive economic or aesthetic benefit by its proximity to a water body.

Water-Independent Uses - Activity including, but not limited to, intense urban residential, industrial and commercial uses that could function just as well inland as in a coastal location.

Water-Related Uses - Activities that are not directly dependent upon access to a water body but that provide goods and services that are directly associated with water-dependent or waterway uses.

Wetlands - Lands that are transitional between terrestrial (upland) and aquatic (open water) systems where the water table is usually at or near the surface, or where the land is covered by shallow water, and such lands are predominantly characterized by hydrophytic vegetation. The presence of hydric soils as determined by the U. S. Soil Conservation Service (SCS), and other indicators of regular or periodic inundation, shall be used as evidence of the presence of a wetland area. The existence and extent of these shall be determined by the jurisdictional limits defined by Chapter [17-462-340](#), Florida Administrative Code. and implemented by the Florida Department of Environmental Protection (FDEP), or as defined within Chapter 40D-4 Florida Administrative Code and implemented by the Southwest Florida Water Management District (SWFWMD), or as defined within the Wetlands Rule, Ch. 1-11 and implemented by the Environmental Protection Commission of Hillsborough County (EPC).

[\[Per EPC\]](#)

III. GOALS, OBJECTIVES, AND POLICIES

Goal 1: Hillsborough County shall preserve, protect, restore, and appropriately manage the natural resources of the coastal area to maintain or enhance environmental quality for present and future generations. To this end, Hillsborough County shall restrict development that would damage or destroy the natural resources of the coastal area.

Coastal Resources Protection And Management

Estuarine Management

Issue: The entire shoreline of Hillsborough County borders on the Tampa Bay estuary. Tampa Bay is the largest open water estuary in Florida with over 1.6 million people living in the three counties bordering its shores. Tampa Bay was once one of the nation's most biologically productive and diverse estuaries. However, piecemeal urbanization around and within the Bay over the last 150 years has resulted in wide-spread environmental degradation. Over the past 30 years, numerous studies have documented the deterioration of water quality and habitat values of the estuary. Studies have indicated that 44 percent of the original 25,000 acres of mangrove forests and salt marshes have been destroyed, and 81 percent of the original 76,500 acres of seagrasses have disappeared. Recent estimates (~~1995~~2005) of wetland habitat in Tampa Bay indicate that there are about ~~1820~~,000 acres of mangrove forests and saltmarsh ~~remain~~. This habitat loss has resulted in declining populations of economically important fish and shellfish, including a complete collapse of such fisheries as those for scallops and oysters, and major declines for bait shrimp, spotted seatrout and redfish.

The environmental deterioration of Tampa Bay can be attributed to the cumulative effects of numerous perturbations, including: direct habitat destruction from dredging and filling and the hardening of shorelines for coastal development; degradation of water quality and eutrophication resulting from the discharge of municipal and industrial effluents and stormwater runoff; and the reduction of natural freshwater inputs due to the impoundment and withdrawals from rivers and streams.

~~Tampa Bay constitutes the central geographic feature most responsible, both historically and presently, for the fishing, shipping, industrial development, and aesthetic and recreational values that have attracted people to the region. Without proper management and the proper balance between public and private uses, Tampa Bay could become a major liability, rather than the area's main asset.~~

A comprehensive, coordinated and holistic management approach is needed to ensure the protection and restoration of the environmental values of the Tampa Bay estuary. In an effort to develop a mechanism to bring about such management to Tampa Bay and other surface waters throughout the state, the 1987 Florida Legislature adopted the Surface Water Improvement and Management (SWIM) Act of 1987. This Act is implemented locally by the Southwest Florida Water Management District (SWFWMD), which has jurisdiction over Tampa Bay and Hillsborough County. Tampa Bay was named in both the Act and in Southwest Florida Water Management District's management plan as the number one priority for restoration and preservation within the District. Hillsborough County's Coastal Management and Port Element recognizes the spirit of cooperation and compliance with Southwest Florida Water Management District's Tampa Bay Surface Water Improvement and Management Plan.

As a result of local sponsorship by the Agency on Bay Management, Congress designated Tampa Bay eligible to participate in the National Estuary Program. Designation of the Tampa Bay Estuary Program (TBEP)ⁱⁱ authorized the U.S. Environmental Protection Agency (EPA) to begin a multi-year process that ultimatelyⁱⁱⁱ lead to development and implementation of a Comprehensive Conservation and Management Plan (CCMP) for Tampa Bay. The CCMP process involves working with all levels of government to identify problems and constraints, and opportunities and solutions, for the management of Tampa Bay as this area's most significant natural resource. The process is designed to coordinate the long-range growth management plans, permitting decisions, and expenditure of funds of all levels of government around the Bay, ultimately toward the maintenance and restoration of Tampa Bay's living resources to historic levels. The CCMP ~~is intended to be~~^{was} adopted by all governments around the Bay and implemented by local governments and federal, state, regional, and local environmental planning and permitting agencies.

One of the most pristine and biologically productive areas remaining in Tampa Bay is the Cockroach Bay Aquatic Preserve, located in south Hillsborough County near Ruskin. The preserve includes submerged lands of the Little Manatee River from U.S. 301 down river and along Tampa Bay south to the Manatee County line. Cockroach Bay and Little Cockroach Bay are both included in the preserve. In 1987, the Governor and Cabinet approved the Cockroach Bay Aquatic Preserve Management Plan. Implemented by the Department of Natural Resources, this plan sets forth management guidelines for protecting the aquatic preserve in essentially its natural condition. Successful implementation of this plan depends upon the cooperation of Hillsborough County.

Objectives and Policies addressing Cockroach Bay Aquatic Preserve are contained in the "Special Uses" section of the Future Land Use Element of the *Plan*. Other objectives and policies addressing estuarine management are found in the

Conservation and Aquifer Recharge, Potable Water, Stormwater Management and Sanitary Sewerage Elements.

Objective 1: The County shall continue to ensure that all discharges to natural surface water bodies in the Tampa Bay watershed shall comply with state water quality standards for their designated use.

Policy 1.1:

The County shall not support the reclassification of any surface waters of Tampa Bay within County boundaries to acknowledge lower water quality conditions that cannot be improved, unless necessary to protect the public health, safety or welfare. The County shall however, support the reclassification of surface waters of Tampa Bay to accommodate higher standards, where it can be demonstrated that improved water quality conditions will prevail in the future.

Policy 1.2:

The County shall require that the surface water discharge from all domestic wastewater treatment plants discharging effluent into Tampa Bay or its tributaries meet advanced wastewater treatment standards, or, if specific alternative criteria developed by the Surface Water Improvement and Management Program can only be met by removing a surface water discharge, such a program shall be implemented where economically feasible and in accordance with Policy 1.4 below.

Policy 1.3:

To reduce the need for interim wastewater treatment plants, the County shall plan for the construction of regional wastewater treatment facilities to serve areas designated for urban densities on the Future Land Use Plan Map.

Policy 1.4:

The County shall continue to develop and use environmentally-acceptable effluent disposal alternatives to surface water discharge into Tampa Bay and its tributaries, including but not limited to reuse for irrigation and industrial purposes.

Policy 1.5:

The County shall cooperate with the appropriate regulatory agencies in requiring that developments identified as sources of water pollution establish and implement water quality management plans that eliminate or improve discharges into Tampa Bay (e.g., municipal and industrial point sources).

Policy 1.6:

Where economically feasible, the County shall provide improved domestic wastewater treatment service to coastal areas where persistent water quality problems are clearly attributable to poorly functioning septic treatment systems.

Policy 1.7:

The County shall cooperate with the regulatory agencies responsible for developing a nutrient monitoring and control program for those land uses located adjacent to Tampa Bay and its tributaries that are likely to contribute significant nutrient loadings. At a minimum, the program shall require the implementation of Best Management Practices (BMPs) for controlling nutrient loadings, including retrofitting if needed, to meet specific alternative criteria as established by the Surface Water Improvement Management (SWIM) Program.

To reduce nutrient loadings into Tampa Bay and its tributaries, scientifically based ecological buffers shall be incorporated into the overall land management strategy. (See Conservation and Aquifer Recharge Element)

[Agency Review Comment]

Policy 1.8:

The County shall continue to participate in a public education program aimed at residential homeowners that addresses the impacts of improperly managed lawn litter and fertilizer/herbicide/pesticide applications on the surface water quality of Tampa Bay.

Policy 1.9:

The County shall require that existing developments planned for expansion, modification or replacement in the coastal area provide or support stormwater treatment improvements within the affected drainage basin where treatment facilities are lacking. Where economically and environmentally feasible, the County shall require retrofitting of stormwater treatment facilities in urbanized coastal areas lacking such facilities.

Policy 1.10:

Where economically and environmentally feasible and consistent with the Surface Water Improvement and Management (SWIM) Plan for Tampa Bay, the County shall consider the dredging and removal of polluted estuarine sediments, clean filling deep-dredged areas, and other means of improving adjacent estuarine water quality.

Policy 1.11:

Hillsborough County shall develop, update and implement its approved Action Plans, and any amendments thereof, pursuant to the Tampa Bay Estuary Program (TBEP) inter-local agreement dated February 1998, and

consistent with the applicable goals of the Comprehensive Conservation and Management Plan (CCMP) for Tampa Bay. ~~This includes the goal of reducing the cumulative nitrogen loads in Tampa Bay from 1995-1999 by 83.85 tons.~~^{iv} [Staff Recommended]

Objective 2: There shall continue to be no net loss of ~~wetland acreage~~ecological value of wetlands authorized in the coastal area of Hillsborough County. The County shall continue to seek to achieve a measurable annual increase in restored tidal wetland acreage through the continued restoration of degraded natural wetlands until all economically and environmentally feasible tidal wetland restoration is accomplished.

[Regulatory]

Policy 2.1:

The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect tidal wetlands from detrimental physical and hydrological alteration and prohibit unmitigated encroachment into tidal wetlands.

Policy 2.2:

Channelization or hardening of natural coastal shorelines and tidal creeks shall be prohibited except in cases of overriding public interest.

Policy 2.3:

Where the maintenance and or alteration of existing hardened shoreline is allowed, the County may require mitigation of environmental impacts. Such mitigation may include, but is not restricted to, the installation of rip-rap.

Policy 2.4:

The County shall continue to request the appropriate regulatory agencies to implement Policy 2.2 in cases where its implementation would be more stringent than enforcement of these agencies' regulations.

Policy 2.5:

The County shall support development of a unified and coordinated wetland compensatory mitigation and restoration program by federal, state and local environmental regulatory agencies that will not weaken local regulatory authority, will ensure ~~no net loss of tidal wetland acreage~~replacement of ecological value and function, and will require restoration of tidal wetlands, where environmentally and economically feasible.

[Regulatory]

Policy 2.6:

The County shall cooperate with the Southwest Florida Water Management District to ensure that the minimum freshwater flows needed to support

natural optimal diversity and productivity in estuarine areas are scientifically determined and maintained.

Policy 2.7:

The County shall prohibit unmitigated development activities on submerged lands containing significant seagrass habitat, and shall seek to restore seagrass coverage.

Policy 2.8:

The County shall require land developments located adjacent to coastal wetlands to preserve those portions of native upland plant communities necessary to provide an effective buffer for coastal wetlands.

Policy 2.9:

The County shall cooperate with the Tampa Port Authority (TPA) to restrict dredge and fill operations within the coastal area to activities that facilitate the continued use of existing channels, activities associated with appropriate water-dependent uses, water-related uses, and uses pursuant to the Port Master Plan, and activities that correct environmental problems. The County shall support and recommend the following: TPA policy actions:

- Prohibit the dredging or spoiling of bay bottom containing significant seagrass habitat, except in cases of overriding public interest. Habitat restoration/creation, if shown to be intrinsically worthwhile and not primarily justified as a means of spoil disposal, and environmentally-acceptable maintenance dredging of existing channels shall be encouraged.
- Establish a procedure for coordinating the long-term plans of the Tampa Port Authority and other governmental agencies for disposal and management of dredged material so as to minimize adverse environmental and social impacts while maintaining a viable maritime industry in the region. This plan should encompass a period of not less than 25 years, giving equal consideration to all disposal alternatives.
- Maximize the useful life of existing dredged material disposal areas through improvements to and protection of containment structures.
- Maximize the beneficial use of appropriate dredged material for beach nourishment and identified habitat needs in a manner that balances the impacts to affected natural and human communities with compensatory mitigation.
- Protect unique and irreplaceable natural resources from the adverse effects of dredging and spoil disposal.
- Utilize, where practicable, innovative and more efficient spoil disposal methods that reduce environmental impacts and financial costs of spoil disposal.

- Develop an environmentally-acceptable system for offshore disposal of non-toxic dredge spoil material, so as to relieve pressures for inshore filling for reasons other than habitat creation, and to minimize the economic burden of purchasing upland disposal sites.
- Maximize the use of dredged material disposal areas for wildlife habitat while maintaining their utility as disposal areas.
- Minimize the economic burden on the region's maritime industry objectives without compromising environmental and social objectives.

Policy 2.10:

The County shall actively pursue alternative means of financing estuarine water quality improvements and coastal wetland restoration strategies including, but not limited to, increased federal and state grant applications, increased permit and impact fees, and special local taxes.

Objective 3: The County shall continue to maintain, and enhance where environmentally and economically feasible, the abundance and diversity of living marine resources in Tampa Bay through (a) the application of varying setbacks from environmentally sensitive areas, (b) cooperation with the Hillsborough Environmental Protection Commission, Port Authority and other entities having jurisdiction over such resources and (c) continued participation and lobbying for programs which implement the intent of this overall objective area.

Policy 3.1:

The County shall require that land developments projects within the coastal area that discharge into receiving waters flowing into a “Conditionally Approved” or “Approved” Department of Environmental Protection Shellfish Harvesting Area demonstrate non-degradation of water quality for all applicable discharges.

Policy 3.2:

The County shall request the ~~Marine Fisheries Commission~~Florida Fish and Wildlife Conservation Commission to restrict commercial fishing activities in areas where marine fishery stocks or habitat have been or are expected to be excessively depleted, or where conflicts with recreational fishing interests warrant such action.

[Administrative]

Policy 3.3:

The County shall cooperate with and assist the Florida Department of Environmental Protection and the U.S. Fish and Wildlife Service in the implementation of protective and recovery programs for the West Indian manatee, and other listed marine species.

Objective 4: The County shall cooperate with the appropriate regulatory and management agencies to implement comprehensive and coordinated management plans for Tampa Bay.

Policy 4.1:

The County shall cooperate with and assist the Southwest Florida Water Management District and the Agency on Bay Management in the implementation of the Surface Water Improvement and Management (SWIM) Plan for Tampa Bay, and shall cooperate with the Tampa Bay Estuary Program (TBEP) in order to improve the biological health of Tampa Bay.^v

Beaches and Dunes

Issue: With the exception of Egmont Key, which is under federal ownership and management, no barrier island beaches or natural dune systems occur in Hillsborough County. In its natural state, the low energy shoreline of the Tampa Bay estuary is generally characterized by coastal marshes and mangrove swamps. Only in a few locations do natural sandy beaches occur along Tampa Bay, and these typically do not support major dune systems. To provide public recreational access to the Bay, man-made beaches have been created in various locations. Due to the relatively low wave energy occurring in Tampa Bay, erosion of sandy beaches has generally not been a problem. However, where improperly located or designed, some man-made beaches have exhibited erosional losses. Improved design and natural stabilization of man-made estuarine beaches is needed.

Objective 5: The County shall stabilize those man-made beaches prone to erosional problems and shall only support development of man-made estuarine beaches in environmentally-acceptable locations.

Policy 5.1:

The County shall use only those beach stabilization techniques recommended by the Florida Department of Environmental Protection.

Policy 5.2:

The County shall oppose, through the development review process, the destruction or degradation of natural inter-tidal and sub-tidal vegetative communities to develop new man-made estuarine beaches.

Land Use And Public Access

Land Use

Issue: Hillsborough County is a coastal county and is expanding rapidly in both population and economic base. Naturally, this growth increases development

pressure along the coastline. Land uses dependent upon access to the water should be given priority in order to meet demands for water-dependent and water-related uses and also to meet the demands of the public for access to waterfront areas. Proximity to the coast is an amenity, while at the same time development is vulnerable to natural disasters not experienced by inland areas. The objective when approving future development within the coastal high hazard area should be to ensure that adequate public hurricane shelter capacity is available to accommodate present and future population densities, and to ensure that adequate clearance times and evacuation routes are provided to evacuate resident and seasonal populations in a timely and orderly manner. Land use planning in the coastal area must also provide for the orderly development and use of the Port of Tampa. By their nature, applications for development of most marinas will require permits from the Tampa Port Authority (TPA) for the use of sovereign lands. The TPA operates in accordance with its enabling act (Chapter 84-447, Laws of Florida), its sovereign Lands Management Rule and other guidelines.

Objective 6: Residential ~~population centers~~land uses within the coastal high hazard area shall be limited to those areas which are planned to accommodate such development through the provision of adequate public facilities and services. Such development must meet storm velocity standards and be provided with adequate hurricane evacuation capability.

[Administrative]

Policy 6.1:

~~The Coastal High Hazard Area is the area below the elevation of the category 1 storm surge line as established by the Tampa Bay Regional Planning Council utilizing the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The Coastal High Hazard Area shall be the area established in the most current regional hurricane evacuation study as requiring evacuation during a category one hurricane.~~ Where this definition and any graphic representation of this area are not consistent, the definition shall govern.^{vi}

[Regulatory]

Policy 6.2:

New development within the coastal high hazard area shall continue to be subject to the applicable site plan review process. As a component of the review process, the property owner shall provide adequate data to assess the impacts of the proposed development upon existing infrastructure within the coastal high hazard area, as well as level of service standards established for shelter capacity and clearance times.

Policy 6.3:

New development and substantial expansions of existing uses within the coastal high hazard area, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:

1. Commercial or industrial development on more than five acres of land; and
2. Residential subdivision development requiring platting.

For those developments within both the coastal high hazard area and the I-75 Corridor, the more restrictive requirements shall apply.

Policy 6.4:

The County shall delineate the coastal high hazard area on zoning maps.

Policy 6.5:

The County shall require, ~~to~~ through the subdivision regulations, that all new construction of utility lines in the coastal high hazard area be placed underground. This requirement shall be subject to all other restrictions in this section.

[Administrative]

Policy 6.6:

The use of septic tanks for new development shall be prohibited in the coastal high hazard area. Regulatory review procedures and criteria for determining exceptions to this policy in cases of undue hardship shall continue to be applied to determine hardship exceptions.

Policy 6.7:

Limit new development in the coastal high hazard area to uses that are vested, water enhanced, water related, water dependent, or further the port consistent with the Port Authority Master Plan and limit public expenditure.

Objective 7: Water-dependent and water-related uses will be directed into suitable areas of the County that meet or exceed applicable criteria established in this element and the Land Development Code and are compatible with the Future Land Use Element.

Policy 7.1:

The County shall give priority to locating water-dependent and water-related uses within the coastal planning areas designed for industrial development on the Future Land Use Map. Water-dependent and water-related uses that are not industrial in nature may also be considered in other areas of the coastal planning area.

Policy 7.2:

The County shall amend the Land Development Code to include guidelines and criteria for siting water-dependent and water-related land uses. Performance standards (e.g., shoreline treatment and appearance, scenic easements) shall be considered in the preparation of the Code amendment.

Policy 7.3:

Prior to the adoption of the guidelines and criteria required above, the following guidelines shall be applied in order to minimize any potential siting conflicts between water-dependent/water-related uses and those uses that are neither water-dependent nor related.

1. The proposed use shall not degrade the natural and/or man-made environment except as provided for in applicable development regulations;
2. The proposed use shall not contribute to the use of land or water resources in an inappropriate manner;
3. The proposed use shall not result in the reduction of economic growth or vitality of the surrounding area;
4. The proposed use shall not adversely affect the roadway network within the coastal area, inhibiting the expeditious and safe evacuation of the coastal area; and
5. The proposed use shall not disrupt long-term desired land use patterns.

Policy 7.4:

Existing development inconsistent with the continued viability of water-related or water-dependent uses shall be eliminated as the opportunity arises. Conflicting uses shall not be redeveloped.

Policy 7.5:

Water-related land uses requiring dredging and filling that would result in a significant adverse impact to the long-term hydrological or biological integrity of wetlands or the natural shoreline shall not be permitted.

Policy 7.6:

No new sites shall be permitted for heavy industrial uses along the shoreline of the coastal area unless such uses are water-dependent or water-related, or unless an overriding public interest is demonstrated.

Policy 7.7:

Existing public and private marina sites shall be encouraged to expand prior to siting new marina facilities within the County.

Policy 7.8:

The following criteria shall serve as the County's marina siting guidelines:

A. Support Services (Utilities/Public Facilities)

- 1. Adequate Uplands/Access:** Marinas shall demonstrate that they have sufficient upland area to accommodate all needed utilities and marina support facilities with minimal environmental impacts. Only facilities providing parking areas that minimize stormwater runoff and mitigate pollution shall be permitted.
- 2. Adequate Traffic Capacity:** Applicants shall demonstrate that the adjacent area and on-site roadways have the capacity to accommodate the projected number of users.
- 3. Sewage Capacity:** All new marinas shall provide adequate capacity to handle sewage in accordance with state standards, either by means of on-site pump-out and treatment facilities or connection to a treatment plant. Applicants shall document the availability and capacity of the above sewage facilities to handle the anticipated volume of wastes. All marinas with fueling facilities should provide pump-out facilities at each fuel dock. Marinas which serve live-aboards or overnight transient traffic shall provide shower, restroom and sewage treatment facilities at the dock. Facilities of 50 slips or more shall provide permanent pump-out facilities.
- 4. Spill Containment:** All applicants shall provide documentation of their capability to respond rapidly and effectively to contain any spills of petroleum or other hazardous materials within the boundaries of leased area.

B. Resource Constraints (Environmental Considerations)

- 1. Sensitive Areas:** In the following sensitive areas, the applicant shall be required to demonstrate that a marina is clearly in the public interest and in accordance with all pertinent rules of appropriate regulatory agencies before approval to build is granted:
 - Aquatic Preserves;
 - Outstanding Florida Waters;
 - Class I Waters;
 - Class II Waters;
 - Marine or Estuarine Sanctuaries;
 - Manatee Sanctuaries or Critical Manatee Habitats;
 - Areas approved or conditionally approved by Florida Department of Environmental Protection for shellfish harvesting;
 - Other highly productive or unique habitats as determined by Florida Department of Environmental Protection, based on vegetation or wildlife species, and
 - Areas designated as particularly sensitive to oil spills.
- 2. Hurricane Evacuation and Protection:** Applicants shall document sufficient capacity to provide maximum practicable protection of the

contents of the proposed premises from damages caused by wind and wave forces resulting from hurricanes. Structures shall comply with all applicable coastal construction codes. Applicants shall demonstrate the ability to evacuate people by area roadways (by documenting traffic capacities).

- 3. Water Quality:** A specific condition of development approval for any new, renewed, or expanded docking facility for 50 or more boats shall require that the facility operator maintain water quality standards as provided by Chapter 403, F.S. To assure compliance, the operator shall maintain a water quality monitoring program approved by the Environmental Protection Commission of Hillsborough County and the Tampa Port Authority. Water quality data shall be periodically reviewed by those agencies. If it can be determined that the docking facility and/or the riparian uplands are causing water quality violations, the marina operator or owner shall be given written notice to correct the problem within 120 days; then, on failure to do so, approval for the docking facility shall be subject to cancellation by the County with resultant removal of the facility. The County shall request the cooperation of the Tampa Port Authority in enforcement of these provisions through its regulatory and submerged land programs.
- 4. Water Depth:** Only those docking facilities in locations having adequate water depths to accommodate the proposed boat use shall be permitted. A minimum water depth of 4-feet mean low water shall be required. Greater depths shall be required for those facilities designed for or capable of accommodating boats having greater than a 3-foot draft. These depth requirements shall also apply to the area between the proposed facility and any natural or other navigation channel, inlet or deep water. Where necessary, marking of navigational channels may be required.
- 5. Access/Dredging:** Preference shall be given to docking facilities that require minimal or no dredging or filling to provide access by canal, channel or road. This restriction applies to widening or deepening any existing canal or channel, but not to regular maintenance dredging and filling to meet depth standards of existing canals or channels. Preference shall be given to marina sites adjacent to naturally maintained channels.
- 6. Environmental Restoration:** In reviewing applications for new docking facilities, or for renewal of existing leased facilities, an effort shall be made to identify ways to improve, mitigate or restore adverse environmental impacts caused by previous activities. This may include shallowing dredged areas, restoring wetlands or submerged vegetation or making navigable channels. Such mitigation or restoration could be required as a condition of approval for new, renewed or expanded facilities.

- 7. Cultural Resource Protection:** Facilities must demonstrate no adverse impact on archaeological or historic properties.
- 8. Access Markers:** Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits and any other applicable regulations.
- 9. Erosion Prevention:** On sites with historically erosion-prone shorelines, applicants shall ensure that appropriate shoreline protection measures (as determined by the Port Authority and the Florida Department of Environmental Protection) will be taken.

Policy 7.9:

Existing ports and marinas shall be targeted for concentrations of marine-related land uses.

Policy 7.10:

Fueling facilities associated with marinas and ports shall be designed to contain land-side spills and shall be equipped to contain spills in the water as prescribed by federal and state environmental protection agencies.

Policy 7.11:

The County shall ensure the orderly development, redevelopment, maintenance and use of the Port District by effectively addressing with the Tampa Port Authority coordination and conflict resolution of issues affecting Port development, redevelopment, maintenance and use, as well as regulatory and County service activities issues affecting the Port, through multiple mechanisms including, but not limited to, the following:

- Regular meetings between County and Tampa Port Authority staff;
- Coordination of hazard response programs of the Tampa Port Authority with the County;
- Coordination of hurricane evacuation procedures between the Tampa Port Authority and the County;
- Coordination with the Tampa Port Authority to ensure that the future development, redevelopment and maintenance of the Port and Port-related facilities are consistent with the goals, objectives and policies of the Port of Tampa Master Plan;
- Review of permit applications for dredge and fill activities by the Hillsborough County City-County Planning Commission and the Environmental Protection Commission of Hillsborough County;
- Coordination of sovereign lands management issues, particularly dredged materials disposal and management.

Public Access

Issue: Hillsborough County has 33 square miles of coastal area. –However, although the County has acquired significant acreage along the coast, much-of this property is in private ownership or has not yet been developed to accommodate public access. Although the public, through the State’s sovereignty rights, owns virtually all lands seaward of the mean high water line, private property fronting these resources prevents their use by the public resulting in additional burdens on existing public facilities. Because there is a limited supply of public facilities, those that exist must provide public access to the fullest extent possible. As the County’s population grows, the demand on existing facilities will increase and the need for additional public facilities will increase.

Objective 8: Public access to the shoreline shall continue to be provided, maintained and improved consistent with public need and protection of the natural environment.

Policy 8.1:

The County shall retain ownership rights to any property providing or having the potential to provide public access to coastal areas (e.g., dead-end streets and undeveloped dedicated rights-of-way).

Policy 8.2:

The County shall ensure that any public accessway established through private lands seaward of the mean high tide or water line by prescription, prescriptive easement, or any other legal means shall not be diminished or rendered unusable. If a developer or property owner improves, consolidates, or relocates such public accessways, then the accessways subsequently provided shall meet the following conditions:

- a. The accessways shall be of substantially similar quality and convenience to the public;
- b. Accessways shall be approved by Hillsborough County; and
- c. Accessways shall be consistent with this Element.

Policy 8.3:

The County shall ensure adequate environmentally-sound coastal access.

Policy 8.4:

The County shall consider, during the development review process, requiring the dedication of public access easements for multi-family and non-residential private development in shoreline areas.

Policy 8.5:

The County, in cooperation with appropriate agencies, will maintain access to coastal facilities for all Hillsborough County residents regardless of physical, mental, or economic hardship.

Policy 8.6:

The County shall require public access to any private beach that is re-nourished at public expense.

Policy 8.7:

The County shall use cooperative use agreements to negotiate public access with non-profit, quasi-public, or private entities.

Historic Resources

Issue: Preservation of the past provides an important link to the future. Paleontologic and historic resources are defined as all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, paleontologically or archaeologically significant. Historic resources must be preserved throughout Hillsborough County, including the coastal area. Hillsborough County adopted a local historic preservation ordinance in 1992. Consequently, historic resource management efforts are now more clearly defined. ~~However, historic or archaeological surveys have not been conducted in Hillsborough County since 1979-80, with the exception of governmental construction projects or developments of regional impact.~~ In addition to this element, the future land use element and other applicable elements address the issue

~~[Outdated statement removed in interest of streamlining element]~~

Objective 9: Historic resources shall be protected, preserved or utilized in a manner which protects and preserves their continued existence. Once a site has been scientifically excavated, then development may proceed without preserving the site.

Policy 9.1:

The County shall continue to enforce an ordinance to protect historical and archaeological sites.

Policy 9.2:

As an alternative to preserving on-site known historic or archaeological resources, the property owner may allow excavation of the site by the Division of Historic Resources or their approved alternate prior to development of historic resources.

Policy 9.3:

Upon adoption of the ordinance referenced in Policy 9.1, priority for survey and inventory of historic resources shall be given to the coastal area.

Policy 9.4:

Known historic or archaeological sites shall be shown on site plans submitted for building permits and rezonings.

Policy 9.5:

Historic and archaeological sites shall be incorporated into required setbacks, buffer strips, or open spaces up to the maximum area required by development regulations. The County shall establish variances for non-safety-related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed development.

Policy 9.6:

The County shall research methods to provide incentives for property owners to preserve, protect, or sensitively reuse historic resources. Such methods may include density transfer bonuses, use of the Environmental Lands Acquisition and Protection Program, and variances from certain minimum requirements (i.e. setbacks, open space, etc.).

Policy 9.7:

The County shall compile a registry of organizations, museums, and individuals who accept the donation of historic or archaeological sites and significant excavated materials. This registry shall be updated on a regular basis.

Emergency Preparedness

Coastal High Hazard Area

Issue: The coastal high hazard area (CHHA), is defined as the area seaward of the anticipated storm surge elevation in a category one hurricane. Development within the coastal high hazard area must be regulated and reviewed differently than even that within the hurricane vulnerability zone. The issue with respect to development in the coastal high hazard area is the protection of residents and the public expenditure of funds for areas that are subject to severe flooding from storm surge and rainfall and structure damage as a result of high winds. In addition to limiting development, the permitted development shall be designed to mitigate problems associated with stormwater runoff, wastewater treatment, and septic tanks.

Objective 10: Limit public expenditures for infrastructure and facilities in the coastal high hazard area.

Policy 10.1:

The County shall limit public infrastructure expenditures in the coastal high hazard area to:

- a. Restoration or enhancement of natural resources or public access;
- b. Flood-proofing existing potable water and sanitary sewerage facilities;
- c. The development or improvement of public roads and bridges that are on the Metropolitan Planning Organization's Long-Range Transportation Plan or that serve a crucial need by ameliorating the evacuation time of residents of the county;
- d. Reconstruction of seawalls that are essential to the protection of existing public facilities or infrastructure;
- e. A public facility of overriding public interest as determined by the Hillsborough County Board of County Commissioners;
- f. The retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or
- g. Port and port-related facilities.

Policy 10.2:

Wastewater treatment facilities shall not be constructed within the coastal high hazard area unless the expenditure meets the criteria of **Policy 10.1**.

Policy 10.3:

Reserved. Hillsborough County shall preserve and restore, as feasible, coastal ecosystems to maintain and enhance natural coastal barriers to storm events.

[Staff Recommended]

Policy 10.4:

All new buildings, structures, uses and substantial expansions of existing uses, for commercial or industrial development on more than five acres of land or residential subdivisions exceeding ten lots, within the Coastal High Hazard Area (CHHA), other than government owned or leased facilities, shall be approved through a planned unit development process.

Policy 10.5:

The use of septic tanks for new development shall be prohibited in the Coastal High Hazard Area, except in cases of excessive hardship where (1) no reasonable alternative exists, (2) a discharge from a septic tank will not adversely affect public health and will not degrade surface or ground water and (3) where the Health Department determines that soil conditions, water table elevation and setback provisions are adequate to meet state requirements.

Policy 10.6:

Hillsborough County shall pursue the use of advanced technologies, such as Light Detection and Ranging (LIDAR) for mapping, to accurately assess the threat of hazards such as storm surge and inland flooding.

[Staff Recommended]

Hurricane Evacuation

Issue: The Tampa Bay Region, which includes Hillsborough County, has been identified by the National Weather Service as one of the most hurricane-vulnerable areas of the United States, with the potential for large scale loss of life. Consequently, Hillsborough County must be prepared for the likelihood of storms and have in place a disaster preparedness program. The three major hazards produced by a hurricane are: storm surge, high winds, and rainfall. These potential hazards to lives and properties require the evacuation of certain portions of the County, depending upon the type of storm. Because evacuation relies on the transportation network and available public shelters for evacuating and housing evacuees, analysis of the vulnerability of evacuation routes, as well as the availability of adequate shelter, is necessary. The goal for hurricane evacuation is to minimize the loss of life primarily and, secondarily, to minimize property damage.

Objective 11: The County shall maintain adequate clearance times as identified in the most up-to-date Hurricane Study. Any proposed development shall not increase these clearance times.

Policy 11.1:

In order to prevent unnecessary evacuees from crowding roads and shelters, during the hurricane season, the County shall continue to notify households of their need to evacuate at various threat levels. Hotels, motels and other similar facilities shall conspicuously post the need for evacuation, evacuation routes and shelter locations.

Policy 11.2:

The County shall continue to identify new shelter space to meet the demands of the projected population. The standard shall be 20 square feet per person.

Policy 11.3:

The County shall maintain capacity on all identified major evacuation routes maintained by the County so that the clearance times as identified ~~by Tampa Bay Regional Planning Council~~ in the most up-to-date Hurricane Study can be maintained.

[Agency Review Comment]

Policy 11.4:

The development review process shall include the review of the development's effect on evacuation clearance times and the number of persons requiring public shelter. Developments shall be reviewed and impacts assessed based on the most recently available data. This requirement shall apply to those

developments located in the vulnerability zone and those located along and impacting evacuation routes.

Policy 11.5:

The County shall continue to conduct an annual review of new development in the Coastal High Hazard Area, and coordinate with the City of Tampa to ~~assure~~ ensure compliance with the ~~Hurricane—Evacuation Plan~~ Comprehensive Emergency Management Plan (CEMP).

[Agency Review Comment]

Policy 11.6:

The County shall continue to coordinate all emergency management activities, including evacuation orders, with all state, regional, and local response agencies, and with adjacent local governments, to effect a safe and efficient evacuation and return of County residents.

Policy 11.7:

Each new mobile home park shall include or designate a building or buildings for use as shelters for tenants during a hurricane. County development regulations shall be amended to include standards for shelter buildings.

Policy 11.8:

The County, ~~in cooperation with the Tampa Bay Regional Planning Council~~, shall annually review shelters in an effort to provide shelter space for the worst case hurricane scenario.

[Agency Review Comment]

Policy 11.9:

The County, in cooperation with the ~~Tampa Bay Regional Planning Council~~ School District and Red Cross, shall continue to develop strategies to address the shelter space deficiency ~~including utilizing churches in coordination with the Red Cross~~.

[Administrative]

Policy 11.10:

New development, and redevelopment, is required to demonstrate available shelter space and evacuation clearance time capacity and/or fully mitigate its impact on these standards, as determined by Hillsborough County.

[Staff Recommended]

Policy 11.11:

Hillsborough County shall encourage developments/businesses to prepare and maintain disaster contingency plans.

[Staff Recommended]

Policy 11.12:

By 2009, Hillsborough County shall evaluate and update, as necessary, regulations associated with hazard mitigation in an effort to ensure all areas of the County at risk are adequately addressed.

[Staff Recommended]

Policy 11.13

Consistent with recommendations of the Governor’s Coastal High Hazard Study Committee report of February 1, 2006, Hillsborough County shall pursue the notification to residents and businesses of their evacuation and flood zone through real estate transactions.

[Staff Recommended]

Policy 11.14:

Hillsborough County shall implement the Local Mitigation Strategy (LMS) Report, and hereby incorporates this report into the Comprehensive Plan by reference.

(Staff Recommended)

Post-Disaster Redevelopment

Issue: A high concentration of structural loss has been projected for the coastal high hazard area during hurricanes due to storm surges and high winds, and both the public and private sector would be subjected to major losses due to hurricane damage. Repairing or replacing damaged structures and infrastructure due to hurricanes will subject them to renewed damage during any repeat occurrence of a hurricane. Hospitals, nursing homes, ~~adult congregate~~ assisted living facilities, and correctional facilities located in the coastal high hazard area would be subjected to higher risks during a natural disaster due to special needs evacuation. These uses are best located away from the coastal high hazard area so that evacuation would not be required. Because the coastal high hazard area is subjected to major hurricane damage, this area will require mitigating steps to restrict and eliminate inappropriate and unsafe development when the opportunity arises.

Objective 12: The County shall continue to implement a post-disaster redevelopment ordinance to reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 12.1:

The County’s ~~Peacetime—Comprehensive~~ Emergency Management Plan (~~PEPCEMP~~) shall be referred to concerning post-disaster activities within the coastal high hazard area. The ~~Peacetime—Emergency Plan~~ CEMP specifies the actions necessary for immediate ~~repair—response~~ and clearance of debris in order to protect the public health and safety.

[Administrative]

Policy 12.2:

The County shall continue to implement, review, and amend as needed its Post-Disaster Redevelopment Ordinance, addressing long-term development, repair, and redevelopment activities, and including measures to restrict and eliminate inappropriate and unsafe development in the coastal high hazard area through Plan designated uses, zoning, and density and intensity limitations.

Policy 12.3:

The County shall maintain an inventory and assessment of the value of all public facilities within the coastal high hazard area.

Policy 12.4:

Any structure or infrastructure within the coastal planning area that is damaged in excess of 50 percent of its most recent assessed value, shall be rebuilt in conformance with all current standards and requirements, including those enacted since the construction of the structure or infrastructure, except as otherwise stated in the Hillsborough County Post Disaster Redevelopment Ordinance (Ordinance 93-20).

[Agency Review Request & Hazard Mitigation Department of PG&M]

Policy 12.5:

~~If any public structure or infrastructure within the coastal area is damaged in excess of 50 percent of its most recent assessed value, and if the County's post disaster redevelopment ordinance permits development, then the structure or infrastructure must be rebuilt to meet or exceed all current standards and requirements, including those enacted since the construction of the structure or infrastructure.~~[Reserved]

[Agency Review Request & Hazard Mitigation Department of PG&M]

Public Infrastructure

Issue: Recognizing that Hillsborough County is vulnerable to a hurricane, government is responsible to ensure that the minimum amount of property damage and loss of life is experienced as a result of a storm event. The provision of publicly funded infrastructure (e.g. roadways, pumping stations, wastewater treatment facilities) in the coastal area raises several questions: Does the provision of infrastructure encourage development of coastal areas? Should all citizens be required to bear the burden of increased public infrastructure cost in coastal areas? As development and redevelopment pressures continue in the coastal areas, these questions and others must be addressed. The federal and state governments have reduced subsidies for coastal development by limiting public expenditures in the coastal high hazard area and encourage the same at the local level.

Objective 13: The level of service standards, phasing of infrastructure, and areas of service within the coastal area shall be as established in the public facilities elements, Transportation Element, Recreation and Open Space Element, and Capital Improvements Element of the Comprehensive Plan; and the County shall limit its public infrastructure expenditures in the coastal high hazard area.

Policy 13.1:

Interim wastewater treatment plants shall not be permitted in the coastal high hazard area except when County service will be available within five (5) years.

Policy 13.2:

The County shall insure that all regional, sub regional and private sewage treatment plants meet Advanced Wastewater Treatment (AWT) standards.

Policy 13.3:

The County shall study the impacts of septic tank usage in the coastal planning area on surface waters.

Policy 13.4:

The County shall not accept responsibility for maintaining new roadways nor take over maintenance for existing private roadways, in the coastal high hazard area unless said roadway is designated on the future Traffic Circulation Map.

Policy 13.5:

The County shall complete and maintain an inventory of existing infrastructure within the coastal high hazard area and develop a program to relocate or retrofit such facilities where feasible and as replacement becomes necessary.

Policy 13.6:

The County shall ensure that future development and redevelopment within the coastal high hazard area is consistent with coastal resource protection and will not increase clearance times along evacuation routes.

Policy 13.7:

Evacuation routes that are located in the coastal high hazard area and are subject to flooding shall be improved to the extent feasible to expedite the safe passage of evacuees in the event of mandatory evacuation.

Policy 13.8:

No new solid waste or hazardous waste management sites shall be approved for location in the coastal high hazard area.

Port of Tampa Master Plan

The Hillsborough County Port District is established and the Tampa Port Authority is created pursuant to Chapter 84-447, Laws of Florida, as amended. Under such laws, the exercise of powers established thereunder are declared to be of public necessity and are recognized as 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 The Port of Tampa Master Plan Update, 1988-2000, 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 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 a Port Master Plan and other applicable laws and regulations.^{viii}

Policy 14.1:^{ix}

Hillsborough County hereby incorporates by reference the Tampa Port Authority Master Plan Update, August 2000.^x

ⁱ CPA 01-06 - to improve internal consistency and to clarify that if the definition and any graphic representation of the Coastal High Hazard Area (CHHA) are not consistent, the definition shall be utilized for regulatory purposes

ⁱⁱ CPA 99-19 – Added policy to incorporate goals of Comprehensive Conservation Management Plan for Tampa Bay, (Tampa Bay Estuary Program) into the Element. Ordinance # 99-30, adopted by BOCC 12/16/99, DCA Notice of Intent published on 2/7/00 *Tampa Tribune*, effective date of amendment 2/29/00.

ⁱⁱⁱ CPA 99-19 – Added policy to incorporate goals of Comprehensive Conservation Management Plan for Tampa Bay, (Tampa Bay Estuary Program) into the Element. Ordinance # 99-30, adopted by BOCC 12/16/99, DCA Notice of Intent published on 2/7/00 *Tampa Tribune*, effective date of amendment 2/29/00

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v CPA 99-19 – Added policy to incorporate goals of Comprehensive Conservation Management Plan for Tampa Bay, (Tampa Bay Estuary Program) into the Element. Ordinance # 99-30, adopted by BOCC 12/16/99, DCA Notice of Intent published on 2/7/00 *Tampa Tribune*, effective date of amendment 2/29/00.

vi CPA 01-06 - to improve internal consistency and to clarify that if the definition and any graphic representation of the Coastal High Hazard Area (CHHA) are not consistent, the definition shall be utilized for regulatory purposes

vii CPA 00-05 – Updated policy to reflect completion of Hazard Mitigation Study. Ordinance # 00-42, adopted by the BOCC 12/13/00, DCA Notice of Intent published 2/7/01, *Tampa Tribune*, effective date of amendment 2/28/01.

viii CPA 99-14 – Incorporated most current Port of Tampa Master Plan into Element. Ordinance # 99-30, adopted by BOCC 12/16/99, DCA Notice of Intent published on 2/7/00 *Tampa Tribune*, effective date of amendment 2/29/00.

ix CPA 00-20 – Incorporates the Tampa Port Authority Master Plan Update into Element.

x CPA 99-14 – Incorporated most current Port of Tampa Master Plan into Element. Ordinance # 99-30, adopted by BOCC 12/16/99, DCA Notice of Intent published on 2/7/00 *Tampa Tribune*, effective date of amendment 2/29/00.