

**Coastal Management Section
Proposed in Order
Version 5**

Proposed Section	Topic Area	Proposed Number	Proposed Language	Status	Element	Adopted Number	Adopted Language	Legend	
Coastal Management	GOAL	1.0.0	Conserve, protect, restore and enhance natural coastal resources.		Coastal Management	1.0.0	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.		Retain
Coastal Management	CCMP	1.1.0	Support the Tampa Bay Estuary through the implementation of the Comprehensive Conservation & Management Plan (CCMP).		Coastal Management	1.1.11	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.		Minor Modification
Coastal Management	CCMP	1.1.1	Support the TBEP Habitat Master Plan as a component of the CCMP.				New Policy		Substantive Modification
Coastal Management	CCMP	1.1.2	Continue membership, support, participation and coordination on inter-jurisdictional boards, such as the Agency on Bay Management, to address the estuarine environmental quality of Tampa Bay.				New Policy		Delete
Coastal Management	Tidal wetlands	1.1.3	Collaborate with the TBEP to achieve a measurable annual increase in restored tidal wetland acreage.			1.2.0	There shall continue to be no net loss of 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.		
Coastal Management	CCMP	1.1.4	Protect, maintain and enhance the abundance and diversity of living marine resources in the Tampa Bay.		Coastal Management	1.3.0	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.		
Coastal Management	Natural Habitat	1.1.5	Consider public education and the adoption and enforcement of marine turtle protection regulations, including marine turtle friendly exterior lighting.				New Policy		
Coastal Management	Natural Habitat	1.1.6	Prohibit unmitigated development activities on submerged lands containing seagrass habitat and seek to restore seagrass coverage appropriately, except in cases of overriding public interest.		Coastal Management	1.2.7	The County shall prohibit unmitigated development activities on submerged lands containing significant seagrass habitat, and shall seek to restore seagrass coverage.		
Coastal Management	Natural Habitat	1.1.7	Investigate the capacity of the Tampa Bay and its surrounding natural features, soils, wetlands, and other water bodies to serve as "blue carbon" sequestration reserves.				New Policy		
Coastal Management	Tidal wetlands	1.1.8	Encourage wetland design changes that allow for the landward migration of wetlands for resilience to sea-level rise.				New Policy		
Coastal Management	Tidal wetlands	1.1.9	Identify priority areas for land acquisition based on their strategic capacity to absorb floodwaters and support coastal ecosystem migration in order to reduce loss to flooding.				New Policy		
Coastal Management	GOAL	2.0.0	Increase community resiliency to protect property, cultural and natural resources from natural vulnerabilities.				New Policy		
Coastal Management	Shoreline	2.1.0	Maintain beaches and coastlines in an environmentally sensitive manner.		Coastal Management	1.5.0	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.		

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Coastal Management	Shoreline	2.1.1	Protect and restore beaches to provide storm protection, recreational opportunities, and a natural habitat for endemic flora and fauna.				New Policy
Coastal Management	Shoreline	2.1.2	Encourage shoreline softening through vegetative projects, submerged vegetation and living shorelines in order to minimize flood damage, stabilize the shore, and maintain adaptability to future sea-level rise conditions.				New Policy
Coastal Management	Shoreline	2.1.3	Incorporate living coastlines into storm surge reduction projects, as feasible.				New Policy
Coastal Management	Shoreline	2.1.4	Coordinate beach stabilization techniques with state agencies.		Coastal Management	1.5.1	The County shall use only those beach stabilization techniques recommended by the Florida Department of Environmental Protection.
Coastal Management	Shoreline	2.1.5	Require public access at any private beach that is renourished at public expense.		Coastal Management	1.8.6	The County shall require public access to any private beach that is renourished at public expense.
Coastal Management	Shoreline	2.1.6	Preserve and restore, as feasible, coastal ecosystems to maintain and enhance natural coastal barriers to natural hazards.		Coastal Management	1.10.3	Hillsborough County shall preserve and restore, as feasible, coastal ecosystems to maintain and enhance natural coastal barriers to storm events.
Coastal Management	Shoreline	2.1.7	Collaborate with regulatory agencies to prohibit the destruction or degradation of natural inter-tidal and sub-tidal vegetative communities for the purpose of developing new man-made beaches.		Coastal Management	1.5.2	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.
Coastal Management	Shoreline	2.1.8	Expand the use of living shorelines and living breakwater systems as the preferred method of shoreline stabilization and storm surge reduction.				New Policy
Coastal Management	Resiliency	2.1.9	Evaluate shoreline setbacks and identify the potential for updates to protect vulnerable structures from the effects of long-term sea-level rise.				New Policy
Coastal Management	Shoreline	2.1.10	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 appropriate living shorelines.		Coastal Management	1.2.3	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.
Coastal Management	Shoreline	2.1.11	Encourage the enhancement of existing hardened shorelines by installing oyster reefs or other vegetation where appropriate and feasible.				New Policy
Coastal Management	Historic Resources	2.2.0	Manage historic and archaeological resources to protect and preserve their historical value in the Coastal Planning Area.		Coastal Management	1.9.0	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.
Coastal Management	Historic Resources	2.2.1	Continue to collaborate with the Florida Division of Historical Resources to maintain a registry of historical and archaeological assets.				New Policy
Coastal Management	Historic Resources	2.2.2	Maintain criteria, standards, and procedures to protect historical and archaeological assets and sites from natural hazards.		Coastal Management	1.9.1	The County shall continue to enforce an ordinance to protect historical and archaeological sites.
					Coastal Management	1.9.2	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.
Coastal Management	Historic Resources	2.2.3	Collaborate with public, private, local, state, and/or federal historical conservation entities to restore or maintain structures of historical value				New Policy
Coastal Management	Natural Hazards	3.0.0	Reduce or prevent the unnecessary exposure of human life and property to natural hazards to facilitate rapid and efficient recovery in the event of a disaster.				New Policy
Coastal Management	PDRP	3.1.0	Ensure development and redevelopment has the ability to prepare and plan for, absorb, recover from, and more successfully adapt to natural hazards.				New Policy
Coastal Management	Resiliency	3.1.1	Support local and regional mapping, modeling and monitoring programs to assure the most current and locally specific data on climate change vulnerability and sea-level rise is available.				New Policy

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Coastal Management	Resiliency	3.1.2	Continue to make flood elevation certificates available to the public and digitally enter them into a geographic database to aid with assessment and other resiliency efforts.				New Policy
Coastal Management	Coastal High Hazard Area	3.1.3	Continue to Implement the "Coastal High Hazard Area" (CHHA) policies and regulations and delineate on zoning maps. Where the definition found in the definition's section of the Comprehensive Plan and any graphic representation of this area is not consistent, the definition shall govern.		Coastal Management	1.6.1	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. Where this definition and any graphic representation of this area are not consistent, the definition shall govern.
					Coastal Management	1.6.4	The County shall delineate the Coastal High Hazard area on zoning maps.
Coastal Management	Resiliency	3.1.4	The Local Mitigation Strategy (LMS) Report is incorporated into the Comprehensive Plan by reference.		Coastal Management	1.11.14	Hillsborough County shall implement the Local Mitigation Strategy (LMS) Report, and hereby incorporates this report into the Comprehensive Plan by reference.
Coastal Management	Resiliency	3.1.5	Develop strategies to identify and incorporate climate adaptation strategies in cooperation with the EPC, the Planning Commission and other agencies into program areas.				New Policy
Coastal Management	Resiliency	3.1.6	Educate and inform the public regarding the impacts of natural hazards, including hurricanes, storm surge and flooding within the CHHA and 100-year floodplain.				New Policy
Coastal Management	Resiliency	3.1.7	Uphold the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations outlined in 44 C.F.R. part 60.				New Policy
Coastal Management	Resiliency	3.1.8	Meet or exceed building codes and development regulations, such as risk-based setback provisions, structural connections, and other site control and overlay zones, to reduce future property damages and losses.				New Policy
Coastal Management	Resiliency	3.1.9	Encourage the use of stilted structures rather than fill to meet flood elevation construction requirements within flood-prone areas.		FLUE	A.39.5	Encourage the use of stilted structures rather than fill to meet flood elevation construction requirements within the River Corridor Overlay District.
Coastal Management	Resiliency	3.1.10	Promote programs for sellers of real property within the CHHA to notify buyers of structures and properties of the hazards associated with the CHHA designation.				New Policy
Coastal Management	Resiliency	3.1.11	New hospitals, nursing homes and assisted living facilities in the Coastal High Hazard Area are prohibited. Siting or expansion of hospitals or care facilities in Evacuation Level B zones is discouraged.				New Policy
Coastal Management	Resiliency	3.1.12	Continue to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) administered by the Federal Emergency Management Agency to maintain a CRS score of 5 or better.				New Policy
Coastal Management	Resiliency	3.1.13	Proactively seek assistance in public acquisition of abandoned properties and undeveloped land in the Coastal Planning Area.				New Policy
Coastal Management	Resiliency	3.1.14	Consider measures to mitigate flood and storm surge risk to new structures and provide incentives to move development out of high-risk areas such as the existing/pre-development 25-year floodplain, such as but not limited to transfer of development rights or clustering. This does not preclude the development of water-dependent uses, water-related and water-enhanced uses, stormwater management structures, non-habitable structures, and passive recreational uses where appropriate.				New Policy
Coastal Management	Resiliency	3.1.15	Consider the implementation of Adaptation Action Areas for low-lying zones that experience coastal flooding due to extreme high-tide or king tides, storm surge and are vulnerable to the impacts of sea level rise.				New Policy
			Review, update and maintain the Post-Disaster Redevelopment Plan		Coastal Management	1.12.0	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.

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Coastal Management	PDRP	3.1.16	review, update and maintain the Post-Disaster Redevelopment Plan (PDRP) to reduce the impacts and eliminate the exposure of human life, public and private property; and facilitate rapid recovery from natural hazards.		Coastal Management	1.12.2	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.
Coastal Management	PDRP	3.1.17	Ensure the risk of existing contaminated lands is addressed in appropriate planning efforts, including the LMS and PDRP.				New Policy
Coastal Management	PDRP	3.1.18	Encourage post-disaster redevelopment in areas with less vulnerability to storm surge, inundation, flooding, sea-level rise and other impacts of climate change, and encourage locally appropriate mitigation and adaptation strategies.				New Policy
Coastal Management	PDRP	3.1.19	Effectively address during redevelopment existing and potential flooding problems when identified within floodplains and low-lying areas subject to tidal inundation and/or sea-level rise, as identified on the floodplains and Coastal High Hazard Area maps.				New Policy
Coastal Management	PDRP	3.1.20	Reconstruct structures with damage exceeding 50 percent of pre-storm market value or that are substantially improved to ensure compliance to all applicable codes and regulations, including the High-Velocity Hurricane Zone portion of the Florida Building Code for structures located in the "V" and "Coastal A" Zones and for others in the A zone or the 100-year floodplain.				New Policy
Coastal Management	PDRP	3.1.21	Maintain an inventory of repetitive loss properties and target hazard mitigation planning and technical assistance programs to these areas.				New Policy
Coastal Management	Evacuation	3.2.0	Maintain adequate evacuation clearance times and shelter space.		Coastal Management	1.11.0	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.
					Coastal Management	1.13.6	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
Coastal Management	Evacuation	3.2.1	Utilize the Florida Statewide Regional Evacuation Study for Tampa Bay when determining if proposed developments or redevelopments will cause roadways to fall below acceptable level-of-service standards for hurricane evacuation and if sheltering needs are met.				New Policy
Coastal Management	Evacuation	3.2.2	Review, update and maintain the Comprehensive Emergency Management Plan (CEMP).		Coastal Management	1.11.5	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 ensure compliance with the Comprehensive Emergency Management Plan (CEMP).
Coastal Management	Evacuation	3.2.3	Facilitate public knowledge of the need to evacuate at various threat levels.		Coastal Management	1.11.1	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.
Coastal Management	Evacuation	3.2.4	Maintain evacuation clearance time standards on and protect from flooding, all identified major evacuation routes maintained by the County.		Coastal Management	1.13.7	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
					Coastal Management	1.11.3	The County shall maintain capacity on all identified major evacuation routes maintained by the County so that the clearance times, as identified in the most up- to-date Hurricane Study, can be maintained.
Coastal Management	Evacuation	3.2.5	The Level of Service for out-of-county hurricane evacuation (Intra-State Movements) for a category 5 storm is 28 hours.		Coastal Management		Hillsborough County's Level of Service for out- of-county hurricane evacuation (Intra-State Movements) for a category 5 storm is 28 hours – consistent with the Tampa Bay Region, Hurricane Evacuation Study 2006,

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Coastal Management	Evacuation	3.2.6	No plan amendment within the Coastal High Hazard Area that increases density will be approved that would exceed a 16-hour evacuation Level of Service for a category 5 storm unless the increase in density is mitigated pursuant to accepted techniques; whereby, the mitigation technique accepted will maintain the evacuation clearance time at, or less than, the 16-hour limit.		Coastal Management	1.11.15	Tampa Bay Regional Planning Council, September 2006. No plan amendment within the Coastal High Hazard Area that increases density shall be approved that would exceed a 16 hour evacuation Level of Service for a category 5 storm unless the increase in density is mitigated pursuant to accepted techniques; whereby, the mitigation technique accepted will maintain the evacuation clearance time at, or less than, the 16 hour limit.
Coastal Management	Shelter	3.2.7	Meet the public's shelter space needs based on a standard of 20 square feet per person.		Coastal Management	1.11.2	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.
					Coastal Management	1.11.8	The County shall annually review shelters in an effort to provide shelter space for the worst case hurricane scenario.
Coastal Management	Shelter	3.2.8	Require new development and redevelopment to demonstrate adequate shelter space is available or fully mitigate its impacts.		Coastal Management	1.11.10	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.
					Coastal Management	1.11.4	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.
Coastal Management	Shelter	3.2.9	Whenever possible, new or expanded County buildings shall be located, designed, and constructed so they may be utilized as shelter space.				New Policy
Coastal Management	Marina/Port	4.0.0	Water-dependent and water-related uses are directed to suitable areas of the County that meet or exceed applicable criteria.		Coastal Management	1.7.0	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.
Coastal Management	Marina	4.1.0	Existing ports and marinas will be targeted for concentrations of marine-related land uses.		Coastal Management	1.7.9	Existing ports and marinas shall be targeted for concentrations of marine-related land uses.
Coastal Management	Marina	4.1.1	Encourage existing public and private marina sites to expand prior to siting new marina facilities.		Coastal Management	1.7.7	Existing public and private marina sites shall be encouraged to expand prior to siting new marina facilities within the County.
			<p>The following criteria shall serve as the County's marina siting guidelines</p> <p>A. Support Services (Utilities/Public Facilities)</p> <p>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.</p> <p>2. Wastewater Capacity: All new marinas shall provide adequate capacity to handle wastewater in accordance with state standards, either by means of on-site pump-out and treatment facilities or connection to a treatment plant. All marinas with fueling facilities should provide pump-out facilities at each fuel dock. Marinas that serve liveaboards or overnight transient traffic shall provide shower, restroom and wastewater treatment facilities at the dock. Facilities of 50 slips or more shall provide permanent pump-out facilities.</p> <p>3. 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 leased area boundaries.</p> <p>B. Resource Constraints (Environmental Considerations)</p> <p>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</p> <p>•Aquatic Preserves</p>				<p>The following criteria shall serve as the County's marina siting guidelines:</p> <p>A. Support Services (Utilities/Public Facilities)</p> <p>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.</p> <p>2. 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. 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.</p> <p>3. 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.</p> <p>B. Resource Constraints (Environmental Considerations)</p> <p>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.</p>

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Coastal Management	Marina	4.1.2	<ul style="list-style-type: none"> •Florida Fish and Wildlife Conservation Commission Critical Wildlife Areas •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 the Florida Department of Environmental Protection for shellfish •Other highly productive or unique habitats as determined by the Florida Department of Environmental Protection, based on vegetation or wildlife species •Areas designated as particularly sensitive to oil spills <p>2. 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 channels, inlet or deep water. Where necessary, marking of navigational channels may be required.</p> <p>3. 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.</p> <p>4. Environmental Restoration: In reviewing applications for new docking facilities or 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</p> <p>5. Cultural Resource Protection: Facilities must demonstrate no adverse impact on archaeological or historic properties.</p> <p>6. Access Markers: Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits and any other applicable regulations.</p> <p>7.Erosion Prevention: On sites with historically erosion-prone shorelines, applicants shall ensure that appropriate shoreline protection measures (as determined by Port Tampa Bay and the Florida Department of Environmental Protection) will be taken.</p>		Coastal Management	1.7.8	<p>before approval to build is granted:</p> <ul style="list-style-type: none"> •Aquatic Preserves; • Outstanding Florida Waters • Class I Waters; • Class II Waters; • Marine or Estuarine Sanctuaries; • Manatee Sanctuaries or Critical Manatee Habitats; <p>•Areas approved or conditionally approved by Florida Department of Environmental Protection for shellfish</p> <p>•Other highly productive or unique habitats as determined by Florida Department of Environmental Protection, based on vegetation or wildlife species, and</p> <p>•Areas designated as particularly sensitive to oil spills.</p> <p>2. 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.</p> <p>3.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.</p> <p>4.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.</p> <p>5. Cultural Resource Protection: Facilities must demonstrate no adverse impact on archaeological or historic properties.</p> <p>6.Access Markers: Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits and any other applicable regulations.</p> <p>7.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.</p>
Coastal Management	Port Tampa Bay	4.2.0	<p>Cooperate with the Port Tampa Bay 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 degradation.</p>		Coastal Management	1.2.9	<p>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.</p> <p>The County shall support and recommend the following: TPA policy actions:</p> <ul style="list-style-type: none"> •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. •Protect unique and irreplaceable natural resources from the adverse effects of dredging and spoil disposal.

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Coastal Management	Port Tampa Bay	4.2.1	<p>Except as provided herein, filling of surface waters of Tampa Bay and its rivers and tributaries up to the distance of navigability as defined by Port Tampa Bay jurisdiction for development purposes is prohibited. This policy shall not apply to</p> <ol style="list-style-type: none"> 1. Incidental Fill; or 2. Governmental projects that are necessary to promote public health, safety or general welfare, including 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. 		Coastal Management	1.3.10	<p>Except as provided herein, filling of surface waters of Tampa Bay and its rivers and tributaries up to the distance of navigability as defined by the Tampa Port Authority (dba Port Tampa Bay) jurisdiction for the purposes of development is prohibited. This policy shall not apply to</p> <ol style="list-style-type: none"> 1. Incidental Fill; or 2. Governmental projects that are necessary to promote public health, safety or general welfare including 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.
Coastal Management	Port Tampa Bay	4.2.2	Work with Port Tampa Bay to maximize the use of existing deep-water access to avoid impact to shallow water bay bottom and undeveloped shoreline.				New Policy
Coastal Management	Port Tampa Bay	4.2.3	Ensure development in the Port Activity Center is compatible with adjacent uses and the Port Tampa Bay Master Plan.		Coastal Management	1.14.1	Hillsborough County hereby incorporates by reference the Tampa Port Authority Master Plan adopted by the Tampa Port Authority Board of Commissioners, July 17, 2008. In the event of a conflict between the Tampa Port Authority Master Plan and the Comprehensive Plan, the Comprehensive Plan will prevail.
Coastal Management	Port Tampa Bay	4.2.4	Encourage environmentally sound development and redevelopment of Port Tampa Bay along with infrastructure to serve the Port and related maritime industries.		Coastal Management	1.14.0	Hillsborough County shall encourage development and redevelopment of the Port of Tampa, and infrastructure to serve the Port, in accordance with the Tampa Port Authority Master Plan and other applicable laws and regulations, shall encourage related maritime industries, and discourage the encroachment of incompatible land uses.
Coastal Management	Port Tampa Bay	4.2.5	<p>Support Port Tampa Bay's efforts to:</p> <ol style="list-style-type: none"> A. Seeking the acquisition of other appropriate lands for future port expansion and diversification in accordance with Port Tampa Bay's 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 cooperating with the Southwest Florida Water Management District to implement 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. Continue to develop methods for the management and maintenance of bird nesting and feeding habitats on diked disposal islands while maintaining the utility of those areas for dredged material disposal operations. 		Transportation	6.8.0	<p>The County shall support the Tampa Port Authority's efforts to:</p> <ol style="list-style-type: none"> 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

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			H. Monitor and mitigate adverse impacts on water quality during harbor deepening and maintenance dredging projects according to issued permits. I. Incorporate cost-effective and innovative stormwater treatment capability into Port Tampa Bay's projects; to the extent that such systems do not compromise port safety, displace critical shoreside properties, and are practicable from an engineering standpoint.				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.
Capital Improvements	Infrastructure	1.5.0	Protect the coastline and avoid loss of life and property in coastal areas by minimizing and/or mitigating the hazards of land development and limiting public expenditures for infrastructure in Coastal High Hazard Areas (CHHA) or in areas likely to be subject to the impacts of sea-level rise.		Coastal Management	1.5.0	The County shall protect the coastline and avoid loss of life and property in coastal areas by minimizing, and/or mitigating the hazards of, land development and public facilities in Coastal High Hazard areas. 9J-5.01 6(3)(b)2.
Capital Improvements	Infrastructure	1.5.1	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. h. That which supports existing planned uses, densities and intensities.		Coastal Management	1.10.1	Limit public infrastructure expenditures in the CHHA and 100-year floodplain to: •Restoration or enhancement of natural resources or public access; •Land application of reclaimed water (irrigation) on public and private open spaces; •Flood-proofing water and wastewater facilities; •The development or improvement of public roads and bridges which are on the Hillsborough County Metropolitan Planning Organization long range plan or the facility will serve a crucial need by improving the evacuation time of residents of the County •Reconstruction of seawalls that are essential to the protection of only existing public facilities or infrastructure; •A public facility of overriding public concern as determined by the Hillsborough County Board of County Commissioners; •The retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or •Port facilities •Development for which the hazards of locating within the Coastal High Hazards Area are fully mitigated
Capital Improvements	Infrastructure	1.5.2	Consider the risk of sea-level rise over the life expectancy of capital improvement projects.				New Policy
Capital Improvements	Infrastructure	1.5.3	Seek multiple community objectives in project development and capital improvement projects, including but not limited to hazard mitigation, resiliency and climate adaptation.				New Policy
Capital Improvements	Infrastructure	1.5.4	Prioritize critical infrastructure and hazard mitigation projects through cross-organizational planning efforts.				New Policy
Capital Improvements	Infrastructure	1.5.5	New utility lines in the Coastal High Hazard Area are required to be placed underground and are encouraged to be placed underground in the remaining Coastal Planning Area. When improvements are made to existing utility lines in the Coastal Planning Area, they are encouraged to be placed underground.		Coastal Management	1.6.5	The County shall require, 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.
Capital Improvements	Infrastructure	1.5.6	In the Coastal High Hazard Area, only roadways designated on the future Traffic Circulation Map may be accepted for public maintenance.		Coastal Management	1.13.4	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
Capital Improvements	Infrastructure	1.5.7	Maintain an inventory of existing infrastructure within the Coastal High Hazard Area and develop a program to relocate or retrofit such facilities as replacements become necessary.		Coastal Management	1.13.5	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.
Capital Improvements	Infrastructure	1.5.8	Incorporate sea-level rise projections and storm surge impacts consistent with the Tampa Bay Regional Planning Council and Tampa Bay Climate Science Advisory Panel into infrastructure improvements or new development and redevelopment projects.				New Policy
Capital Improvements	Infrastructure	1.5.9	When public infrastructure within the Coastal High Hazard Area is damaged by natural hazards, the County shall analyze the feasibility of relocating this infrastructure landward of the CHHA.				New Policy

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Capital Improvements	Infrastructure	1.5.10	Encourage power generation facilities and power transmission infrastructure to be sited and designed in a manner that takes into consideration impacts from climate change, including but not limited to increasing winds, storm surge, ambient temperatures and sea-level rise.				New Policy
Future Land Use	Land Suitability	A.10.9	Continue to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations.				New Policy

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Future Land Use	Land Suitability	A.10.10	Residential land uses within the CHHA will be limited to areas planned to accommodate such development through the provision of adequate public facilities and services.		Coastal Management	1.6.0	Residential 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.
Future Land Use	Land Suitability	A.10.11	Development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and level of service standards established for shelter capacity and clearance times.		Coastal Management	1.6.2	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.
Future Land Use	Land Suitability	A.10.12	Consider the impacts of new development on evacuation and shelter space standards within the CHHA during the development review process.				New Policy
Future Land Use	Land Suitability	A.10.13	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. The more restrictive requirements shall apply for those developments within both the coastal high hazard area and the I-75 Corridor.		Coastal Management	1.6.3	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.
Future Land Use	Land Suitability	A.10.14	Limit new development in the CHHA to those that can be considered in the existing Future Land Use category, are vested or entitled, water-related, water-dependent, or further the Port consistent with Port Tampa Bay's Master Plan and limit public expenditure.		Coastal Management	1.6.7	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. Within the coastal high hazard area, preference shall be given to uses that are water enhanced, water related, water dependent, or further the port.
Future Land Use	Land Suitability	A.10.15	Priority will be given 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.		Coastal Management	1.7.1	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.
Future Land Use	Land Suitability	A.10.16	No new sites will be permitted for heavy industrial uses along the Shoreline of the Coastal Planning Area unless such uses are water-dependent or water-related or unless an overriding public interest is demonstrated.		Coastal Management	1.7.6	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.
Future Land Use	Land Suitability	A.10.17	Water-related land uses requiring dredging and filling, which would significantly adversely impact the long-term hydrological or biological integrity of wetlands and/or other surface waters or the Natural Shoreline, will not be permitted.		Coastal Management	1.7.5	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.
Future Land Use	Land Suitability	A.10.18	Seek dedication of public access easements for multi-family and non-residential private development in shoreline areas.		Coastal Management	1.8.4	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.
Future Land Use	Land Suitability	A.10.19	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.		Coastal Management	1.10.4	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.
Future Land Use	Land Suitability	A.10.20	The Planning Commission will transmit to Port Tampa Bay a copy of all land use plan amendment applications within the Port Activity Center or within 250 feet of said area, as identified in the Port Tampa Bay Master Plan.		Coastal Management	1.14.7	The Planning Commission staff shall transmit to the Tampa Port Authority a copy of all land use plan amendment applications within the Port Activity Center, or within 250 feet of said area, as identified in the Tampa Port Authority Master Plan
Future Land Use	Land Suitability	A.10.21	Prohibit the development of new mobile home projects within the Coastal High Hazard Area				New Policy