

Coastal Management Section
Adopted in Order
Version 5

Element	Adopted Number	Adopted Language	Status	Proposed Number or Section	Proposed Language
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.		1.0.0	Conserve, protect, restore and enhance natural coastal resources.
Coastal Management	1.1.0	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.1.1	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.1.2	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.1.3	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.1.4	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.1.5	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.1.6	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.1.7	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.1.8	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.		E&S 3.4.3	Support a public education program aimed at residential homeowners that addresses the impacts of improperly managed lawn litter and fertilizer/herbicide/pesticide applications on Surface Water quality, wetlands and/or other surface waters.
Coastal Management	1.1.9	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.1.10	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
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.		1.1.0	Support the Tampa Bay Estuary through the implementation of the Comprehensive Conservation & Management Plan (CCMP).

Legend	
	Retain
	Minor Modification
	Substantive Modification
	Delete
	Moved to Proposed Element/Section

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Coastal Management	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.		1.1.3	Collaborate with the TBEP to achieve a measurable annual increase in restored tidal wetland acreage.
Coastal Management	1.2.1	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.		E&S 3.5.2	Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.
Coastal Management	1.2.2	Channelization or hardening of natural coastal shorelines and tidal creeks shall be prohibited except in cases of overriding public interest.		E&S 3.5.3	Channelization or hardening (e.g., paving, piping) of natural Shorelines and natural waterways to include tidal creeks is prohibited, except in cases of overriding public interest as established by the County or where necessary for reasonable use of a property as determined by the EPC. Encourage Shoreline stabilization with native plant communities and 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.		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	1.2.4	Reserved		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.2.5	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 replacement of ecological value and function, and will require restoration of tidal wetlands, where environmentally and economically feasible.		E&S 3.5.6	All wetland and/or other surface water mitigation projects must comply with the State Uniform Mitigation Assessment Method (UMAM). Mitigation projects must demonstrate the restoration of the ecological values provided by the functions performed by impacted wetlands and/or other surface waters unless a previous evaluation method was authorized by the appropriate regulatory agencies.
Coastal Management	1.2.6	Reserved		Deleted	Deleted - reserved (text in policy was formerly deleted)
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.		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	1.2.8	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.		E&S 3.5.8	Establish setbacks and buffers based on current science for protecting the hydrologic and biologic integrity of wetlands/other surface waters, including the Hillsborough County Wetland Ecological Buffers study published February 2012.

Coastal Management	1.2.9	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: <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. 		4.2.0	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.
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.		1.1.4	Protect, maintain and enhance the abundance and diversity of living marine resources in the Tampa Bay.
Coastal Management	1.3.1	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.		E&S 3.8.6	The abundance and distribution of Listed Species shall be maintained and/or increased.
Coastal Management	1.4.0	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
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.		2.1.0	Maintain beaches and coastlines in an environmentally sensitive manner.
Coastal Management	1.5.1	The County shall use only those beach stabilization techniques recommended by the Florida Department of Environmental Protection.		2.1.4	Coordinate beach stabilization techniques with state agencies.
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.		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	1.6.0	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.		FLUE 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.

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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.		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	1.6.2	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.		FLUE 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	1.6.3	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.		FLUE 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	1.6.4	The County shall delineate the coastal high hazard area on zoning maps.		Deleted	Incorporated into proposed 3.1.3
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.		CIE 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	1.6.6	Reserved		Deleted	Deleted - reserved (text in policy was formerly deleted)
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.		FLUE 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	1.7.0	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.		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	1.7.1	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.		FLUE 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	1.7.2	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.7.3	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.7.4	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)

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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.		FLUE 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	1.7.6	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.		FLUE 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	1.7.7	Existing public and private marina sites shall be encouraged to expand prior to siting new marina facilities within the County.		4.1.1	Encourage existing public and private marina sites to expand prior to siting new marina facilities.
		<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>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>

Coastal Management	1.7.8	<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> <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. harvesting;</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>		4.1.2	<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> <ul style="list-style-type: none"> •Aquatic Preserves •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 <p>•Areas approved or conditionally approved by the Florida Department of Environmental Protection for shellfish</p> <p>•Other highly productive or unique habitats as determined by the Florida Department of Environmental Protection, based on vegetation or wildlife species</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 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	1.7.9	Existing ports and marinas shall be targeted for concentrations of marine-related land uses.		4.1.0	Existing ports and marinas will be targeted for concentrations of marine-related land uses.
Coastal Management	1.7.10	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)

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Coastal Management	1.8.0	Public access to the shoreline shall continue to be provided, maintained and improved consistent with public need and protection of the natural environment.		ROSE	Incorporated into proposed ROSE 1.5.2
Coastal Management	1.8.1	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).		ROSE	Incorporated into proposed ROSE 1.5.4
Coastal Management	1.8.2	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.		ROSE	Incorporated into proposed ROSE 1.5.4
Coastal Management	1.8.3	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
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.		FLUE A.10.18	Seek dedication of public access easements for multi-family and non-residential private development in shoreline areas.
Coastal Management	1.8.5	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.		ROSE	Incorporated into proposed ROSE 1.5.0
Coastal Management	1.8.6	The County shall require public access to any private beach that is renourished at public expense.		2.1.5	Require public access at any private beach that is renourished at public expense.
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.		2.2.0	Manage historic and archaeological resources to protect and preserve their historical value in the Coastal Planning Area.
Coastal Management	1.9.1	The County shall continue to enforce an ordinance to protect historical and archaeological sites.		2.2.2	Maintain criteria, standards, and procedures to protect historical and archaeological assets and sites from natural hazards.
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.		Deleted	Incorporated into 2.2.2
Coastal Management	1.10.0	Limit public expenditures for infrastructure and facilities in the coastal high hazard area.		Deleted	Incorporated into proposed CIE 1.5.1

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Coastal Management	1.10.1	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.		CIE 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.
Coastal Management	1.10.2	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
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.		2.1.6	Preserve and restore, as feasible, coastal ecosystems to maintain and enhance natural coastal barriers to natural hazards.
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.		FLUE 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	1.10.5	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
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.		3.2.0	Maintain adequate evacuation clearance times and shelter space.
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.		3.2.3	Facilitate public knowledge of the need to evacuate at various threat levels.
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.		3.2.6	Meet the public's shelter space needs based on a standard of 20 square feet per person.
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.		3.2.4	Maintain evacuation clearance time standards on and protect from flooding, all identified major evacuation routes maintained by the County.
Coastal Management	1.11.4	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.		3.2.8	Require new development and redevelopment to demonstrate adequate shelter space is available or fully mitigate its impacts.

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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).		3.2.2	Review, update and maintain the Comprehensive Emergency Management Plan (CEMP).
Coastal Management	1.11.6	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.11.7	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.11.8	The County shall annually review shelters in an effort to provide shelter space for the worst case hurricane scenario.		Deleted	Incorporate into 3.2.0
Coastal Management	1.11.9	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
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.		3.2.8	Require new development and redevelopment to demonstrate adequate shelter space is available or fully mitigate its impacts.
Coastal Management	1.11.11	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.11.12	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.11.13	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
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.		3.1.4	The Local Mitigation Strategy (LMS) Report is incorporated into the Comprehensive Plan by reference.
Coastal Management	1.11.15	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, 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.		3.2.5	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	1.12.0	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.		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	1.12.1	The County's Comprehensive Emergency Management Plan (CEMP) shall be referred to concerning post- disaster activities within the coastal high hazard area. The CEMP specifies the actions necessary for immediate response and clearance of debris in order to protect the public health and safety.		Deleted	Delete - Programmatic

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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.		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	1.12.3	The County shall maintain an inventory and assessment of the value of all public facilities within the coastal high hazard area.		Deleted	Delete - Programmatic
Coastal Management	1.13.0	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.		Deleted	Delete - Duplicative
Coastal Management	1.13.1	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.		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.13.2	The County shall insure that all regional, sub regional and private sewage treatment plants meet Advanced Wastewater Treatment (AWT) standards		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.13.3	Reserved.		Deleted	Deleted - reserved (text in policy was formerly deleted)
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		CIE 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	1.13.5	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.		CIE 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	1.13.6	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		Deleted	Consolidated into proposed FLUE A.10.11
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		Deleted	Consolidated into Policy 3.2.4
Coastal Management	1.13.8	No new solid waste or hazardous waste management sites shall be approved for location in the coastal high hazard area		Deleted	Addressed in Solid Waste and CIE
Coastal Management	1.3.10	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 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.		4.2.1	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 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.

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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.		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	1.14.1	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.		4.2.3	Ensure development in the Port Activity Center is compatible with adjacent uses and the Port Tampa Bay Master Plan.
Coastal Management	1.14.2	Reserved		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.14.3	Reserved		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.14.4	Reserved		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.14.5	Reserved		Deleted	Deleted - reserved (text in policy was formerly deleted)
Coastal Management	1.14.6	Reserved		Deleted	Deleted - reserved (text in policy was formerly deleted)
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		FLUE 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.
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.		3.1.9	Encourage the use of stilted structures rather than fill to meet flood elevation construction requirements within flood-prone areas.
Transporation	6.8.0			4.2.5	Support Port Tampa Bay's efforts to: 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. 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.