

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR TEXT AMENDMENTS TO CHAPTER 2, FUTURE LAND USE ELEMENT; REPEALING FUTURE LAND USE ELEMENT MAP SERIES MAP 2-2: COASTAL HIGH HAZARD AREAS AND EVACUATION ROUTES AND REPLACING WITH MAP 2-2 COASTAL HIGH HAZARD AREAS AND ADAPTATION ACTION AREAS; TEXT AMENDMENTS TO CHAPTER 4, COASTAL MANAGEMENT ELEMENT; REPEALING COASTAL MANAGEMENT ELEMENT MAP 4-1: COASTAL AREA / COASTAL HIGH HAZARD AREA; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapters 125 and 163, Florida Statutes, authorize and require the Board of County Commissioners of Pasco County to prepare and enforce a Comprehensive Plan for the development of the County; and

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan on June 15, 1989, which has been subsequently amended; and

WHEREAS, the Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Comprehensive Plan Amendment pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the Board of County Commissioners has considered the staff report including data and analysis and has determined that the proposed Amendment is consistent with the Part II, Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

WHEREAS, the Local Planning Agency, on January 18th, 2024 held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and recommended approval to the Board of County Commissioners; and

WHEREAS, on February 20th, 2024, the Board of County Commissioners held an initial public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and authorized transmittal of the proposed Amendment to the adopted Comprehensive Plan to the Florida Department of Commerce ("Florida Commerce") and other agencies to obtain review and comment on the said Amendment; and

WHEREAS, the Board of County Commissioners received a letter of no comment from the Florida Commerce; and

WHEREAS, no objections have been received from any reviewing agency; and

WHEREAS, the Board of County Commissioners has considered all comments received; and

WHEREAS, the proposed Amendment is consistent with Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

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WHEREAS, the Board of County Commissioners, on June 18th, 2024 held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. FUTURE LAND USE ELEMENT TEXT AMENDMENT.

The Pasco County Comprehensive Plan, Future Land Use Element, Chapter 2, is hereby amended, attached hereto as Exhibit A, and made a part hereof.

SECTION 2. FUTURE LAND USE ELEMENT MAP SERIES AMENDMENT.

The Pasco County Comprehensive Plan, Future Land Use Map Series, Map 2-2 Coastal High Hazard Area and Evacuation Routes, is hereby repealed in its entirety and replaced with Map 2-2 Coastal High Hazard Area and Adaptation Action Area, attached hereto as Exhibit B, and made a part hereof.

SECTION 3. COASTAL MANAGEMENT ELEMENT AMENDMENT

The Pasco County Comprehensive Plan, Coastal Management Element, Chapter 4, is hereby amended, and Map 4-1 Coastal Area / Coastal High Hazard Area, is hereby repealed in its entirety, attached hereto as Exhibit C, and made a part hereof.

SECTION 4. REPEALER.

All provisions of the Pasco County Comprehensive Plan adopted pursuant to Ordinance No. 89-13, as amended, in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY.

It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this Ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this Ordinance, and the remainder of Ordinance.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after the state land planning agency notifies Pasco County that the Plan Amendment package is complete. If timely challenged, this Amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining the Amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

SECTION 7. LEGISLATIVE FINDINGS OF FACT.

The foregoing Whereas clauses, incorporated herein, are true and correct.

ADOPTED by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 18th day of June 2024.



Heather Grimes, D.C.

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Ronald E. Oakley

Ronald E. Oakley, CHAIRMAN

APPROVED
IN SESSION

JUN 18 2024
PASCO COUNTY
BCC

Exhibit A

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"Exhibit A"

CHAPTER 2 FUTURE LAND USE ELEMENT

CHAPTER 2 FUTURE LAND USE ELEMENT

GOAL FLU 1: FOUNDATION FOR GROWTH MANAGEMENT

Implement the County's Future Land Use Plan to achieve an appropriate balance between public and private interests in the:

- a. Protection of the environment,
- b. Creation of favorable economic conditions,
- c. Provision of affordable housing,
- d. Provision of adequate services and facilities,
- e. Maintenance of established residential neighborhoods,
- f. Protection of rural and agricultural areas,
- g. Provision of multimodal mobility opportunities,
- h. Protection of private-property rights.

OBJECTIVE FLU 1.1: PRINCIPLES FOR GROWTH MANAGEMENT

To pursue a vision for the future growth and development of the County that both preserves and enhances the quality of its communities. This vision relies upon a solid foundation for future planning which is reflected in its adopted Future Land Use Map and capital improvements program and which:

- a. Establishes market areas and market area visions;
- b. Protects rural neighborhoods and effectively limits urban sprawl;
- c. Relies upon a lands-acquisition program that is designed to preserve key ecosystems and protect wildlife, water resources, and natural areas;
- d. Includes an economic incentives program to attract targeted business industries and create new high-paying jobs; and
- e. Provides a solid infrastructure support system.

POLICY FLU 1.1.1: ADOPTED FUTURE LAND USE MAP SERIES

The Future Land Use Map series embodies strategies designed to build long-term community value, discourage urban sprawl, and ensure that public facilities and services are provided in the most cost-effective and efficient manner. Pasco County provides appropriate Future Land Use planning for a planning horizon through the Year 2025 and adopts the Future Land Use Map Series as depicted in the following exhibits in the Map Appendix:

Map 2-1 Wells, Wellfields, and Wellhead-Protection Areas

Map 2-2 Coastal High Hazard Areas and **Adaptation Action Area-Evacuation Routes**

Map 2-3 Rivers and Lakes

Map 2-4 Flood Plains

Map 2-4A Flood Prone Areas

POLICY FLU 1.2.22: CONSERVATION AND PROTECTION OF RESOURCES ADOPTED IN THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN

Pasco County will conserve and protect natural resources as identified in the 10-Year Water Supply Facilities Work Plan and applicable potable water sub-element policies.

POLICY FLU 1.2.23: GREEN BUILDING PRINCIPLES

Pasco County shall encourage the establishment of incentives for developments that incorporate Green Building Principles into the design and implementation of the project.

OBJECTIVE FLU 1.3: PROTECTION OF COASTAL HIGH HAZARD AREA

To ~~control~~ manage land use densities and intensities in Coastal High Hazard Area where property damage and potential loss of life due to natural disasters may occur; e.g. hurricanes and floods.

POLICY FLU 1.3.1: COASTAL HIGH HAZARD AREA: DEVELOPMENT LIMITATIONS

Pasco County shall continue to rely upon the Coastal High Hazard Area as designated in the Future Land Use Map Series (Map 2-2: Coastal High Hazard Area ~~and Adaptation Action Area and Evacuation Routes~~) as the mechanism to ~~address the impacts created by new development on hurricane shelter availability and evacuation capacity, to minimize public and private losses due to flood conditions, and to apply Florida Building Code Requirements, limit residential densities through currently adopted Future Land Use Designations and limiting future rezoning actions to the lowest allowable urban residential densities within the adopted Future Land Use Designation for single-family detached residential uses or to an MPUD Master Planned Unit Development for multifamily residential uses as permitted within the adopted Future Land Use Designation based upon the standards and guidelines of Policy FLU 1.3.3.~~

Pursuant to Florida Statute Section 163.3178 (8) (a) the county may consider increases in density in the Coastal High Hazard Area if the developer pays the Hurricane Mitigation Fee or provides alternative mitigation pursuant to Section 1302.7 of the Land Development Code.

POLICY FLU 1.3.2: COASTAL HIGH HAZARD AREA: INFRASTRUCTURE LIMITATIONS

Pasco County shall not provide nor allow, either directly or indirectly, infrastructure to be provided to serve the private development of offshore islands, coastal swamps, marshlands, and beaches, and Pasco County shall prohibit County investments for public infrastructure within the Coastal High Hazard Area except for public recreation, natural and historic resource restoration or enhancement, or other facilities deemed necessary to serve existing development or due to overriding public interest as determined by the Board of County Commissioners.

POLICY FLU 1.3.3: COASTAL HIGH HAZARD AREA: DEVELOPMENT LIMITATIONS

Pasco County shall require that new development within the Coastal High Hazard Area:

- a. Require those land development applications for development within the Coastal High Hazard Area, except for a single dwelling unit, be planned in a specific manner that is compatible with site characteristics in compliance with Section 1104, Flood Damage Prevention of the Pasco County Land Development Code, through use of the MPUD Master Planned Unit Development requirements of the Pasco County Land Development Code with specific site and building design provisions in compliance with the Florida Building Code, that shall mitigate the effects and impacts of evacuation issues for the project site. Rezoning to

~~MPUD Master Planned Unit Development District within the Coastal High Hazard Area, as identified in Map 2-2 are not required. However, MPUD Master Planned Unit Development District development standards shall be applied at time of site plan review.~~ In addition, the development shall also be required to comply with the County's Hurricane Shelter Mitigation Ordinance pursuant to Section 1302.7 of the Pasco County Land Development Code.

- b. Prohibit the siting of new, or the expansion of, existing mobile home parks and mobile home subdivisions ~~and/or recreational vehicle parks and recreational vehicle subdivisions~~ within the Coastal High Hazard Area.

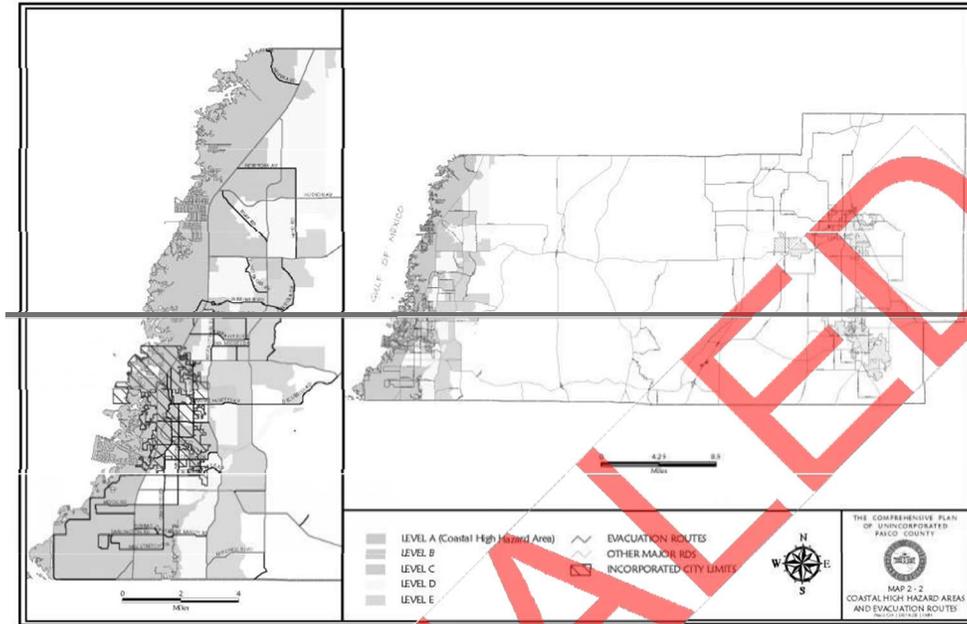
Exhibit B

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"Exhibit B"

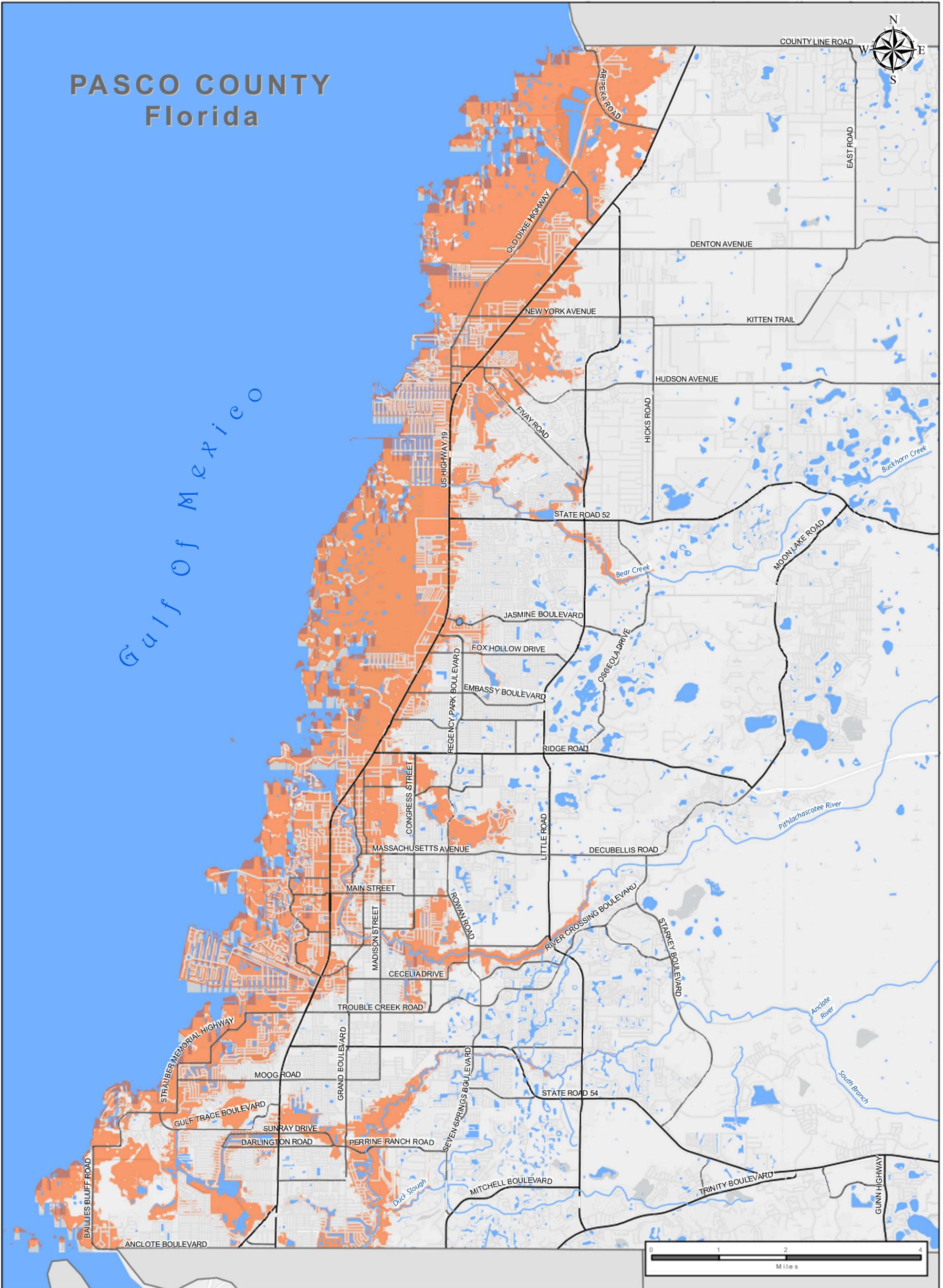
Future Land Use Element Map Series

~~Map 2-2 Coastal High Hazard Areas and Adaptation Action Area Evacuation Routes~~



PASCO COUNTY Florida

Gulf of Mexico



This map is for informational purposes only. The data contained herein is not collected under the supervision of, or approved by, a licensed surveyor. It is not intended for any legal use. The data does not meet the minimum technical standards under the Florida Administrative Code 61G17-6. The Pasco County Board of County Commissioners does not accept any responsibility for errors or omissions of any kind contained in the data herein. All products and derivations from the data contained herein must retain this disclaimer.

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Author: jdanield

- Coastal High Hazard Area and Adaptation Action Area
- Roads

Map 2-2
Coastal High Hazard
Area and Adaptation
Action Area

Exhibit C

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“EXHIBIT C”

Chapter 4 COASTAL **AND FLOODPLAIN** MANAGEMENT ELEMENT

SUMMARY OF COASTAL MANAGEMENT ISSUES

Coastal marine and estuarine areas are among the most productive ecosystems by providing food, shelter, spawning, and nursery functions to shellfish and the commercial and sport fisheries. Also, public recreational activities are dependent upon maintenance of these areas. However, increasing land development within the coastal area has led to loss of coastal vegetation, which provides water quality treatment for stormwater runoff into coastal waters and serves as a natural, protective barrier from storm events. Protection of the coastal vegetation and improvement in urban stormwater-treatment methods will aid in the maintenance and improvement in coastal water quality.

The coastal ecosystem harbors a significant number of the endangered and threatened species found in Pasco County. Consequently, protection of their habitats will help ensure their continued viability and potentially contribute toward an increase in their respective populations.

SHORELINE DEVELOPMENT

Due to the unique aesthetic qualities of the Pasco County Coastal Planning Area, land development has increased along the shoreline areas. Individually, a single shoreline development may not adversely affect the coastal environment; however, the cumulative effects of many shoreline developments have the potential to degrade natural coastal resources. Also, public access to the shoreline should be enhanced to allow public use and enjoyment of Pasco County's coastal lands. Continuance of quality recreational opportunities is beneficial for the Pasco County tourist industry. In order to adequately plan for the protection and public access of the shoreline, land development will be prioritized according to its dependency upon water access and adherence to development criteria.

HURRICANE EMERGENCY PREPAREDNESS

Pasco County is subject to coastal storms and hurricanes and must make provisions for the safety of residents within the Coastal Planning Area. While not a frequent target of hurricanes, the Pasco County Coastal Planning Area would be greatly affected by a hurricane less than 60 miles offshore. Due to the uncertainty about the exact location and force of future hurricanes, emergency preparedness plans are being implemented, which address the mitigation of associated hazards prior to and after the storm. Evacuation of affected residents, provision of adequate shelter capacity, and post disaster redevelopment are necessary to protect County residents' lives and property.

COASTAL HIGH-HAZARD AREA

Section 163.3177 and 163.3178 require the Future Land Use Map and Coastal Management Element The State requirement for designation of a to identify and plan for the Coastal High-Hazard Area: The area below the elevation of the category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model developed by the National Oceanic and Atmospheric Administration. Planning for this area is based upon the premise that some locations are more prone to storm-related events and can have a greater developmental impact upon coastal resources than other portions of the coastal area. The infrastructure facilities within a Coastal High-Hazard Area are more likely to be damaged and its residents are more likely to be evacuated during any severe storm event. Given these potential hazards within a Coastal High-Hazard Area, a management strategy will be formulated to limit public expenditures, redirect population, and use planned development techniques. Additionally, the lands within a Coastal High-Hazard Area ~~can include are~~ the most critical, natural, protective resource against a hurricane and maintenance of their buffering characteristics will help minimize loss of property and maximize public safety.

**GOAL COA 1: PROTECT, PRESERVE, AND ENHANCE THE NATURAL RESOURCES OF
THE COASTAL PLANNING AREA TO PROVIDE THE HIGHEST ENVIRONMENTAL
QUALITY POSSIBLE**

OBJECTIVE COA 1.1: VEGETATIVE COMMUNITIES

Ensure the protection and enhancement of significant vegetative communities through increasing the amount, diversity, and viability of habitats within the Coastal Planning Area.

POLICY COA 1.1.1: PROTECTION OF NATURAL COMMUNITIES

Pasco County shall encourage preservation, restoration, and/or enhancement of altered natural communities in accordance with the Land Development Code.

POLICY COA 1.1.2: SEAGRASS PROTECTION

Pasco County shall continue to implement the Seagrass Protection Zone Ordinance, which identifies or accomplishes the following:

- a. Specific seagrass protection zones.
- b. Prohibits boating or other motorized vessel access in order to prevent damage to the seagrass.
- c. Implement a signage program in the seagrass protection zones.
- d. Establishes an education program for motorized vessels in the area (Seagrass Protection Zone Ordinance, November 2003).

POLICY COA 1.1.3: WETLAND PROTECTION

Pasco County shall define wetlands, enforce use limitations, and implement mitigation initiatives in accordance with the Conservation Element. All wetland ~~impacts encroachments~~ shall be permitted and mitigated in accordance with Chapters ~~62-4 and 40D-4~~, Florida Administrative Code; Section 404, Clean Water Act; and upon coordination with the Florida Department of Environmental Protection, Southwest Florida Water Management District, and the Army Corps of Engineers.

POLICY COA 1.1.4: MANDATORY SETBACKS

Pasco County shall require mandatory setbacks around the Anclote, Hillsborough, Pithlachascotee, and Withlacoochee Rivers, Outstanding Florida Waters, Classified Shellfish Harvesting Areas (Class II water), and wetlands; i.e., wetland mitigation and natural wetlands. The mandatory setbacks, as defined below, shall generally remain in native vegetation and prohibit the location of impervious surfaces, except to permit consideration of, where appropriate, bona fide agricultural activities, water-dependent uses, storm-management facilities, seawalls, and docks, or other activities which do not require the usage of impervious surfaces, unless compatible with the Recreation and Open Space or Transportation Elements. The mandatory setbacks are as follows:

- a. A 50-foot setback from the mean annual flood line, as established by the Southwest Florida Water Management District, of the Anclote, Hillsborough, Pithlachascotee, and Withlacoochee Rivers.

- b. A 50-foot setback from the landward-most wetland jurisdictional line or the ordinary high water, or mean high water of all areas identified in Section 62, Florida Administrative Code (Outstanding Florida Waters), and Classified Shellfish Harvesting Areas as determined by the Florida Department of Environmental Protection.
- c. A minimum 25-foot buffer not inclusive of any lots around all post development Category I wetlands. Wetland buffers around Categories II and III wetlands shall be required by Southwest Florida Water Management District or regulatory agencies and shall not be inclusive of any lots.

POLICY COA 1.1.5: INTERGOVERNMENTAL COORDINATION

Pasco County shall coordinate with all applicable resource protection agencies through participation in the Tampa Bay Regional Planning Council, the Southwest Florida Water Management District, the Surface Water Improvement Program, and other appropriate resource programs.

OBJECTIVE COA 1.2: WATER QUALITY

Enhance water quality through application of Best Management Practices.

POLICY COA 1.2.1: STORMWATER MANAGEMENT SYSTEM REQUIREMENTS

Pasco County shall require all activities permitted and monitored by the Florida Department of Environmental Protection and the Southwest Florida Water Management District as a source of water pollution within the Coastal Planning Area to establish and implement a stormwater-management system that complies with Chapter ~~s 62 and 40D-4~~, Florida Administrative Code, except where developments are located within Basins of Special Concern where the County may apply additional and more stringent stormwater regulations as set forth in the Public Facilities Element in the Comprehensive Plan and the Land Development Code. Pasco County may formulate an appropriate alternative management strategy if the Board of County Commissioners determines other standards are warranted based upon an appropriate study.

POLICY COA 1.2.2: STORMWATER MANAGEMENT PLANS

Pasco County ~~shall continue to may~~ encourage the use of altered, isolated wetlands ~~within the Coastal Planning Area~~ in conjunction with stormwater-management plans as a means to limit off-site, stormwater discharge into coastal waters in accordance with the Pasco County Land Development Code, except for wetlands within Critical Linkages, as shown on Map 3-4, Critical Linkages Map.

POLICY COA 1.2.3: DREDGE AND FILL

Pasco County shall coordinate dredge and fill activities in the Coastal Planning Area with the Florida Department of Environmental Protection, the Southwest Florida Water Management District, the Army Corps of Engineers, and pursuant to Chapter ~~s 62 and 40D-4~~, Florida Administrative Code; Section 404, Clean Water Act, and the Land Development Code. Pasco County may formulate an appropriate, alternative management strategy if deemed necessary.

POLICY COA 1.2.4: LIMITS ON ARTIFICIAL WATERWAY

Pasco County shall limit construction of artificial waterways, except for water-dependent uses in accordance with the Land Development Code and pursuant to applicable State and regulatory agencies.

POLICY COA 1.2.5: LIMITS ON WASTEWATER TREATMENT FACILITIES

Pasco County shall limit the construction of wastewater treatment plant facilities within the Coastal High-Hazard Area to expansion of existing plants as permitted and monitored by the Florida Department of Environmental Protection in Chapter 62-6, Florida Administrative Code, unless there is an overriding public health and safety issue as determined by the Board of County Commissioners. Pasco County may formulate an appropriate, alternative management strategy if deemed necessary.

OBJECTIVE COA 1.3: BEACH ~~AND DUNE~~ AREAS

Protect, enhance, and restore beach ~~and dune~~ areas through implementation of the Parks and Recreation Master Plan, Land Development Regulations, and the Capital Improvements Program.

POLICY COA 1.3.1: PROTECT BEACH ~~AND DUNE~~ AREAS

Pasco County shall limit impacts upon established beach ~~and dune~~ areas when constructing new or expanded recreational facilities.

POLICY COA 1.3.2: LIMIT ACCESS IN BEACH ~~AND DUNE~~ AREAS

Pasco County shall limit vehicular activity in beach ~~and dune~~ areas to designated parking facilities; except for maintenance, natural resource enhancement, and restoration activities.

POLICY COA 1.3.3: PUBLIC ACCESS

Pasco County shall pursue acquisition, improvement, or provision of public access to beach areas which are not currently accessible.

POLICY COA 1.3.4: LIMIT VEHICULAR ACCESS

Pasco County shall prohibit vehicular access to Anclote Key State Preserve and other uninhabited, offshore islands to protect the environmentally sensitive nature of the beach ~~and dune~~ system.

POLICY COA 1.3.5: MAINTENANCE AND PRESERVATION OF BEACH DUNE SYSTEM

Require the maintenance and preservation of beach ~~dune~~ systems where they exist for any proposed land development within the Coastal High-Hazard Area.

POLICY COA 1.3.6: RESTORATION OF BEACH ~~AND DUNE~~ SYSTEMS

Pasco County shall promote the restoration of adversely altered beach ~~and dune~~ systems through use, where appropriate, of beach stabilization techniques recommended by the Florida Department of Environmental Protection.

OBJECTIVE COA 1.4: PROTECTION OF ESTUARIES

Coordinate with local governments to protect estuaries.

POLICY COA 1.4.1: INTERGOVERNMENTAL COORDINATION

Pasco County shall pursue the development of interlocal agreements with Tarpon Springs, Pinellas County, Port Richey, and New Port Richey to provide coordinated and cooperative planning, and funding programs for limiting specific and cumulative impacts on the Bear Creek, Hammock Creek, Pithlachascotee, and Anclote estuaries. At a minimum, these agreements should provide for the local governments to adopt coordinated land development regulations, mitigative actions, and compatible land uses, which:

- a. Limit estuarine pollution due to runoff, erosion, and application of insecticides and fertilizer.
- b. Prevent runoff of untreated and inadequately treated stormwater.
- c. Protect marine habitats and living marine resources.
- d. Reduce exposure of public and private property and human lives to natural hazards.
- e. Ensure public access.

OBJECTIVE COA 1.5: COASTAL CONSERVATION STRATEGY

Protect the environmental resources of the coastal ecosystem within the Coastal Marshes Ecological Planning Unit identified in the 2002 Habitat Study, "Assessment of Measures to Protect Wildlife Habitat in Pasco County."

POLICY COA 1.5.1: PROTECT EXISTING CONSERVATION LANDS AND COASTAL LANDS

Pasco County shall protect all existing lands designated as conservation or coastal lands on the Future Land Use Map by reviewing proposed, adjacent land developments for potential adverse impacts.

POLICY COA 1.5.2: WETLAND PROTECTION

Wetlands within the coastal ecosystem will be protected in accordance with the comprehensive conservation strategy identified in the Conservation Element.

POLICY COA 1.5.3: DEVELOPMENT INCENTIVES

Pasco County shall provide development incentives for clustering and shall provide density/intensity credits for preserving wetlands based on size, type, and quality within the Coastal Marshes Ecological Planning Unit as referenced in Exhibits 2A-1 and 2A-2 of the Future Land Use Element Appendix.

GOAL COA 2: LAND DEVELOPMENT SHALL BE COMPLEMENTARY TO THE NATURAL CHARACTER AND EXISTING PUBLIC-FACILITY CAPACITY OF THE COASTAL PLANNING AREA

OBJECTIVE COA 2.1: SHORELINE USES

Implement land use criteria for the Coastal Planning Area, which prioritizes the siting and development of water-dependent and other shoreline uses.

POLICY COA 2.1.1: DESIGNATION OF SHORELINE USES

Pasco County shall identify shoreline uses as either water-dependent, water-related, water-enhanced, or non water-oriented during the development review process.

POLICY COA 2.1.2: DOCK CONSTRUCTION AND SHORELINE STABILIZATION

Pasco County shall continue to implement Code of Ordinances, Pasco County Florida, Chapter 114.

POLICY COA 2.1.3: PRIORITIZATION OF SHORELINE USES

Pasco County shall prioritize, consistent with adopted Level of Service standards proposed uses, according to the following order:

- a. Water-dependent uses, such as fish, shellfish, wildlife production, recreation, ports, water-dependent industry and utilities, marinas, and navigation.
- b. Water-related uses, such as certain utilities, commercial, and industrial uses.
- c. Water-enhanced uses, such as certain recreational and commercial uses.
- d. Non water-oriented activities; e.g., residential uses with no alteration of coastal resources.

POLICY COA 2.1.4: CRITERIA FOR MARINAS ADJACENT TO CONSERVATION AREAS, PRESERVATION AREAS, OR ENVIRONMENTALLY SENSITIVE AREAS

Pasco County shall base development approval for marinas adjacent to identified conservation areas, preservation areas, or environmentally sensitive areas upon criteria which shall include:

- a. Preparation prior to development construction of an appropriate environmental impact statement identifying potential adverse impacts upon and mitigative measures for water quality, natural vegetation, wildlife and wildlife habitat, soils and shorelines, and air quality.
 - b. Identification of adequate mitigation measures to be implemented to eliminate or significantly reduce potential adverse environmental impacts of marina development incorporated as conditions of development approval.
 - c. Preparation prior to development of an appropriate monitoring plan to be implemented during and after development for the purpose of monitoring adverse impacts upon water quality, natural vegetation, wildlife and wildlife habitat, soils and shorelines, and air quality.
 - d. Adoption of an appropriate phasing schedule in the event it is determined necessary by the County in order to evaluate potential adverse environmental impacts prior to commencement and completion of the entire marina.
 - e. Limitation of certain marina uses, which 1) might pose a significant adverse impact to the conservation area, preservation area, or environmentally sensitive area adjacent to the proposed project; or 2) create a nuisance to residential areas adjacent to such conservation areas, preservation areas, or environmentally sensitive areas.
 - f. Preparation of appropriate boating management plan demonstrating adequate access and protection of public safety, including existing boat traffic.
-

POLICY COA 2.1.5: DEVELOPMENT CONDITIONS FOR MARINAS

Pasco County shall consider, at a minimum, the following conditions for the siting of marinas:

- a. Compliance with MPUD Master Planned Unit Development District requirements of the Pasco County Land Development Code.
- b. Preparation of hurricane preparedness "all hazards" plan subject to review by the Office of Emergency Management.
- c. Preparation, if appropriate, of a fuel management and spill contingency plan. This plan shall describe methods used in dispensing and storing fuel and all procedures, methods, and materials to be used in the event of a fuel spill.
- d. Location within one statute mile of passes or inlets regulated for boat speeds.
- e. Location in areas which require minimal submerged land alteration.
- f. Designation of marina basins as idle speed zones and access channels as slow speed zones.
- g. Location acceptable to the Florida Department of Environmental Protection or United States Fish and Wildlife Service subject to West Indian Manatee protection and preservation plans and procedures.
- h. Demonstration of an adequate, sufficient upland area to accommodate all necessary support facilities.
- i. Location outside of areas designated as Outstanding Florida Waters or areas approved as shellfish harvesting waters.

POLICY COA 2.1.6: BUILDING CODE REQUIREMENTS

Pasco County shall, at a minimum, require adherence to the location and building construction standards specified in the Florida Building Code and the County's Flood Damage Prevention Ordinance for proposed development within the Coastal High Hazard Area- Special Flood Hazard Areas illustrated on the most recently adopted Flood Insurance Rate Maps (2020).

POLICY COA 2.1.7: LAND DEVELOPMENT REGULATIONS

The county shall consider adoption of low impact and/or light imprint site development standards that can reduce flooding and improve water quality.

OBJECTIVE COA 2.2: DEVELOPMENT LIMITATIONS IN THE PROTECTION OF COASTAL HIGH-HAZARD AREA

Limit density within the Coastal High-Hazard Area through limitations on density for property in the Future Land Use Element, restrictions on extensions of public infrastructure, and implementation of flood damage prevention regulations. To manage land use densities and intensities in Coastal High Hazard Area where property damage and potential loss of life due to natural disasters may occur; e.g. hurricanes and floods.

POLICY COA 2.2.1: COASTAL HIGH-HAZARD AREA

Pasco County shall continue to rely upon the Coastal High-Hazard Area as designated in the Future Land Use Map Series (Map 2-2, Coastal High-Hazard Area and Adaptation Action Area and Evacuation Routes) as the mechanism to address the impacts created by new development on hurricane shelter availability and evacuation capacity, to

minimize public and private losses due to flood conditions, and to apply Florida Building Code requirements.
manage limit residential densities through currently adopted Future Land Use classifications and limiting future

Pursuant to Florida Statute Section 163.3178 (8) (a) the county may consider increases in density in the Coastal High Hazard Area if the developer pays the Hurricane Mitigation Fee or provides alternative mitigation pursuant to Section 1302.7 of the Land Development Code.

POLICY COA 2.2.2: COASTAL HIGH-HAZARD AREA: INFRASTRUCTURE LIMITATIONS

Pasco County shall not provide nor allow, either directly or indirectly, infrastructure to be provided to serve the private development of offshore islands, coastal swamps, marshlands, and beaches, ~~and~~ Pasco County shall prohibit County investments for public infrastructure within the Coastal High-Hazard Area, except for public recreation, natural and historic resource restoration or enhancement, other facilities deemed necessary to serve existing development, or due to overriding public interest as determined by the Board of County Commissioners.

POLICY COA 2.2.3: COASTAL HIGH-HAZARD AREA: DEVELOPMENT LIMITATIONS

Pasco County shall:

- a. Require those land development applications for development within the Coastal High-Hazard Area, except for a single dwelling unit, be planned in a specific manner that is compatible with site characteristics in compliance with Section 1104, Flood Damage Prevention of the Land Development Code through use of the MPUD Master Planned Unit Development requirements of the Pasco County Land Development Code, with specific site and building design provisions in compliance with the Florida Building Code that shall mitigate the effects and impacts of evacuation issues for the project site. Rezoning to MPUD Master Planned Unit Development District within the Coastal High Hazard Area, as identified in Map 2-2 are not required. However, MPUD Master Planned Unit Development District development standards shall be applied at time of site plan review. In addition, the development shall also be required to comply with the County's Hurricane Shelter Mitigation Ordinance pursuant to Section 1302.7 of the Pasco County Land Development Code.
- b. Prohibit the siting of new, or the expansion of, existing mobile home parks and mobile home subdivisions ~~and recreational vehicle parks and recreational vehicle subdivisions~~ within the Coastal High-Hazard Area.
- c. ~~Prohibit~~ Manage the siting and expansions of acute care medical facilities or any other facilities which house non ambulatory persons within the Coastal High-Hazard Area, except for expansions and renovations of existing hospitals.
- d. Within the Coastal Lands Land Use Classification, development shall be required to preserve open space according to the following schedule:
 - (1) Tracts of 51 acres or more must retain 80 percent open space.
 - (2) Tracts greater than 20 acres, but less than 51 acres, must retain 50 percent open space.
 - (3) Tracts of 20 acres or less are not required to retain open space.

Subsection d. of this policy applies to Lots of Record in existence at the time of adoption of the June 15, 1989, Comprehensive Plan. Property subsequently divided must meet open space requirements applicable to the parcel size of the parent parcel in existence at the time of the Comprehensive Plan adoption. This policy shall not supersede other policies in this Comprehensive Plan.

POLICY COA 2.2.4: ~~PROHIBIT~~ LIMIT HAZARDOUS WASTE GENERATION, STORAGE, OR DISPOSAL

Pasco County shall ~~prohibit~~ manage the generation, storage, or disposal of hazardous waste materials as defined and listed in the Code of Federal Regulations, Title 40, Part 261, and as adopted in Chapter 62-730, Florida Administrative Code, in excess of 100 kilograms per month within the ~~coastal~~ velocity zone. ~~and discourage the same within the Coastal High-Hazard Area.~~

OBJECTIVE COA 2.3: PUBLIC ACCESS

Provide public access to the ~~Pasco County's shoreline~~Coastal Planning Area shoreline through expansion or refurbishing of existing facilities, or acquisition of new property, which will be consistent with the public's needs and the natural resource capacity of the selected area.

POLICY COA 2.3.1: ACQUISITION INCENTIVES FOR COASTAL SHORELINE

Pasco County shall acquire lands or public-access easements adjacent to the coastal shoreline through Federal, State, regional, and/or locally funded land acquisition programs, or as part of the development review process, whenever feasible.

POLICY COA 2.3.2: PUBLIC-ACCESS MANAGEMENT

Pasco County shall manage all public-access facilities in a manner consistent with Federal, State, regional regulations, and local programs.

POLICY COA 2.3.3: LIMITATION OF VEHICULAR ACCESS

Pasco County shall limit vehicular access for publicly owned shoreline areas to designated parking areas, except for maintenance and natural resource enhancement/restoration activities.

OBJECTIVE COA 2.4: PUBLIC INFRASTRUCTURE

Limit public-infrastructure expenditures for land development within the Coastal High-Hazard Area.

POLICY COA 2.4.1: ~~PROHIBIT LIMIT~~ EXPENDITURES OF COUNTY FUNDS FOR NEW DEVELOPMENT IN COASTAL HIGH-HAZARD AREA

~~Pasco County shall prohibit the expenditure of County funds for the construction of facilities within the Coastal High-Hazard Area, which would open up new areas for development. This does not include public recreation, natural and historic resource restoration or enhancement, or other facilities deemed necessary to serve existing development, or which are needed due to overriding public interest as determined by the Board of County Commissioners.~~

Pasco County shall not provide nor allow, either directly or indirectly, infrastructure to be provided to serve the private development of offshore islands, coastal swamps, marshlands, and beaches, and Pasco County shall prohibit County investments for public infrastructure within the Coastal High-Hazard Area, except for public recreation, natural and historic resource restoration or enhancement, other facilities deemed necessary to serve existing development, or due to overriding public interest as determined by the Board of County Commissioners.

POLICY COA 2.4.2: LIMITATION OF TRANSPORTATION IMPROVEMENTS

Pasco County shall construct, improve, or maintain only those roadways which exist, are shown on the Future Roadway Functional Classification Map in the Future Traffic Circulation Map Series, or those roadways that are needed to maintain an adequate Level of Service for evacuation efforts in the event of a natural disaster, or for local circulation within the Coastal High-Hazard Area.

POLICY COA 2.4.3: PROHIBIT NEW BRIDGES

Pasco County shall prohibit publicly funded construction of new bridges linking the mainland to any island or key.

POLICY COA 2.4.4: EVALUATE CRITICAL FACILITIES

The county shall evaluate all critical facilities to determine their vulnerability to hazards such as wildfire, wind, tropical storms, tornadoes, coastal and riverine flooding, and sea level rise.

POLICY COA 2.4.5: DESIGNATE ADAPTATION ACTION AREAS

Map 2-2 designates an Adaptation Action Area pursuant to Section 163.3177(6)(g)(10), Florida Statutes. This area, which is also the Coastal High Hazard Area, will be used to prioritize funding for hardening or relocating critical facilities that are vulnerable to high-tide events, storm surge, floods, stormwater runoff, and related impacts of sea-level rise.

GOAL COA 3: ENSURE THE PUBLIC'S SAFETY, HEALTH, AND WELFARE BY PROVIDING ADEQUATE WARNING FROM NATURAL DISASTERS

OBJECTIVE COA 3.1: HURRICANE EVACUATION

Maintain or reduce the Hurricane Evacuation Clearance times and establish the level of service for Hurricane Evacuation at 18 hours in-County and 55 hours for out-of-County evacuation for a Category 5 storm event as measured on the Saffir-Simpson Scale.

POLICY COA 3.1.1: EVACUEE MOBILIZATION PROGRAM

Pasco County shall continue to implement a signage program in order to increase the rate of evacuee mobilization.

POLICY COA 3.1.2: EVACUATION ROUTE CAPACITY

Pasco County shall continue to develop and maintain adequate vehicle capacity on all identified major evacuation routes and create additional routes as necessary.

POLICY COA 3.1.3: CRITICAL EVACUATION ROUTES: CAPITAL IMPROVEMENTS

Pasco County shall encourage capital improvement expenditures for critical evacuation routes lacking adequate capacity ~~to clear the Hurricane Vulnerability Zone~~ through coordination between Pasco County Development Services Branch, Office of Emergency Management, and the Board of County Commissioners. Also, the Florida Department of Transportation and the Tampa Bay Regional Planning Council shall be consulted with regard to provision of adequate capacity for critical evacuation routes.

POLICY COA 3.1.4: SHELTER CAPACITY

Pasco County shall continue to develop and maintain adequate shelter capacity. ~~for the population at risk within the Hurricane Vulnerability Zone under a Category 3 hurricane.~~

POLICY COA 3.1.5: ANNUAL HURRICANE PREPAREDNESS SIMULATIONS

Pasco County shall continue to participate in and sponsor annual hurricane preparedness simulations and provide general information to the public on evacuation procedures.

POLICY COA 3.1.6: COORDINATION OF EMERGENCY MANAGEMENT ACTIVITIES

Pasco County shall continue to coordinate all emergency management activities, including evacuation orders with State, regional, and local emergency response agencies to affect a safe and efficient evacuation and sheltering of County residents.

POLICY COA 3.1.7: HURRICANE SHELTER MITIGATION ORDINANCE

Pasco County shall continue to address the impacts created by new development on hurricane shelter availability and evacuation capability in Pasco County through the implementation of the 2005 Hurricane Shelter Mitigation Ordinance, which implements hurricane preparedness mitigation techniques and fees for all new developments planned in the Hurricane Vulnerability Zones (Evacuation Levels A—C).

POLICY COA 3.1.8: ADOPTED HURRICANE EVACUATION LEVEL OF SERVICE ANALYSIS

Proposed development shall meet and maintain the adopted Level of Service as identified in Objective COA 3.1 and shall be supported by adequate and relevant data and analysis demonstrating that the adopted hurricane evacuation Level of Service for the Category 5 evacuation area is maintained. However, the Level of Service standards for Comprehensive Plan Amendments seeking to increase residential densities in the Coastal High Hazard Area shall be governed by Florida Statute 163.3178(89)(ab) (2008) or as such Level of Service standards may be amended. Data and analysis shall include, at a minimum, an analysis of the impacts of proposed amendment or development on the Category 5 hurricane evacuation Level of Service.

POLICY COA 3.1.9: MITIGATION

If the analysis required by Policy COA 3.1.8 indicates that the hurricane evacuation Level of Service will not be achieved, then mitigation may be approved to the extent that it will maintain the adopted Level of Service as established in Objective COA 3.1. Appropriate mitigation includes, but is not limited to, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. The data and analysis demonstrating adequate mitigation shall include identification of the type of improvement, the cost of the improvement, and the timing of the improvement. A binding agreement between the County and the applicant or developer identifying the mitigation plan in terms of type of project(s), cost of project(s), and timing of project(s) shall be required. Mitigation measures agreed to requiring publicly funded capital improvements to construct facilities shall be incorporated into the County's Five-Year Capital Improvement Plan. Mitigation measures requiring privately funded capital improvements may be included in the Capital Improvement Plan, but need not be publicly funded.

POLICY COA 3.1.10: INTERGOVERNMENTAL COOPERATION

Pasco County shall cooperate with State, regional agencies, and other local governments to maintain or reduce hurricane evacuation times as a component of the hurricane evacuation Level of Service standards for Pasco County.

POLICY COA 3.1.11: REDUCING EVACUATION TIMES

Pasco County shall work toward reducing the out-of-County hurricane ~~operational~~ evacuation clearance time of ~~53.75~~ hours as determined in the Tampa Bay Region Hurricane Evacuation Study (~~2020~~) ~~2006~~ for a Category 5 storm event as measured on the Saffir-Simpson Scale.

POLICY COA 3.1.12: LEVEL OF SERVICE STANDARD FOR OUT-OF-COUNTY HURRICANE EVACUATION

The adopted out-of-County hurricane evacuation Level of Service standard for a Category 5 storm event as measured on the Saffir-Simpson Scale shall be 55 hours.

POLICY COA 3.1.13: LEVEL OF SERVICE STANDARD FOR IN-COUNTY HURRICANE EVACUATION

The adopted in-County hurricane evacuation Level of Service standard for a Category 5 storm event as measured on the Saffir-Simpson Scale shall be 18 hours.

OBJECTIVE COA 3.2: HAZARD MITIGATION

Reduce the risks to human life and public and private property from natural disasters through implementation of hazard mitigation measures and post_disaster redevelopment planning. ~~within the Hurricane Vulnerability Zone as described in the Pasco County Comprehensive Emergency Management Plan.~~

POLICY COA 3.2.1: INFORMATION PROGRAM: RECURRING HURRICANE DAMAGE

Pasco County shall inform County residents of areas which have sustained recurring, hurricane-related damage.

POLICY COA 3.2.2: NATURAL DISASTERS: DAMAGED INFRASTRUCTURE AND STRUCTURES

Pasco County shall require removal, relocation, or structural modification of damaged structures and infrastructure which have incurred damage from a natural disaster event as determined by Pasco County, but consistent with Federal ~~or State~~ funding provisions.

POLICY COA 3.2.3: PRIORITIES FOR NATURAL DISASTER "CLEANUP"

Pasco County shall prioritize immediate repair cleanup actions and permitting activities following a natural disaster.

POLICY COA 3.2.4: POSTDISASTER MANAGEMENT PLAN

Pasco County shall continue to implement a post_disaster management plan, which includes temporary measures to reduce impacts upon hazard-prone areas.

POLICY COA 3.2.5: HAZARD MITIGATION: LAND DEVELOPMENT APPLICATION

Pasco County shall require that land development applications be reviewed for implementation, if appropriate, of provisions contained in the Hazard Mitigation Section (Annex XIX as amended) of the Comprehensive Emergency Management Plan.

POLICY COA 3.2.6: UPDATES TO THE COMPREHENSIVE EMERGENCY MANAGEMENT PLAN

Pasco County shall annually review the Annexes to the Comprehensive Emergency Management Plan and incorporate applicable provisions into the Comprehensive Plan as deemed necessary. ~~Additional updates to the Comprehensive Plan will be considered with the next comprehensive update of the Comprehensive Emergency Management Plan in June 2009.~~

POLICY COA 3.2.7: MINIMIZE DISTURBANCE OF NATURAL RESOURCES

Pasco County shall continue to minimize the disturbance of natural resources which provide shoreline stabilization and protect landward areas from natural hazards through the Flood Damage Prevention Ordinance and the development review process.

~~POLICY COA 3.2.8: INFRASTRUCTURE WITHIN COASTAL HIGH HAZARD AREA~~

~~Pasco County shall consider relocation, mitigation, or replacement as deemed appropriate by local government of infrastructures presently within the Coastal High Hazard Area when State funding is anticipated to be needed.~~

POLICY COA 3.2.89: COORDINATE WITH INTERAGENCY HAZARD MITIGATION REPORTS

Pasco County shall incorporate recommendations from existing and future interagency hazard mitigation reports into the Comprehensive Plan during the Evaluation and Appraisal Report process as determined to be feasible and appropriate by the Board of County Commissioners.

POLICY COA 3.2.9: REDUCE THE NUMBER OF STRUCTURES SUBJECT TO REPETITIVE LOSS

The county shall continue to acquire repetitive loss properties and properties within repetitive loss areas from voluntary sellers when funding is available. Acquired properties should be prioritized for use as parks, open space, and/or stormwater retention/detention. This policy does not preclude the redevelopment of repetitive loss properties.

POLICY COA 3.2.10: PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

In order to ensure availability of flood insurance and higher flood insurance premium discounts, the county shall continue to participate in the National Flood Insurance Program and every five years shall consider strategies and programs to improve its Community Rating System Score. These include but are not limited to:

- Maintaining elevation certificates and making them available to the public
- Providing Flood Insurance Rate Maps (FIRMS) to the public
- Educating property owners and renters about how to protect buildings from flooding and publicizing that service
- Assessing flood insurance coverage in the community and implementing a plan to promote flood insurance
- Gathering and/or maintaining more accessible, useful, and/or accurate floodplain data for regulation, insurance rating, hazard disclosure, and property appraisals
- Conduct repetitive loss area analyses

- Provide timely warning of flood threats and coordinating flood response activities.

GOAL COA 4: PRESERVE AND PROTECT HISTORIC, ARCHEOLOGICAL, AND CULTURAL RESOURCES WITHIN THE COASTAL PLANNING AREA OF PASCO COUNTY

OBJECTIVE COA 4.1: HISTORIC, ARCHEOLOGICAL, AND CULTURAL RESOURCES

Implement and enforce procedures for the preservation of historic, archeological, and cultural resources within ~~the Coastal Planning Area of~~ Pasco County's coastal areas.

POLICY COA 4.1.1: IDENTIFICATION OF HISTORIC, ARCHEOLOGICAL, AND CULTURAL RESOURCES

Pasco County shall inventory all known archaeological, historic, or cultural sites for use in analyzing future development and preserve these sites in accordance with the applicable regulations. Pasco County shall identify historical structures in western Pasco County by means of a historical resource survey similar to the Central Pasco and Eastern Pasco Historical Surveys and shall consider the adoption of criteria and procedures within the Land Development Code for identifying and protecting cultural resources including, but not limited to, cemeteries, landmarks, monuments, and special places.

POLICY COA 4.1.2: REVIEW OF LAND DEVELOPMENT APPLICATIONS

Pasco County shall require that land development applications address the occurrence or potential occurrence of historic, archeological, and cultural resources.

POLICY COA 4.1.3: PROTECTION OF HISTORIC AND ARCHEOLOGICAL RESOURCES

Significant historical and archaeological sites including, but not limited to, sites on the Florida Master Site file, shall be protected by implementing the following:

- After identification of historical and archaeological resources, the County shall place such buildings, structures, sites, districts, and zones on the Pasco County Register of Historical and Archaeological Resources as such Register is established by resolution.
- For archaeological resources not listed on the Pasco County Register, as part of all site plan evaluations, development shall comply with State law and guidelines for the investigation of archaeological sites and the lawful disposition of all artifacts found.
- The County shall prevent the destruction or alteration of historic and archaeological resources listed on the Pasco County Register, the Florida Master Site File, and the National Register of Historic Places by cross checking all requests for remodeling or demolition permits against these files. Where such resources are listed on the Pasco County Register, a certificate of appropriateness shall be required prior to such permit being granted. For resources listed on either the Florida or National lists, the appropriate procedures shall be followed.

POLICY COA 4.1.4: REUSE HISTORICAL RESOURCES WITHIN COASTAL ~~AREAS~~ PLANNING AREA

Pasco County shall encourage the reuse of historic resources within ~~the Coastal~~ Areas Planning Area during the development review process and in accordance with the Land Development Code.

~~Map 4-1 Coastal Area / Coastal High Hazard Area~~





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 20, 2024

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller
The East Pasco Governmental Center
14236 6th Street, Suite 201
Dade City, Florida 33523

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 24-28, which was filed in this office on June 20, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh