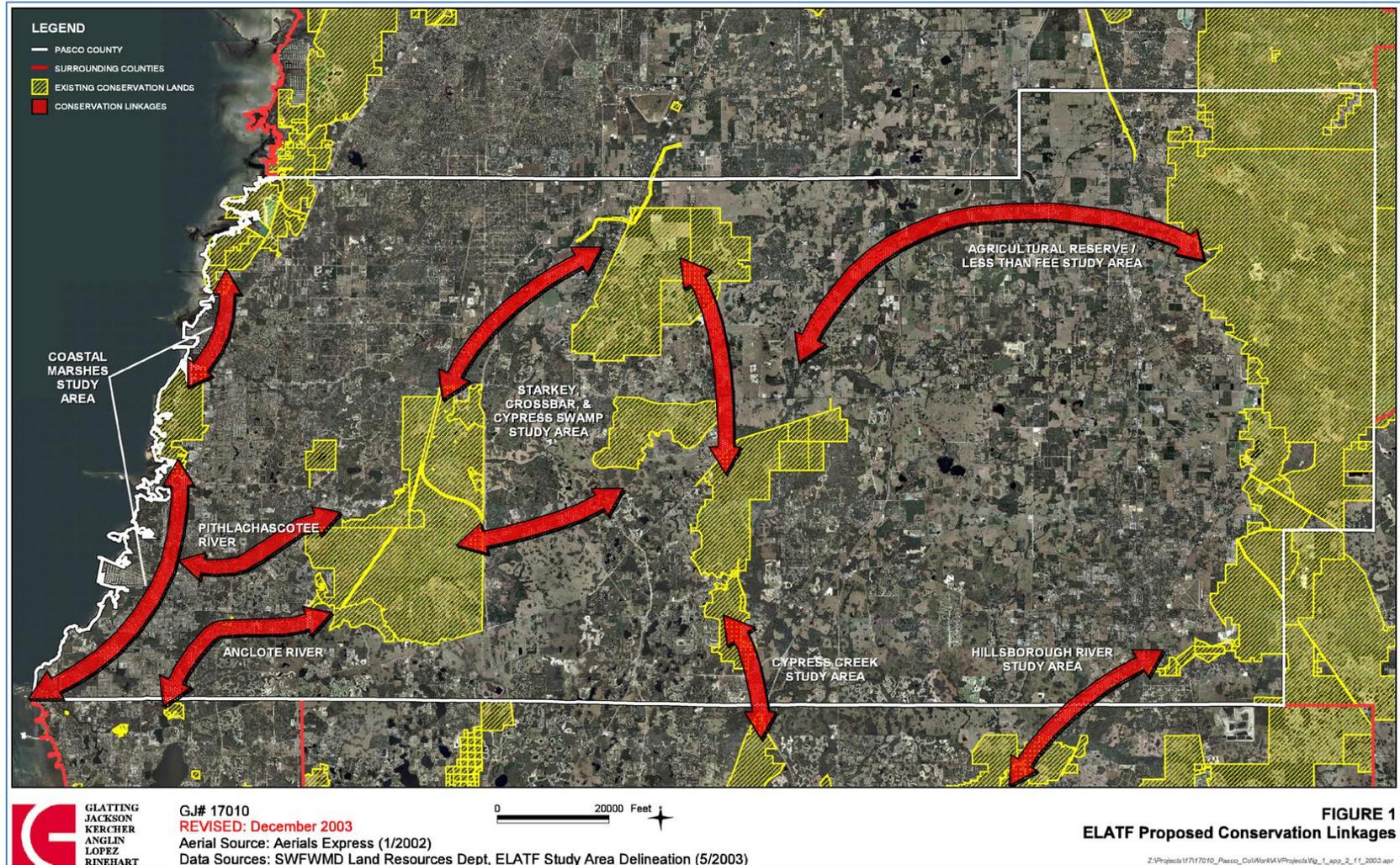




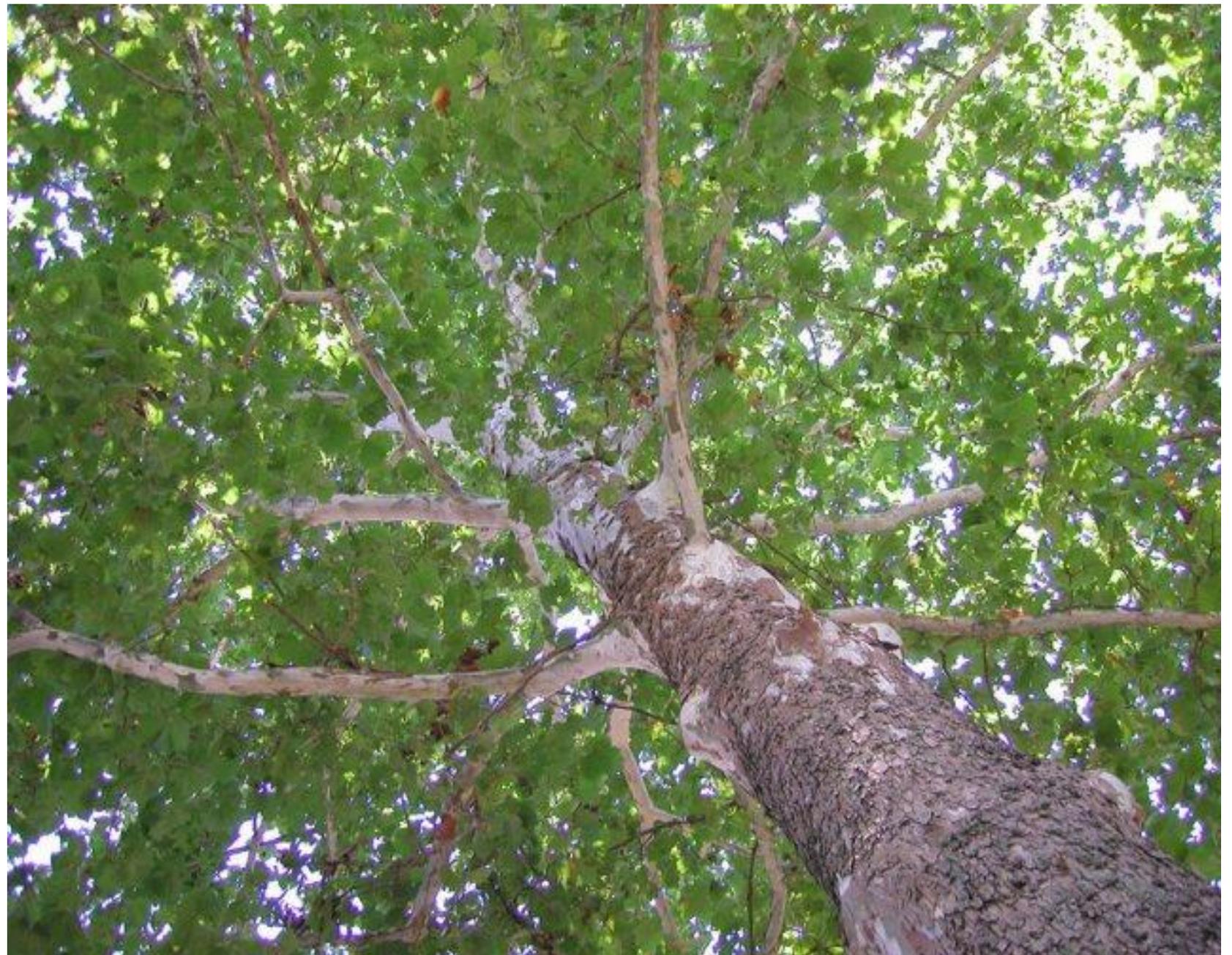
Land Development Code Section 804 Critical Linkages

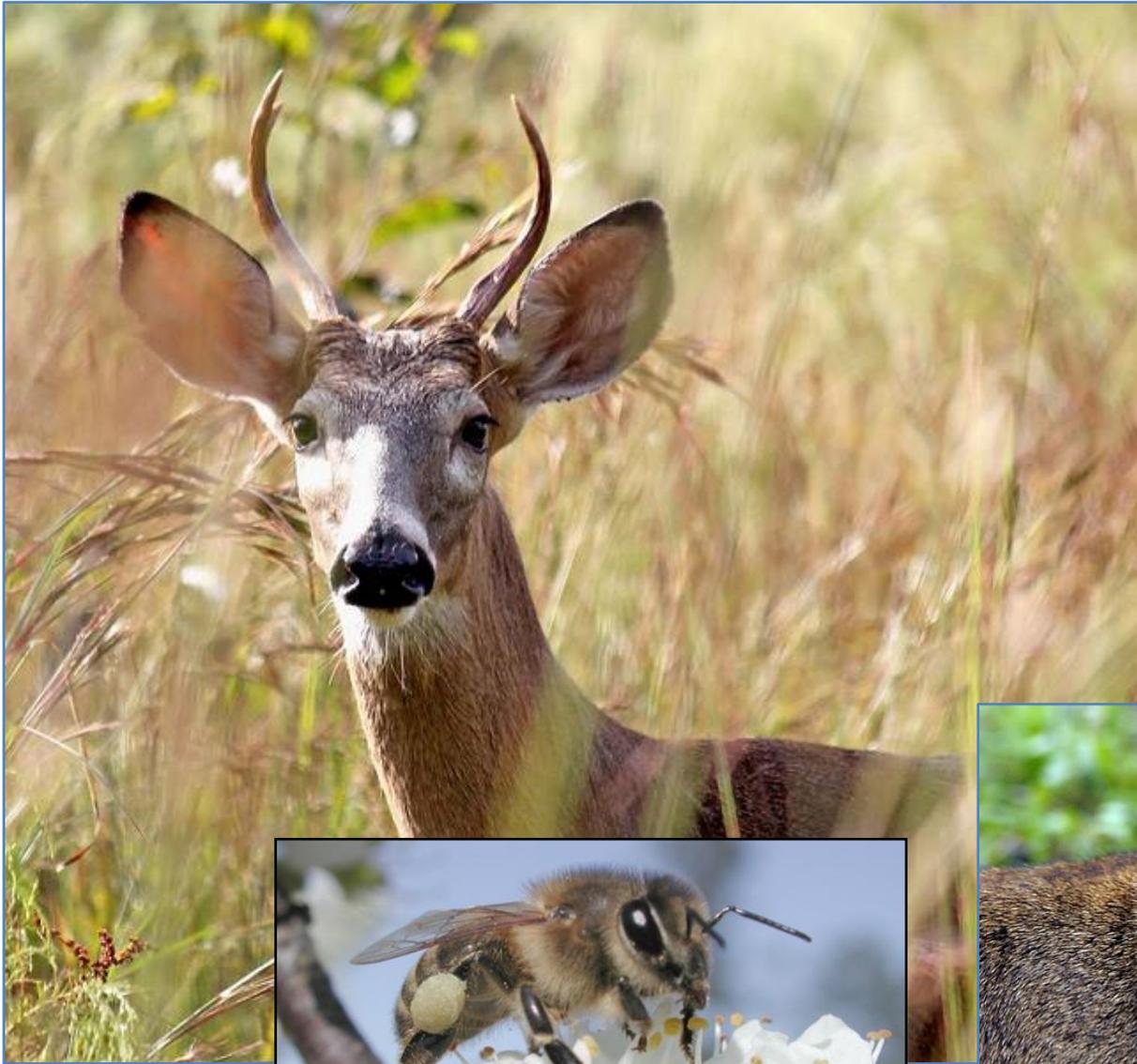


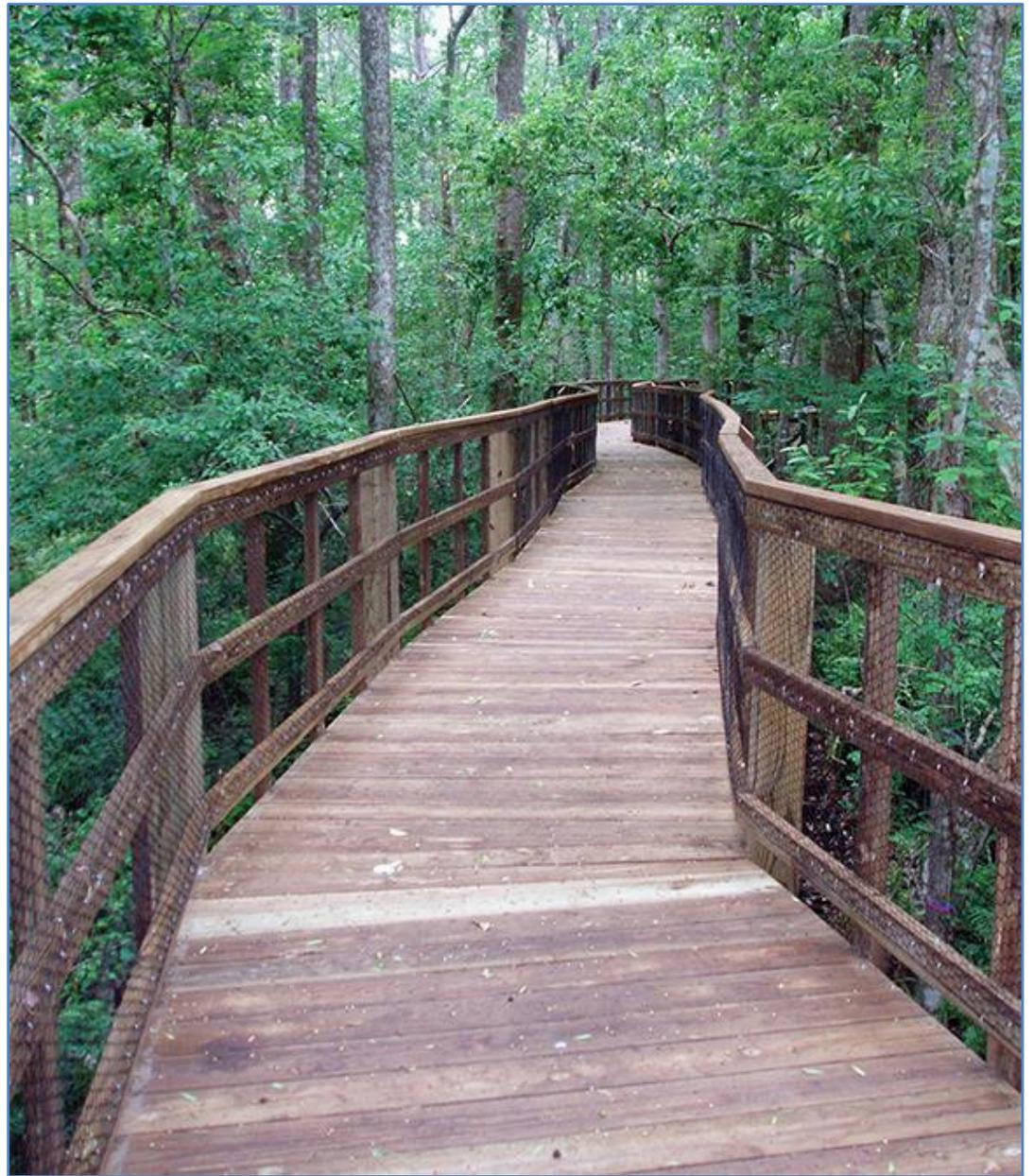












BACKGROUND

- August 2000 Settlement Agreement required modifications to the Comprehensive Plan.
- Pasco County initiated a study to evaluate establishment of wildlife corridors.
- In 2002, a wildlife study commissioned by Pasco County was completed.
- Study recommended protection through acquisition, regulation, and partnerships.

BACKGROUND

- Recommendations supported a regional approach to natural resource protection which included critical linkages, ecological planning units, improved wetland and listed species protection, land acquisition, and partnerships with other agencies.
- Study resulted in County amendment to Comprehensive Plan adopting a countywide conservation strategy.

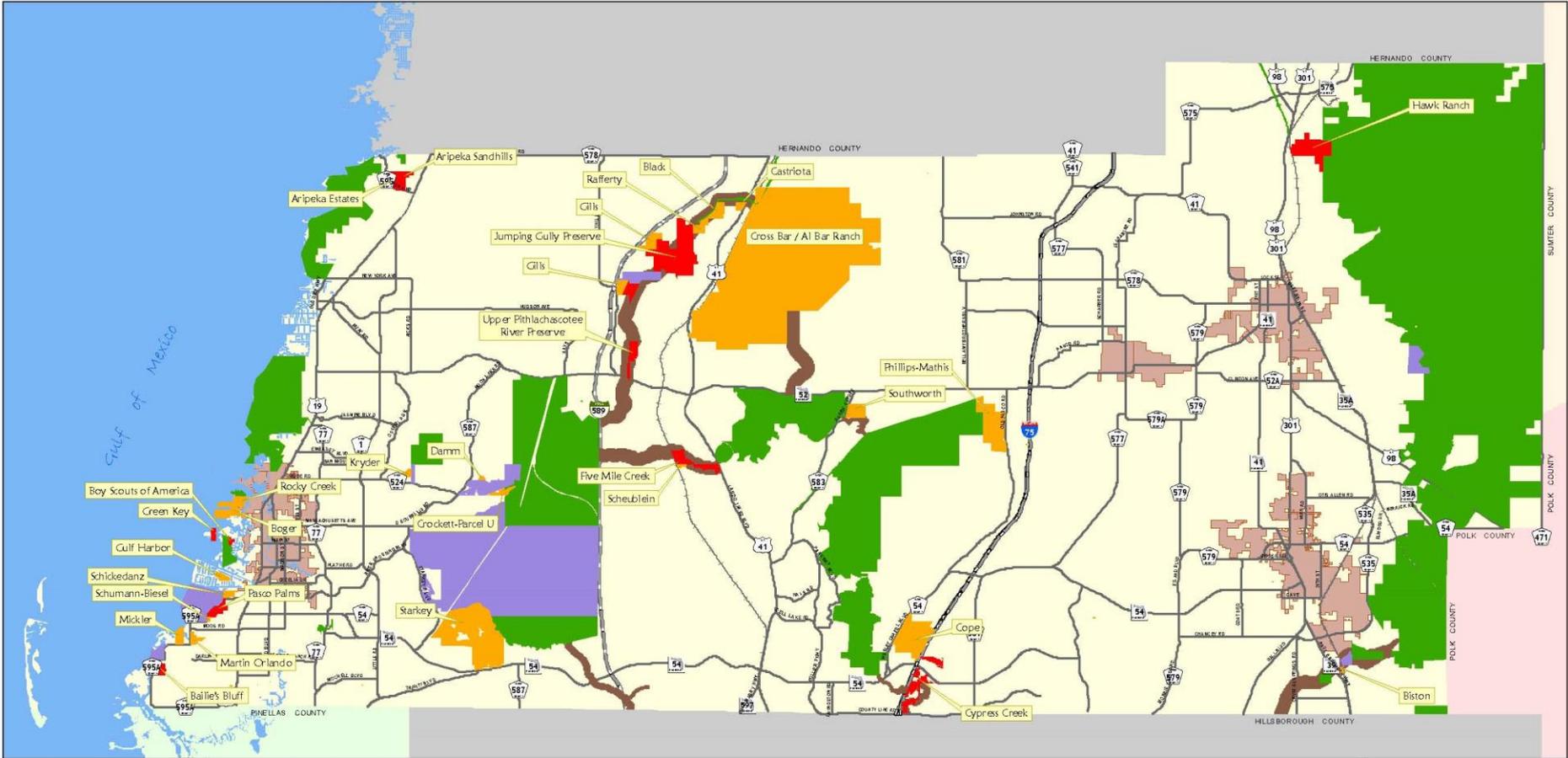
BACKGROUND

Since BCC acceptance of the Habitat Study in March 2002, many of these recommendations have been implemented:

- Development of a regional conservation strategy as outlined in the Comprehensive Plan.
- BCC appointed an Environmental Task Force to assist with the formation the Environmental Lands Acquisition and Management Program.
- ELAMP was created in 2005.

BACKGROUND

- Improved wetland and listed species rules adopted in 2007 focusing on regional wetland resources and species protection
- Increased coordination with state and federal agencies on various wetland mitigation initiatives
- Acquisition of approximately 3,300 acres of environmentally sensitive lands



Environmental Lands Acquisition and Management Program

- ELAMP Acquired
- Other Public Lands
- Proposed Critical Linkages
- Acquisition List
- State Lands
- Incorporated City Limits



Pasco County GIS: 3/4/2015 3:04:53 PM

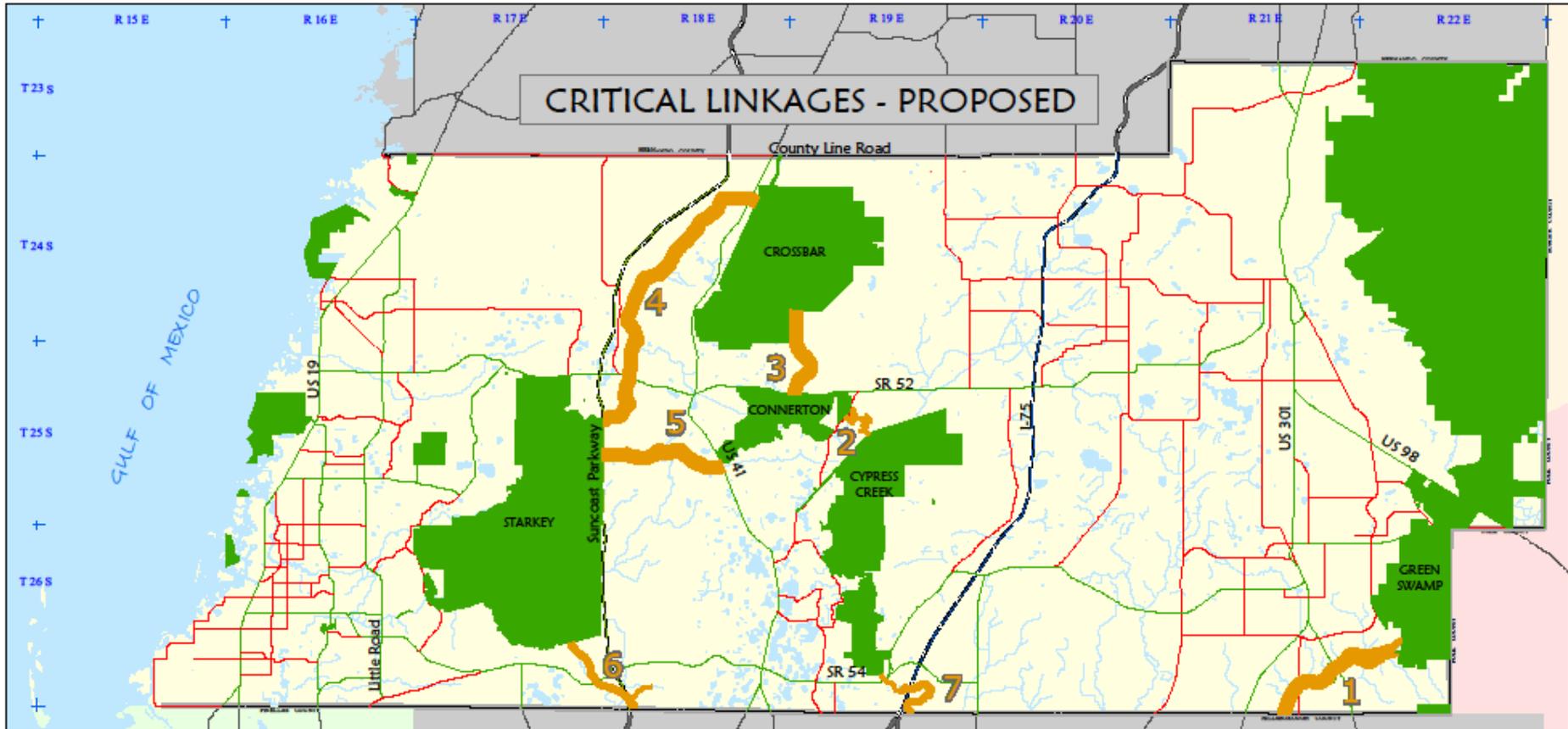
COMPRHENSIVE PLAN

GOAL CON 1: REGIONAL CONSERVATION STRATEGY

Protect, conserve, enhance, and manage the
natural land and water resources of Pasco
County through a regional conservation strategy
that protects the most significant natural
resources of the County through a combination
of standards for specified critical linkages, land
acquisition, land use strategies, managing and
preserving public lands, land use policies,
wetlands, and water resources.

CRITICAL LINKAGES

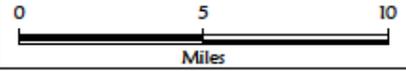
- Habitat Study identified seven critical linkages between tracts of publicly owned parcels.
- Linkages connect core conservation areas.
- Width varies from 550' to 2,200 depending on: distance between tracts connecting public lands; extent of alteration of natural linkages; and nature of riparian corridor.
- Total linkage acreage is approximately 7,000 acres.



CRITICAL LINKAGES - PROPOSED

- 1** HILLSBOROUGH TO GREEN SWAMP
- 2** CONNERTON TO CYPRESS CREEK
- 3** CONNERTON TO CROSSBAR
- 4** STARKEY TO CROSSBAR
- 5** STARKEY TO CONNERTON
- 6** STARKEY TO SOUTH PASCO
- 7** CYPRESS CREEK TO CYPRESS BRIDGE

 PUBLIC LANDS



THE COMPREHENSIVE PLAN
OF UNINCORPORATED
PASCO COUNTY



MAP 3 - 4

Pasco County GIS | JMH | 05/05/08

LINKAGES AND THE LAND DEVELOPMENT CODE

- In 2008 staff prepared a draft Critical Linkage ordinance and presented workshops across the County.
- Various elements and incentives were incorporated in the draft ordinance, addressing stakeholder property rights and concerns.
- Examples include: Density Transfer, Linkage Boundary Modification and Compensation in Lieu of Density Transfer
- Critical Linkage ordinance adoption was postponed in 2008

TODAY

- Comprehensive Plan Policy CON 1.2.2 that outlines development standards currently requires that the LDC be amended by 2010 to adopt implementation measures.
- ELAMP has actively been purchasing areas identified in Study (in accordance with ELASC and BCC process) - investment to date approximately \$17M
- The 2nd Penny for Pasco approved an additional 10 years of funding for ELAMP

TODAY

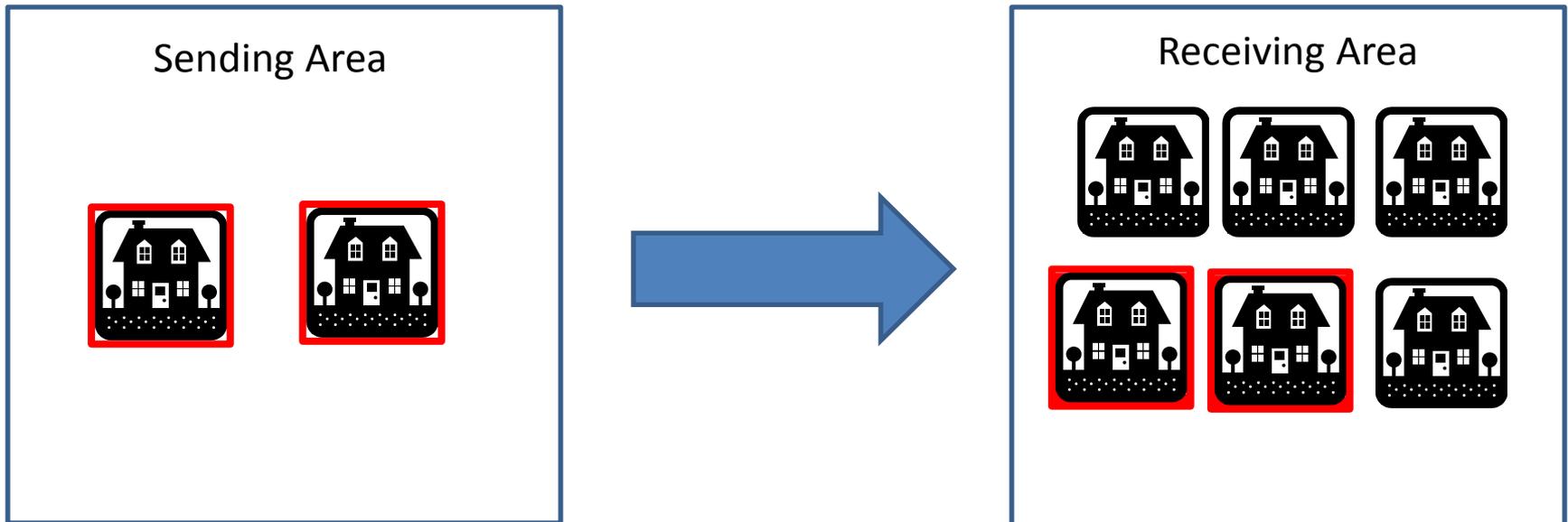
- Recent Urban Land Institute (ULI) report recommended the continued conservation and natural resources protection efforts
- Cost of areas identified in the Study for acquisition exceed projected revenues.
- A reasonable and practical regulatory component is necessary to achieve County's conservation strategy goals.

DRAFT ORDINANCE KEY POINTS

- Achieves County's conservation strategy through protection of identified critical linkages
- Applicability is triggered by increase in density
- Incentives:
 - Density Transfer
 - Linkage Boundary Modifications
 - Compensation in lieu of Density Transfer

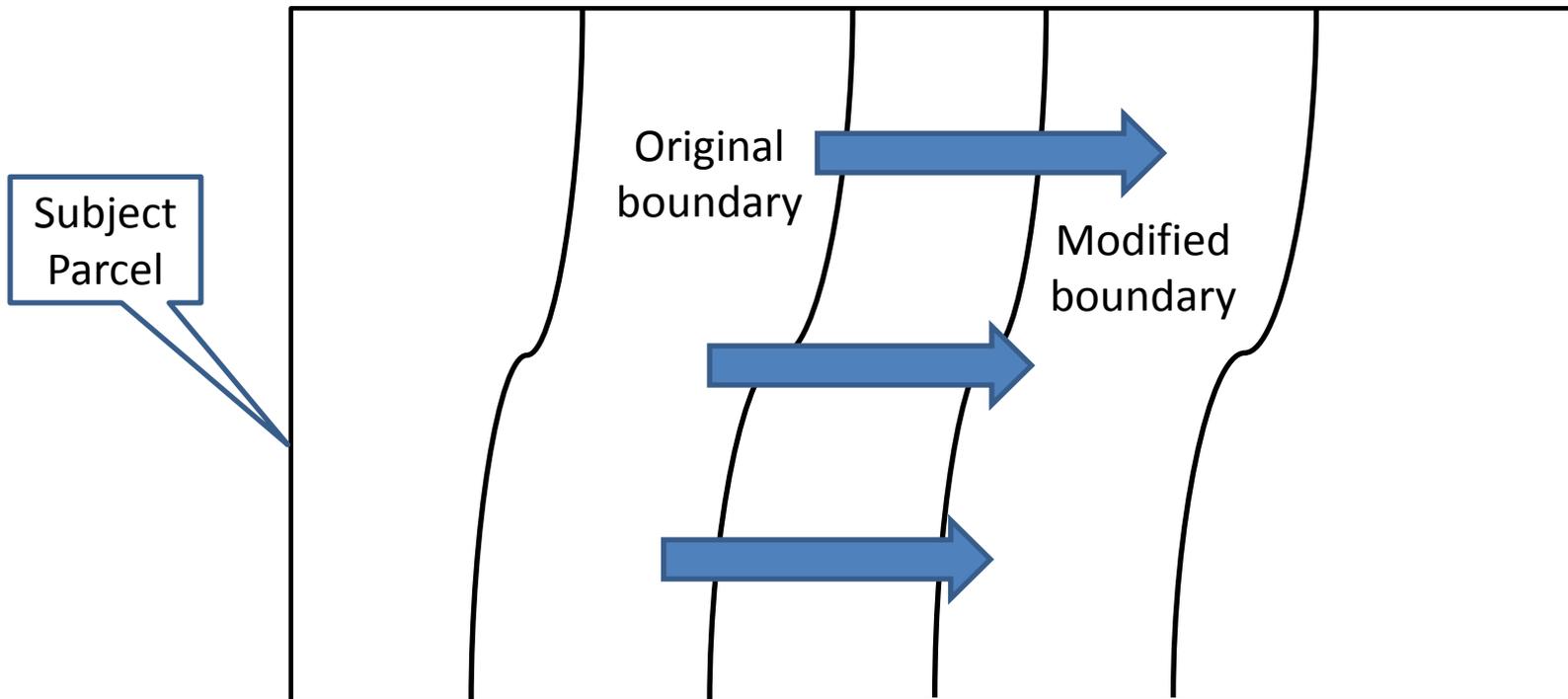
Density Transfer

Allows density transfer from land inside the Critical Linkage [**sending area**] to land onsite or offsite outside of the Critical Linkage [**receiving area**].



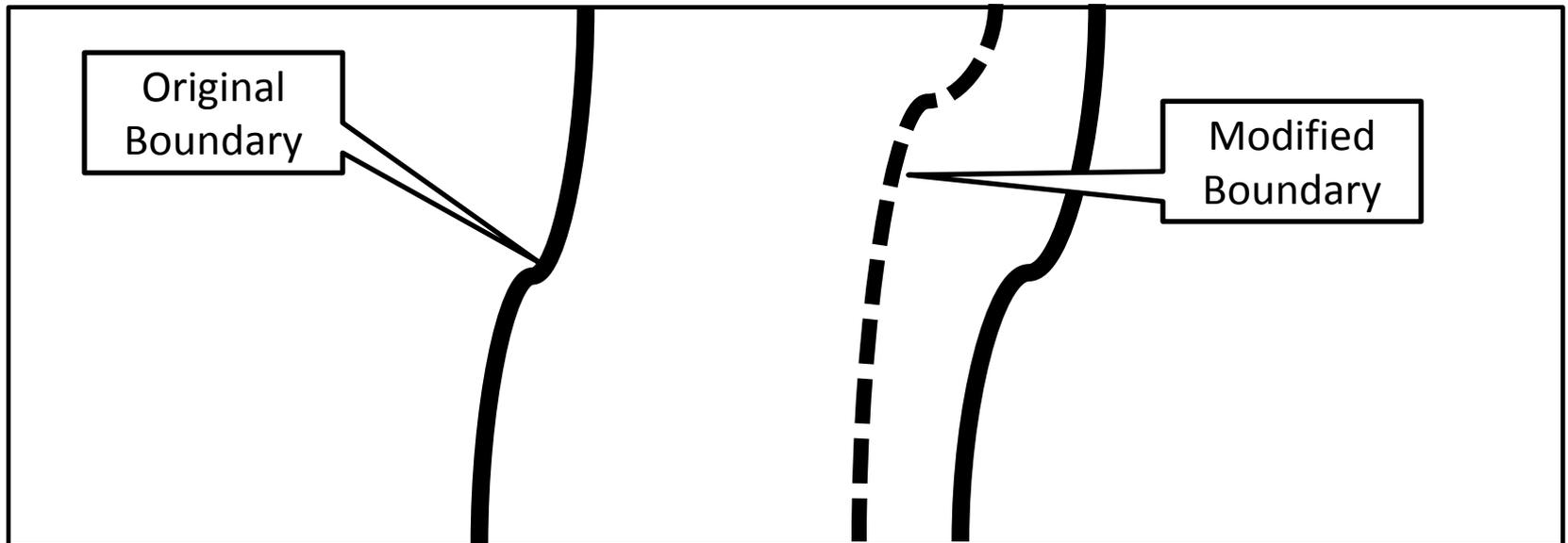
Linkage Boundary Modifications

Movement must maintain **width**, ecological **function** and **connectivity** to publicly owned parcels; no negative impact to adjacent owners.



Linkage Boundary Modifications

- May be reduced because some areas are highly disturbed along edge of linkage
- May be reduced because land within linkage receives score below 25 using site selection scoring in Guidelines



Compensation in Lieu of Density Transfer

- Unutilized transferable density within a linkage may be eligible for compensation by the County.
- Compensation will be based on the average of (2) appraisals of land within the linkage.



SCHEDULE

- Public Presentations (May/June)
- Local Planning Agency Hearing (early July)
- Comp Plan Map Amendment (July)
- Two Board Public Hearings (late August)

Purpose

- Protecting, Conserving and Managing the County Natural Resources are major goals of the County's Strategic Plan and Business Plan.
- The habitat Study recommended protection of linkages through acquisition, partnerships and regulation.
- A significant investment to date has been made.
- Having no current regulatory component concerning Critical Linkages threatens the chances of achieving the County's conservation objectives.
- 76% of Pasco electors supported Water and Land Amendment
- Linkages are built-in amenities (ie. trails, open space, etc.) for existing and future residents.

Purpose

- Conservation areas increase property values.
- The Urban Land Institute report recommended an increase in natural resource and open space protection.
- Environmental Stewardship is a necessary element of strategic development.
- The draft Parks Master Plan incorporates critical linkages as Greenways and Blueways.
- Supports numerous ecosystem services such as clean air, clean water, flood protection, erosion control, carbon sequestration, jobs and recreational opportunities.



Florida 2060

A Population Distribution Scenario for the State of Florida

A research project prepared for
1000 Friends of Florida

By the
GeoPlan Center
At the University of Florida

Paul D. Zwick
Margaret H. Carr

August 15, 2006

QUESTIONS?