



## 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

Policy COA 2.1.4:	Criteria of Marinas Adjacent to Conservation Areas, Preservation Areas, or Environmentally Sensitive Areas	4-8
Policy COA 2.1.5:	Development Condition for Marinas	4-9
Policy COA 2.1.6:	Building Code Requirements	4-10
Objective COA 2.2:	Development Limitations in the Coastal High-Hazard Area	4-10
Policy COA 2.2.1:	Coastal High-Hazard Area	4-10
Policy COA 2.2.2:	Coastal High-Hazard Area: Infrastructure Limitations	4-11
Policy COA 2.2.3:	Coastal High-Hazard Area: Development Limitations	4-11
Policy COA 2.2.4:	Prohibit Hazardous Waste Generation, Storage, or Disposal	4-12
Objective COA 2.3:	Public Access	4-12
Policy COA 2.3.1:	Acquisition Incentives for Coastal Shoreline	4-12
Policy COA 2.3.2:	Public Access Management	4-12
Policy COA 2.3.3:	Limitation of Vehicular Access	4-12
Objective COA 2.4:	Public Infrastructure	4-12
Policy COA 2.4.1:	Prohibit Expenditures of County Funds for New Development in Coastal High-Hazard Areas	4-13
Policy COA 2.4.2:	Limitation of Transportation Improvements	4-13
Policy COA 2.4.3:	Prohibit New Bridges	4-13
Goal COA 3:	Ensure the Public's Safety, Health, and Welfare by Providing Adequate Warning from Natural Disasters	4-14
Objective COA 3.1:	Hurricane Evacuation	4-14
Policy COA 3.1.1:	Evacuee Mobilization Program	4-14
Policy COA 3.1.2:	Evacuation Route Capacity	4-14
Policy COA 3.1.3:	Critical Evacuation Routes: Capital Improvements	4-14
Policy COA 3.1.4:	Shelter Capacity	4-14
Policy COA 3.1.5:	Annual Hurricane Preparedness Simulations	4-14
Policy COA 3.1.6:	Coordination of Emergency Management Activities	4-15
Policy COA 3.1.7:	Hurricane Shelter Mitigation Ordinance	4-15
Policy COA 3.1.8:	Adopted Hurricane Evacuation Level of Service Analysis	4-15
Policy COA 3.1.9:	Mitigation	4-15
Policy COA 3.1.10:	Intergovernmental Cooperation	4-16
Policy COA 3.1.11:	Reducing Evacuation Times	4-16
Policy COA 3.1.12:	Level of Service Standard for Out-of-County Hurricane Evacuation	4-16
Policy COA 3.1.13:	Level of Service Standard for In-County Hurricane Evacuation	4-16

## 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

Objective COA 3.2: Hazard Mitigation	4-16
Policy COA 3.2.1: Information Program: Recurring Hurricane Damage	4-16
Policy COA 3.2.2: Natural Disasters: Damaged Infrastructure and Structures	4-17
Policy COA 3.2.3: Priorities for Natural Disaster "Cleanup"	4-17
Policy COA 3.2.4: Postdisaster Management Plan	4-17
Policy COA 3.2.5: Hazard Mitigation: Land Development Application	4-17
Policy COA 3.2.6: Updates to the Comprehensive Emergency Management Plan	4-17
Policy COA 3.2.7: Minimize Disturbance of Natural Resources	4-17
Policy COA 3.2.8: Infrastructure within Coastal High Hazard Area	4-18
Policy COA 3.2.9: Coordinate with Interagency Hazard Mitigation Reports	4-18
Goal COA 4: Preserve and Protect Historic, Archeological, and Cultural Resources Within the Coastal Planning Area of Pasco County	4-19
Objective COA 4.1: Historic, Archeological, and Cultural Resources	4-19
Policy COA 4.1.1: Identification of Historic, Archeological, and Cultural Resources	4-19
Policy COA 4.1.2: Review of Land Development Applications	4-19
Policy COA 4.1.3: Protection of Historic and Archeological Resources	4-19
Policy COA 4.1.4: Reuse Historical Resources within Coastal Planning Area	4-20
<b>AMENDMENTS TO THE COASTAL MANAGEMENT ELEMENT</b>	<b>4-21</b>

# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

## 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 sixty (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 postdisaster redevelopment are necessary to protect County residents' lives and property.

### **Coastal High-Hazard Area**

The State requirement for designation of a Coastal High-Hazard 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.

## **2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA**

Additionally, the lands within a Coastal High-Hazard Area 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.

# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

## CONSERVATION GOALS, OBJECTIVES, AND POLICIES

**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 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.

# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

## **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 fifty (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 fifty (50) foot setback from the landwardmost 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 twenty-five (25) foot buffer not inclusive of any lots around all postdevelopment Category I wetlands. Wetland buffers around Category 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

# **2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA**

complies with Chapters 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 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 Chapters 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.



# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

## **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.

# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

## **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.

# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

**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 nonwater-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. Nonwater-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:

## **2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA**

- 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.

## **2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA**

- 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 require adherence to the location and building construction standards specified in the Florida Building Code for proposed development within the Coastal High-Hazard Area.

### **OBJECTIVE COA 2.2: DEVELOPMENT LIMITATIONS IN THE 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.

#### **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 Areas and Evacuation Routes) as the mechanism to limit residential densities through currently adopted Future Land Use classifications and limiting future rezoning actions to the lowest allowable urban residential densities within the adopted Future Land Use classification for single-family detached residential uses or to an MPUD Master Planned Unit Development for multiple-family residential uses as permitted within the adopted Future Land Use classification based upon the standards and guidelines of Policy FLU 1.3.3.

# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

## **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. 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 through use of the MPUD Master Planned Unit Development requirements of the Pasco County Land Development Code, with specific site and building design provisions that shall mitigate the effects and impacts of evacuation issues for the project site. In addition, the development shall also be required to comply with the County's Hurricane Shelter Mitigation Ordinance.
- 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 the siting and expansions of acute care medical facilities or any other facilities which house nonambulatory 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 fifty-one (51) acres or more must retain eighty (80) percent open space.
  - (2) Tracts greater than twenty (20) acres, but less than fifty-one (51) acres, must retain fifty (50) percent open space.
  - (3) Tracts of twenty (20) acres or less are not required to retain open space.

## **2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA**

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 HAZARDOUS WASTE GENERATION, STORAGE, OR DISPOSAL**

Pasco County shall prohibit 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 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.

## **2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA**

### **POLICY COA 2.4.1: PROHIBIT 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, 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.

### **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 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.



# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

## **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 eighteen (18) hours in-County and fifty-five (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.

## **2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA**

### **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(9)(b) (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

## **2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA**

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 and regional agencies and with 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 evacuation clearance time of 55 hours as determined in the *Tampa Bay Region Hurricane Evacuation Study 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 postdisaster 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.

# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

## **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 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 postdisaster 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.

## **2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA**

### **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 3.2.9: 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.

# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

**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.

**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:

- a. 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.
- b. 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.
- c. 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

## **2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA**

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 PLANNING AREA**

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

**2025 COMPREHENSIVE PLAN  
PASCO COUNTY, FLORIDA**

**AMENDMENTS TO THE COASTAL MANAGEMENT ELEMENT**

<b>BCC Adoption Date</b>	<b>Effective Date</b>	<b>Supplement ID</b>	<b>Ordinance Number</b>	<b>Revised Components</b>	<b>Type</b>
10/23/1990	11/1/1990	Settlement Agreement	90-14	Coastal Management	Settlement Agreement
8/18/1992	8/28/1992	92-1 (DCA 92-2)	92-14	Coastal Management	Amendment
3/1/1994	4/14/1994	97-1A (DCA 9701ER)	97-11	Coastal Management	Amendment
8/12/1997	12/19/2000	Compliance Agreement	99-22	Coastal Management	Compliance Agreement
6/27/2006	9/8/2006	Evaluation and Appraisal Report-Based Amendments	06-18	Coastal Management	Amendment
09/08/2008	11/20/2008	CPAL08-2(8) Coastal High Hazard Area	08-36	Coastal Management	Amendment