

### **3. Public / Semi-Public Classifications.**

#### **PRESERVATION (P)**

**Purpose** - The purpose of this category is to depict those areas of the city that are now characterized as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

**Primary Uses** - Open and undeveloped consistent with the following natural resource features and considerations: Tidal Wetlands including Saltwater Marsh, Saltwater Swamp, Estuary; Non-Tidal Wetlands including Freshwater Swamps, Freshwater Marsh, Lacustrine River and Stream; Undeveloped Barrier Islands and Spoil Islands; 25 year Floodplains; Natural Drainageways; Land Seaward of the Coastal Construction Control Line; Dune Systems; Habitat for endangered or threatened species designated on applicable local government comprehensive plans; and such additional areas determined to have environmental significance and recognized in the applicable local government comprehensive plan.

**Secondary Uses** - Use characteristics provided for and located in adjoining FLUP categories which are accessory to or are the incidental extension of the permitted adjoining use.

**Locational Characteristics** - This category is generally appropriate to those natural resource features it is designed to recognize wherever they may appear and at a size significant to the feature being depicted in relationship to its surroundings. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other plan categories.

**Traffic Generation Characteristics** - The standard for the purpose of calculating typical traffic impacts relative to a plan amendment for this category shall be 0.5 trips per day per acre.

**Density / Intensity Standards** - Shall include the following:

No use shall exceed a floor area ratio (FAR) of .05 nor an impervious surface ratio (ISR) of .10.

Transfer of development rights shall be allowed consistent with the Rules Concerning the Administration of the Countywide Future Land Use Plan, Article 4, Section 4.2.7.2, Special Rules, Transferable Development Rights.

**Other Standards** - Shall include the following:

An appropriate buffer shall be provided for wetland Preservation areas.

Where the mapped delineation of these areas is inconclusive due to the scale of the FLUP map, or the nature of the environmental feature, a field determination and mapping of the actual boundary at an appropriate scale may be required as part of any plan amendment or project approval determination. Where determined necessary, such field survey will be conducted by the local government with jurisdiction, the Pinellas County Environment Management Department, or by a qualified Consultant, consistent with the above described purpose and use characteristics and the provisions of Division 6.3 of the Rules Concerning the Administration of the Countywide Future Land Use Plan, and in particular Section 6.3.8., Rules For Interpretation of FLUP and FLUP Boundaries.

## **RECREATION/OPEN SPACE (R/OS)**

**Purpose** - The purpose of this category is to depict those areas of the city that are now used, or appropriate to be used, for open space and/or recreational purposes; and to recognize the significance of providing open space and recreational areas as part of the overall land use plan.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

**Primary Uses** - Public/Private Open Space; Public Private Park; Public Recreation Facility; Public Beach/Water Access; Golf Course/Clubhouse

**Locational Characteristics** - This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the County; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.

**Density / Intensity Standards** - Shall include the following:

No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60.

Transfer of development rights shall be allowed consistent with the Rules Concerning the Administration of the Countywide Future Land Use Plan, Article 4, Section 4.2.7.2, Special Rules, Transferable Development Rights.

## **VIII. GOALS, OBJECTIVES AND POLICIES**

The foundation of the Conservation and Coastal Management Element is the policy direction adopted by the City of Gulfport to conserve and protect natural resources, and guide future development and redevelopment activities within coastal areas. To this end goals, objectives and policies are formulated to assist the city's appointed and elected officials in the daily permitting of development and redevelopment activity. The following goals, objectives and policies for the combined Conservation and Coastal Management Element are formulated to meet requirements outlined in Chapter 163, F.S. and D.C.A. Rule 9J-5, F.A.C., and to be consistent with and further Chapter 187, F.S. and the Comprehensive Regional Policy Plan.

### **CONSERVATION**

**GOAL: CONSERVATION, PROTECTION, RESTORATION, APPROPRIATE MANAGEMENT AND ENHANCEMENT OF THE CITY'S ENVIRONMENTAL QUALITY AND NATURAL SYSTEMS FOR USE BY FUTURE GENERATIONS RECOGNIZING THEIR INHERENT BIOLOGICAL AND ECONOMIC VALUE.**

**OBJECTIVE 1:** The city shall continue to protect, conserve, manage and enhance its natural resources by ensuring the mitigation of adverse impacts resulting from future development/redevelopment and natural activities.

**POLICY 1.1:** Public and private development activity shall not be permitted to supplant key wetlands.

**POLICY 1.2:** Clam Bayou shall continue to be designated on the future land use map as Preservation and shall be afforded maximum protection from adverse impacts associated with future development/ redevelopment.

**POLICY 1.3:** The city shall evaluate and encourage public acquisition of lands subject to storm damage in the coastal high hazard area and those considered to be environmentally sensitive lands. Public acquisition may involve assistance from federal, state and local programs.

**POLICY 1.4:** The city shall ensure that there is no net reduction in fish and wildlife habitat for rare, threatened or endangered species within and abutting its corporate limits.

**POLICY 1.5:** Areas adjacent to wetlands shall be deemed important buffer areas for wetland management and shall be treated in a manner which minimizes adverse environmental impacts on ecologically sensitive wetland through site design, the site plan review process, and identification of storm water projects, or development/redevelopment projects.

**POLICY 1.6:** Dredging and filling or other development activities having significant long-term impacts on seagrass beds, mangroves, tidal marshes and flats, and estuaries shall be prohibited except for overriding public interest and shall be coordinated with Pinellas County Water and Navigation, the State Department of Environmental Protection, and other appropriate governmental entities.

**POLICY 1.7:** The city shall continue to review its land development regulations as appropriate to maintain tree replacement and existing tree canopy.

**POLICY 1.8:** Living marine resources shall be protected from future degradation resulting from improper development. The city shall, by 2003, review and amend appropriate codes and ordinances to ensure that future infill development and redevelopment results in no net loss of living marine resources.

**POLICY 1.9:** The city shall review its landscape requirements within the land development regulations where appropriate to ensure that to the greatest extent possible native vegetation is used in required buffers, setbacks and open spaces.

**POLICY 1.10:** The city shall continue to ensure through site planning, the site plan review process and the permitting process that no new point sources shall be permitted to discharge into Boca Ciega Bay which is classified by the State of Florida as an Aquatic Preserve and Class III waters.

**POLICY 1.11:** The city shall continue to cooperate with state, regional and local agencies to ensure that no point sources discharge into Boca Ciega Bay.

**POLICY 1.12:** The city shall continue to improve monitoring and compliance enforcement of point and non-point source discharges to coastal waters and their tributaries through

participation in the U.S. Environmental Protection Agency, National Pollutant Discharge Stormwater Sewer Systems, Municipal Separate Stormwater Sewer Systems program.

**POLICY 1.13:** Through the implementation of the Tampa Bay Estuary Program's Comprehensive Conservation Management Plan *Charting the Course*, unique and/or irreplaceable natural resources identified by the Florida Game and Fresh Water Fish Commission (FGFWFC) shall be protected from the adverse effects of development, except in cases of overriding public interest.

**POLICY 1.14:** Species of flora and fauna identified as endangered, threatened or species of special concern, as defined by Federal Law or Florida Statutes, and found to exist in Gulfport by the FGFWFC, shall be protected through compliance with appropriate Federal and State regulations.

**POLICY 1.15:** Coastal vegetation communities, coastal wildlife/ marine habitats, and marine/jurisdictional wetlands shall be protected from the adverse effects of development through site plan review and the subsequent application of the applicable provisions of *Charting the Course*.

**OBJECTIVE 2:** As an ongoing objective, the City shall conserve and protect marine wetlands, aquatic resources, and wildlife population and habitat to maintain their environmental, economic, and recreational value.

**POLICY 2.1:** The City shall continue to seek P-2000 or other appropriate funds for the acquisition and/or enhancement of lands for environmental protection purposes and recreational use.

**POLICY 2.2:** Marine wetlands, property containing numerous vegetative communities and shoreline and shoreline locations with limited habitat diversity shall be a priority for possible environmental land acquisition.

**POLICY 2.3:** Projects or developments which could inhibit tidal circulation shall require measures, consistent with the Tampa Bay Estuary Program's *Charting the Course*, which would maintain or improve tidal circulation and flushing.

**POLICY 2.4:** The natural functions of those marine wetlands found within the city shall be conserved and protected through implementation of a comprehensive coastal marine wetland protection, restoration, and acquisition program developed in cooperation with the Tampa Bay Estuary Program.

**POLICY 2.5:** In preparation of any marine wetland regulations, consideration shall be given to the type, value, function, size, condition, and location of the wetlands.

**POLICY 2.6:** In recognition of its limited staff expertise and financial resources, the above marine wetland regulations shall be developed and implemented through coordination and cooperation with the Pinellas County Environmental Management Department, Florida Game

and Fresh Water Fish Commission, Agency on Bay Management, Tampa Bay Estuary Program, and other agencies as appropriate.

**OBJECTIVE 3:** The City shall continue to cooperate with Pinellas County to ensure that air quality is not degraded below 1998 levels.

**POLICY 3.1:** The City of Gulfport shall coordinate its transportation planning activities with Pinellas County and neighboring communities toward minimizing non-point emissions. Mitigation techniques which could be employed include, but are not limited to, ride sharing, increased transit use, synchronized traffic signaling, roadway and intersection improvements, and reinstatement of vehicle inspections.

**POLICY 3.2:** The city shall cooperate with energy companies to encourage and promote energy conservation measures and alternate energy sources to reduce demands upon electrical power generating facilities thereby minimizing plant emissions.

**OBJECTIVE 4:** The city shall continue to review, amend and adopt appropriate land development regulations to ensure the protection of the natural environment.

**POLICY 4.1:** The city shall continue to review and amend its land development regulations in an effort to ensure maximum protection of the city's natural resources.

**POLICY 4.2:** The city shall encourage infilling type of growth and redevelopment activities in areas which are not environmentally sensitive and discourage urban sprawl or encroachment into areas that are environmentally sensitive.

**OBJECTIVE 5:** As an ongoing objective the City of Gulfport, in concert with Pinellas County and neighboring cities, shall cooperate in the development of a comprehensive and coordinated management program which facilitates source reduction as well as the proper transfer, storage disposal and recycling of hazardous materials.

**POLICY 5.1:** The city shall continue to assess the volume of hazardous wastes generated from household, commercial, governmental and/or industrial sources within its corporate limits.

**POLICY 5.2:** The city shall promote public education regarding the types of hazardous materials as well as their proper storage and disposal, and continue implementation a city-wide "Amnesty Days" program to facilitate the safe collection and disposal of hazardous materials.

**POLICY 5.3:** The city shall increase its efforts to identify and enforce regulations upon existing non-registered hazardous waste generators.

**OBJECTIVE 6:** The city shall continue to ensure that no net reduction in surface and subsurface water quality in coastal and inland areas as a result of future development/redevelopment shall occur.

**POLICY 6.1:** Drainage systems in all new development/ redevelopment shall be designed to collect and treat stormwater so as to minimize pollution loadings to receiving water bodies.

**POLICY 6.2:** The city shall continue to implement its Stormwater Management Plan to assess the economic feasibility/ cost benefit of storm water projects that retrofit existing stormwater management facilities to provide for the treatment and removal of pollutants prior to discharge into receiving water bodies.

**POLICY 6.3:** The city shall review and appropriately amend its site plan review process to encourage the use of innovative development practices that minimize negative water quality impacts. These techniques could include the use of turf block, temporary or periodically used parking areas, grassed swales for drainage, etc.

**POLICY 6.4:** Drinking water supplies shall be conserved by appropriate use or reuse of wastewater and stormwater for irrigation purposes. The City of Gulfport shall continue to coordinate with St. Petersburg and Pinellas County to facilitate such water conservation and use of reclaimed water.

**POLICY 6.5:** City Ordinance 85-6, which provides for enforcement of Southwest Florida Water Management District water shortage orders shall be vigorously enforced by the city Police Department.

**POLICY 6.6:** Natural landscape barriers to flooding and stormwater shall be preserved or enhanced as practical during the land development/redevelopment process through site design and the site plan review process as provided in the land development regulations.

**POLICY 6.7:** The city shall continue to actively pursue alternative methods of financing water quality improvements, including but not limited to, increased federal and state grant applications, locally adopted impact fees, revenue sharing, and tax sources.

**POLICY 6.8:** The City of Gulfport shall continue coordinate with Pinellas County, the Florida Department of Environmental Protection, Southwest Florida Water Management District and West Coast Regional Water Supply Authority to ensure compliance with state groundwater standards.

**POLICY 6.9:** The City of Gulfport shall support comprehensive water conservation and reuse through enforcement of the building code requirements for water saving devices and cooperation/coordination with St. Petersburg and Pinellas County for the use of reclaimed water.

**OBJECTIVE 7:** As an ongoing objective, the City shall continue to implement measures programs designed to reduce the rate of soil erosion on natural coastline shorelines.

**POLICY 7.1:** The city shall prohibit all non-essential vehicular traffic on the southern portion of Osgood Point (Clam Bayou Nature Park) and Gulfport Beach.

**POLICY 7.2:** Vehicular and foot traffic over dune systems shall be restricted by providing vehicular parking and dune walkovers.

**POLICY 7.3:** The city shall maintain and preserve and enhance the indigenous vegetative fringe along the natural shore line of Osgood Point, Clam Bayou and the municipal beach area.

**POLICY 7.4:** Best management practices shall continue to be required to minimize soil erosion during construction activities.

**POLICY 7.5:** The city shall continue the planting of sea oats or other indigenous vegetation to reduce beach erosion due to storm water runoff.

**POLICY 7.6:** The city shall continue in its efforts to obtain Federal, State or County assistance for fill and periodic renourishment of the beach.

## COASTAL MANAGEMENT

**GOAL: PROTECTION, RESTORATION, ENHANCEMENT, IMPROVEMENT AND MANAGEMENT OF THE ENVIRONMENTAL QUALITY, NATURAL, HISTORIC AND ECONOMIC RESOURCES OF THE CITY'S COASTAL AREA AS FUTURE DEVELOPMENT/REDEVELOPMENT OCCURS.**

**OBJECTIVE 1:** The city shall continue to review its development regulations to ensure that as future development occurs, no net reduction in native vegetation, marine grass beds, mangrove forests and coastal marshes will occur.

**POLICY 1.1:** The dredging and filling of marine grass beds shall be prohibited except in situations clearly in the public interest.

**POLICY 1.2:** Future development in mangrove forests and coastal marshes shall be prohibited.

**POLICY 1.3:** Living and marine resources shall be protected from immediate and future degradation resulting from improper development and/or waste disposal practices. The city shall continue to review and amend appropriate codes, ordinances or land development regulations as necessary to ensure that future development and redevelopment results in no net loss of living marine resources.

**POLICY 1.4:** The city shall encourage a performance zoning concept in those coastal areas characterized as having unique environmental concerns in order to encourage clustering of development on the upland portions of the sites thereby maximizing the protection of coastal resources.

**POLICY 1.5:** The city shall review its development, buffering, landscaping and site plan review regulations to assess amendments which would achieve the following:

- \* Preserving twenty (20) percent of a site's native vegetation after development.
- \* Utilizing piling as opposed to fill to elevate structures in areas of extensive native vegetation.
- \* Utilizing a maximum amount of native vegetation for landscaping in buffer areas, setbacks and open spaces.
- \* Establishing mitigation standards for use in developing in and around environmentally sensitive areas.

**POLICY 1.6:** Clam Bayou and surrounding vegetated areas shall be preserved in their natural state and no development shall be permitted which would adversely affect this estuarine environment.

**POLICY 1.7:** Due to the occasional incidence of manatees in Boca Ciega Bay, locating speed limits shall be set in waters in protected inlets and channels.

**POLICY 1.8:** Future roadway drainage detention areas shall be located, designed and landscaped in such a manner as to compliment the existing residential character of the city and result in no net reduction of water quality in surrounding waters.

**POLICY 1.9:** In an effort to reduce non-point source pollutant loadings with respect to future multi-family development/ redevelopment, the city shall enforce its development regulations to ensure that:

1. The first one half inch of runoff is retained/detained on site.
2. Periodic inspections of stormwater control structures are conducted to ensure proper function and maintenance.

**OBJECTIVE 2:** The Water Dependent and Water Related Facilities Map shall continue to designate the following four (4) Water Dependent land uses:

- \* Gulfport Municipal Marina Complex
- \* Boat Ramps - within marina complex
- \* The Fishing Pier
- \* Gulfport Beach

**POLICY 2.1:** The four water dependent uses shall be classified as "Transportation/Utility", "Public Facilities", or "Open Space".

**POLICY 2.2:** Due to the orientation and dependence of city residents to the Water Dependent uses, the city shall continue to ensure, through its zoning regulations, the protection of these uses.

**POLICY 2.3:** The existing mini parks and beach access shall be preserved. No net reduction in the amount of acreage devoted to these uses shall be permitted.

**OBJECTIVE 3:** The City of Gulfport will protect human life from the effects of natural disasters, especially through the continued maintenance or reduction of hurricane clearance times.

**POLICY 3.1:** The city shall continue to enact its "*Disaster Preparedness Plan*" which includes the "*Pinellas County Hurricane Evacuation Guide*", "*Recovery Plan*" and "*Post-Disaster Redevelopment Guide*", and shall continue to implement hazard mitigation measures to reduce the exposure of human life, and public and private property to natural hazards.

**POLICY 3.2:** The City of Gulfport's hurricane evacuation time shall meet Pinellas County's estimated 14 to 16 hours for an immediate evacuation order.

**POLICY 3.3:** The City of Gulfport shall coordinate with the Pinellas County Hurricane evacuation officials to ensure hurricane evacuation and continued shelter capacity to accommodate existing and future city residents.

**POLICY 3.4:** The Public Safety Department (police) shall maintain and update its records and review procedures annually with respect to identifying those individuals requiring assistance in the event of a major catastrophe.

**POLICY 3.5:** The City of Gulfport shall coordinate with the Metropolitan Planning Organization, Florida Department of Transportation and other appropriate agencies/governments to give priority to road improvement projects on hurricane evacuation routes.

**POLICY 3.6:** By the year 2000, county and city maintained roadways used as evacuation routes shall be clearly posted.

**POLICY 3.7:** The Coastal High-Hazard Area (CHHA) shall be the Evacuation Level A areas identified in the most recent regional hurricane evacuation study.

**POLICY 3.8:** The city shall review the location of new, or expansion of existing nursing homes, assisted living facilities and other like facilities within the Coastal High-Hazard Area and Evacuation Level B areas and discourage such facilities if determined that this type of development may result in future danger or damage to property and human life.

**OBJECTIVE 4:** As an ongoing objective, the City shall expedite post-disaster recovery and reduce the future risk to human life and public and private property from natural hazards through recovery and redevelopment strategies.

**POLICY 4.1:** At a minimum, the City shall ensure that its Post-Disaster Redevelopment Guide addresses the following areas of Section 9J-5.012(3)(c)5, FAC:

- Criteria for distinguishing between immediate repair and cleanup actions needed to protect health and safety and long-term repair and redevelopment activities. The issuance of development orders for long-term repair and redevelopment activities shall be authorized only after an assessment of the full extent of the damage and a determination as to whether additional repairs are necessary to insure compliance with those applicable regulations in effect at the time the development order is rendered.
- Procedures for cooperating with Florida Power, General Telephone, the City of St. Petersburg and other public utility providers in addressing the removal, relocation, or structural modification of damaged infrastructure, when such infrastructure is determined to be unsafe and the action deemed appropriate by the public utility provider.
- Provides for limiting repairs in areas identified as receiving repeated damage to those necessary to ensure the immediate health, safety, and welfare of the general public. Redevelopment in such areas shall be authorized only after an assessment of the full extent of the damage and the identification of those

repairs necessary to insure compliance with those applicable regulations in effect at the time the development order is rendered.

**POLICY 4.2:** In addition to the above, the City shall be guided by the contents of the Pinellas County Local Mitigation Strategies (under development) and any applicable post-disaster material prepared by the Pinellas County Office of Emergency Management.

**POLICY 4.3:** In addition to those items identified in Policy 4.1, the Post-Disaster Redevelopment Guide should also address the following procedures:

- Hearing of preliminary damage reports in order to identify immediate repairs and clean-up action.
- Identification of areas within the community where minor, moderate, and major damage has occurred.
- Authorization of immediate repairs and clean-up necessary to protect the public health, safety, and welfare.
- If necessary for the protection of the public health, safety, and welfare, recommendations to the City Council that a temporary building moratoria be authorized.

**POLICY 4.4:** The identification those portions of any interagency hazard mitigation report found to be applicable to the City shall be assured through implementation of Objective 10 of the Future Land Use Element.

**POLICY 4.5:** The City shall continue to work with the Pinellas County Office of Emergency Management in the development, implementation, and updating of the County's Local Mitigation Strategy through the review and revision of those projects applicable to the city.

**OBJECTIVE 5:** In order to effectively manage the timing and sequence of reconstruction, the City will establish, in advance, a set of reconstruction permitting procedures.

**POLICY 5.1:** Following a disaster event, the City Council will consider the adoption of a temporary post-disaster building moratorium to allow sufficient time for immediate damage assessment and hazard mitigation policy implementation.

**POLICY 5.2:** The City shall incorporate into its Code of Ordinances, a post-disaster procedure which will expedite permitting of minor repairs.

**POLICY 5.3:** The City shall consider one or more of the following strategies in those areas which receive major or moderate damage:

- Relocation;
- Reduction of permissible density or intensity of use;
- Reconstruction in compliance with current building and construction standards; or
- Public acquisition.

**POLICY 5.4:** The City shall consider key reconstruction and redevelopment strategies which could be used to promote hazard mitigation, including:

- Enhancement of recreational and open space opportunities including public beach access;
- Enhancement and restoration of local natural ecosystems;
- Reduction of traffic congestion; or
- Enhancement of the long-term economic vitality.

**OBJECTIVE 6:** As an ongoing objective, the City shall not increase densities or intensities of use within the designated Coastal High Hazard Area. Further, the city shall ensure that development activities in coastal high hazard areas are carried out in a manner which minimizes danger and/or damage to private and public property and human life. Development within high hazard areas shall be restricted and public funding for facilities within coastal high hazard areas shall be limited.

**POLICY 6.1:** The City shall maintain adopted allowable density or intensities of use within the CHHA consistent with the Future Land Use Element of this Comprehensive Plan, except in cases of overriding public interest.

**POLICY 6.2:** The City shall continue to implement growth management directives which limit densities or intensities of use within the CHHA consistent with the Future Land Use Map of this Comprehensive Plan.

**POLICY 6.3:** The city shall continue to implement Federal Emergency Management Agency requirements through continued participation in the National Flood Insurance Program.

**POLICY 6.4:** The city shall, at a minimum, require building elevations at or above the 100 years flood plain as defined by the National Flood Insurance Rate Maps.

**POLICY 6.5:** High density developments in areas projected to receive major hurricane damage from coastline storms surges shall be avoided.

**POLICY 6.6:** Except in cases of overriding public interest, these provisions shall be applied to those areas of the City designated as Community Redevelopment Areas.

**POLICY 6.7:** New residential development and/or redevelopment within the Coastal High Hazard Area shall not be permitted to exceed the density provided for on the Future Land Use Map, as amended from time to time. However, any legally permitted residential dwelling unit existing as of May 21, 1985 which is destroyed by fire, natural disaster or other calamity may be rebuilt to the density existing prior to said destruction but shall otherwise be required to meet all construction codes in effect.

**POLICY 6.8:** Legally non-conforming uses shall be subject to the following:

- Following damage resulting from a hurricane or other natural or man-made disaster, the City shall consider appropriate and/or innovative provisions for those legally non-conforming uses to allow compensating variations to dimensional requirements (e.g., height, setback, open space) and gives consideration to density transfers in order to permit the opportunity to redevelop at existing legally non-conforming densities.

- The reconstruction of any legally non-conforming residential dwelling shall adhere to those development regulations (local, state, or federal) in effect at the time the development order is issued.
- No development order for any single-family residential unit shall be withheld due to inconsistency with the density provisions of this Plan if such residential unit will be constructed upon a legal lot of recording existing as of the adoption date of this Comprehensive Plan and such construction otherwise conforms to the requirements set forth in the land development regulations.
- Nothing contained in this policy shall be considered to grant to any legally recognized non-conforming use privileges beyond those set forth in this Comprehensive Plan.

**POLICY 6.9:** The city shall continue to enforce local, state and federal development regulations to ensure at a minimum that the requirements for development within the Coastal High Hazard Area are met.

**POLICY 6.10:** The city shall review on a minimum five year schedule the hazard mitigation annex of its Disaster Preparedness Plan and make appropriate amendments to lessen the city's exposure to natural hazards.

**OBJECTIVE 7:** In recognition of its location along Boca Ciega Bay and its built-out character, the City shall, to the extent practical, continue to limit public expenditures that subsidize development permitted in the CHHA.

**POLICY 7.1:** Public expenditures for infrastructure in the CHHA shall be limited to existing development, new development which is consistent with the Future Land Use adopted in January 1999, or associated with the implementation of a Community Redevelopment Area, except in cases of overriding public interest.

**POLICY 7.2:** The city shall restrict the expenditure of public funds for facility development in Coastal High Hazard Areas, unless the expenditure serves the following purposes:

- \* The maintenance, repair or replacement of existing facilities; or
- \* The restoration or enhancement of natural resources or public access; or
- \* To address an existing deficiency identified in this Plan; or
- \* The retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or
- \* The development or improvement of public roads identified in the Transportation Element of this Plan; or
- \* A public facility or project of overriding public interest to ensure public health and safety.

**POLICY 7.3:** Consistent with the goals, objectives and policies of this Element and the availability of budgeted funds, the city shall evaluate the acquisition of storm-damaged or potential storm-damaged property in the Coastal High-Hazard Area.

**POLICY 7.4:** The city shall promote retrofitting of existing structures to mitigate potential damages from natural disasters.

**OBJECTIVE 8:** The city shall ensure that no new point sources shall be permitted to discharge directly into Clam Bayou or Boca Ciega Bay during the horizon of this Plan.

**POLICY 8.1:** Pollution discharges into Boca Ciega Bay shall be in compliance with at least minimum Class II water quality standards of Florida Department of Environmental Protection and Southwest Florida Water Management District.

**OBJECTIVE 9:** By 2003, the city shall develop a plan to restore or enhance the natural resources and habitat value of severely damaged, newly formed or extensively altered coastal areas following disastrous storm events.

**POLICY 9.1:** Land acquisition mechanisms, to include but not be limited to grants, matching grants and bonds, consistent with the Capital Improvements Element shall be researched to enable public acquisition of newly formed or extensively altered coastal lands following disastrous storm events.

**POLICY 9.2:** The city shall continue to review and appropriately amend its development regulations and building codes to ensure hazard mitigation measures for all reconstruction in severely damaged coastal areas are included.

**POLICY 9.3:** The city shall support public acquisition of properties in high hazard areas which suffered extensive storm damage through identification of such properties and developing a mechanism for purchase.

**OBJECTIVE 10:** As an ongoing objective, public access to coastal resources shall be provided in accordance with public need.

**POLICY 10.1:** The city shall through its comprehensive land use plan preserve the current amount of land for public access to Boca Ciega Bay.

**POLICY 10.2:** Public access to the waterfront and shorelines of the city shall not be diminished.

**POLICY 10.3:** The city shall continue to investigate acquisition of environmentally sensitive lands, parkland, lands potentially subjected to storm damage and beach access sites.

**POLICY 10.4:** The city shall promote the protection, preservation and use of historic resources located in coastal areas, and provide public access where appropriate.

**POLICY 10.5:** The city shall continue its zoning ordinances and develop regulations amendments which determine the feasibility of creating amendments that permit density bonuses for developments which provide public shoreline access facilities.