



Hillsborough
County Florida

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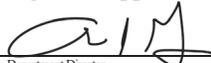
A report presented to the
Board of County Commissioners

on March 7, 2023

from Development Services Department and Planning Commission

Staff regarding

Pine Key

Sign-Off Approvals	
	2/28/2023
Department Director	Date
Management and Budget – Approved as to Financial Impact Accuracy	Date
County Attorney – Approved as to Legal Sufficiency	Date
Assistant County Administrator	Date

- Consent Section – Informational purposes only. *(No discussion anticipated)*
- Consent Section – Board requested report. *(No discussion anticipated)*
- Staff Reports Section

Insert File

Note: Staff reports scheduled for the Consent or Staff Report sections may not contain any recommendations.

Pine Key is an island within Tampa Bay that currently has no Comprehensive Plan Future Land Use category or zoning designation. At the initiation of the property owners, the Board of County Commissioners has considered what would be an appropriate Future Land Use category for Pine Key. Following is chronology of Board consideration of this matter:

- The private property owners submitted a Map Amendment to the Public/Quasi-Public (P/QP) Future Land Use category in July 2, 2021, HC/CPA 21-15.
- HC/CPA 21-15 was found inconsistent by the Planning Commission as the P/QP category was viewed as overly broad and permitting too great a range and intensity of use.
- On October 21, 2021, The BOCC determined that Pine Key did not fit with any established future land use category and was continued by the BOCC to the January 2022 cycle of Comprehensive Plan amendments with direction that an island-specific land use category be created.
- An application for a text amendment to the Comprehensive Plan was submitted by Planning Commission staff, HC/CPA 22-07. The proposed text amendment would add a new Future Land Use category, Island Recreation (IR) to Appendix A of the Future Land Use Element.
- On October 13, 2022, the Board of County Commissioners voted to not transmit HC/CPA 22-07, due to a lack of information and concern about environmental impacts and directed that a Pine Key-specific future land use category be created and that the property owner file to apply the category to Pine Key along with a planned development zoning application.
- On January 19, 2023, Commissioner Owen requested that a report be provided to the Board regarding public safety requirements and the impact on public safety related to the potential Pine Key Comprehensive Plan amendment and rezoning.

In response to Commissioner Owen's request, Hillsborough County Fire Rescue and the Hillsborough County Sheriff's Office were consulted regarding calls for service to Pine Key and service needs if business were permitted to operate on Pine Key. Both agencies indicated that they have responded to calls for service at Pine Key since it was acquired by the current owner and would expect calls for service to increase if a business were permitted to operate. Additionally, the agencies identified the following considerations:

- Responses to calls for service would necessitate the use of a boat to access the island. For Fire Rescue, use of the fire/rescue boat would take a Fire Rescue engine out of service for the duration of a call which is generally 1.5 to 3 hours for an Advance Life Support call.
- An appropriate helicopter landing zone should be provided for emergency transportation that would be delayed by or unsuitable for water transport.
- Medical support should be provided on-site by two off-duty Fire Rescue members. This would necessitate that boat transport be provided to the island and that shelter restroom facilities and that storage for first aid supplies be provided.

In addition to consulting with Fire Rescue and the Sheriff's Office, a meeting was held with reviewing agencies on February 9, 2023, to gather information on potential impacts and if a possible mitigative solution is available. There were 22 staff members from 8 reviewing agencies in collaboration; those in attendance included the Hillsborough County Sheriff's Office, Environmental Protection Commission Hillsborough County (EPCHC), Hillsborough County Conservation and Environmental Lands Management, Hillsborough County Development Services, Tampa Bay Port, Tampa Bay Pilots Association, Tampa Bay Estuary Program (TBEP) and Hillsborough County Planning Commission.

Below are some of the key points shared at the February 9, 2023, meeting:

- Tampa Bay Pilots Association expressed concerns from the maritime industry's perspective pursuant to FS 310.001 & 310.0015 and two sections in the US Coast Guard Code of Federal Regulations 33 CFR Part 165.703(2) and 33 CFR Part 165.703(2)(C), that address security zones and public safety. The island is very near the large ship routes and that expansion or increase in boat traffic will cause maritime transportation issues.
- There is a potential for island spoil contamination due to proposed dredging.

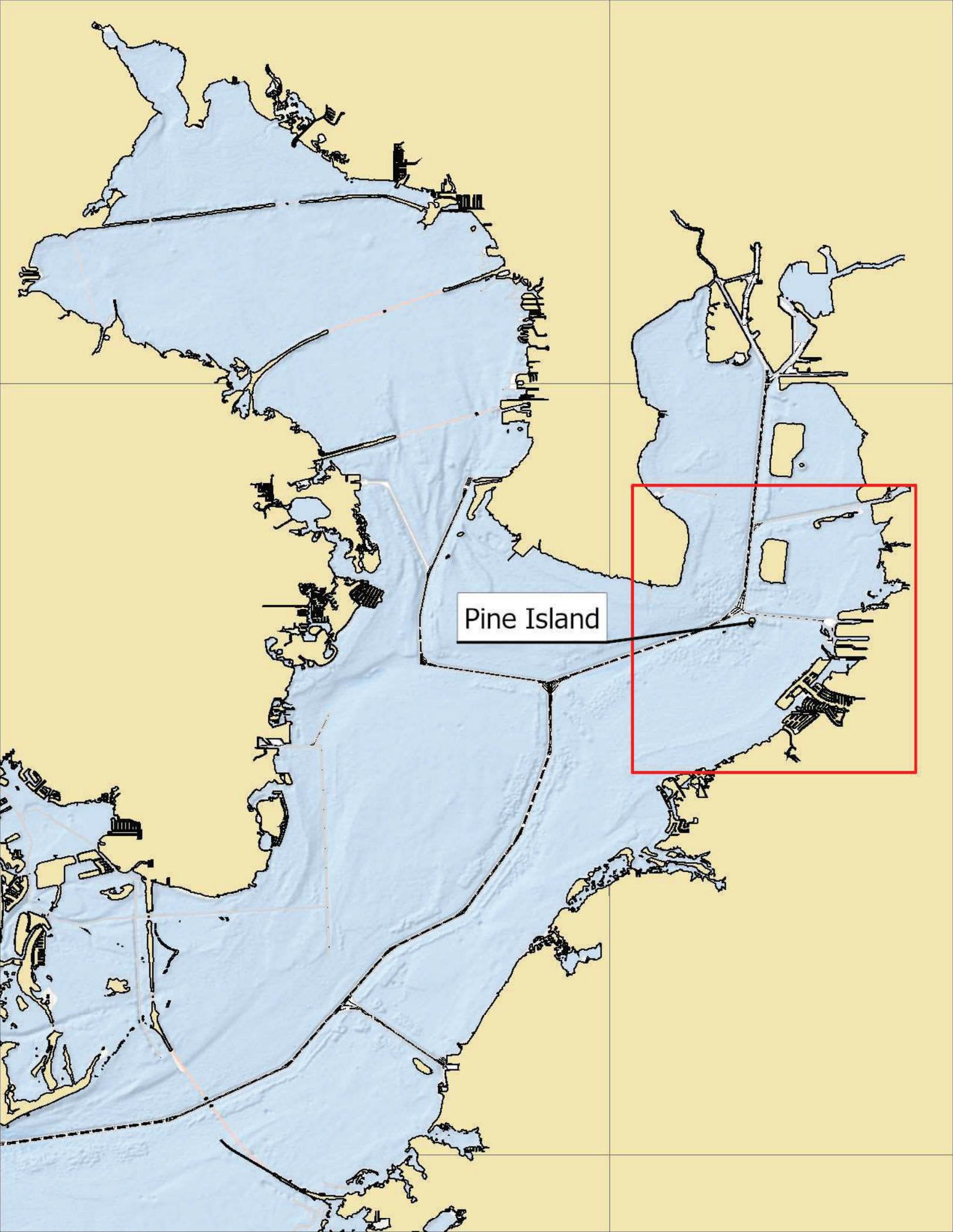
The Executive Director of the Tampa Bay Pilot Association advised that they have a legal responsibility to ensure the safe piloting of vessels and expressed grave concerns about the proximity of Pine Key to the two existing shipping lanes. It was indicated that the Pine Key owner had asked that the cargo bearing ships run at idle speed near the island due to the impacts of their wakes on Pine Key. He further indicated that if Pine Key were permitted to be developed for a business use, shipping schedules may have to be modified to accommodate high traffic island times like holidays. Port Tampa Bay expressed concerns over the potential for shipping schedules to be altered and the affect it could have on maritime commerce if this were to occur.

FUTURE OF HILLSBOROUGH

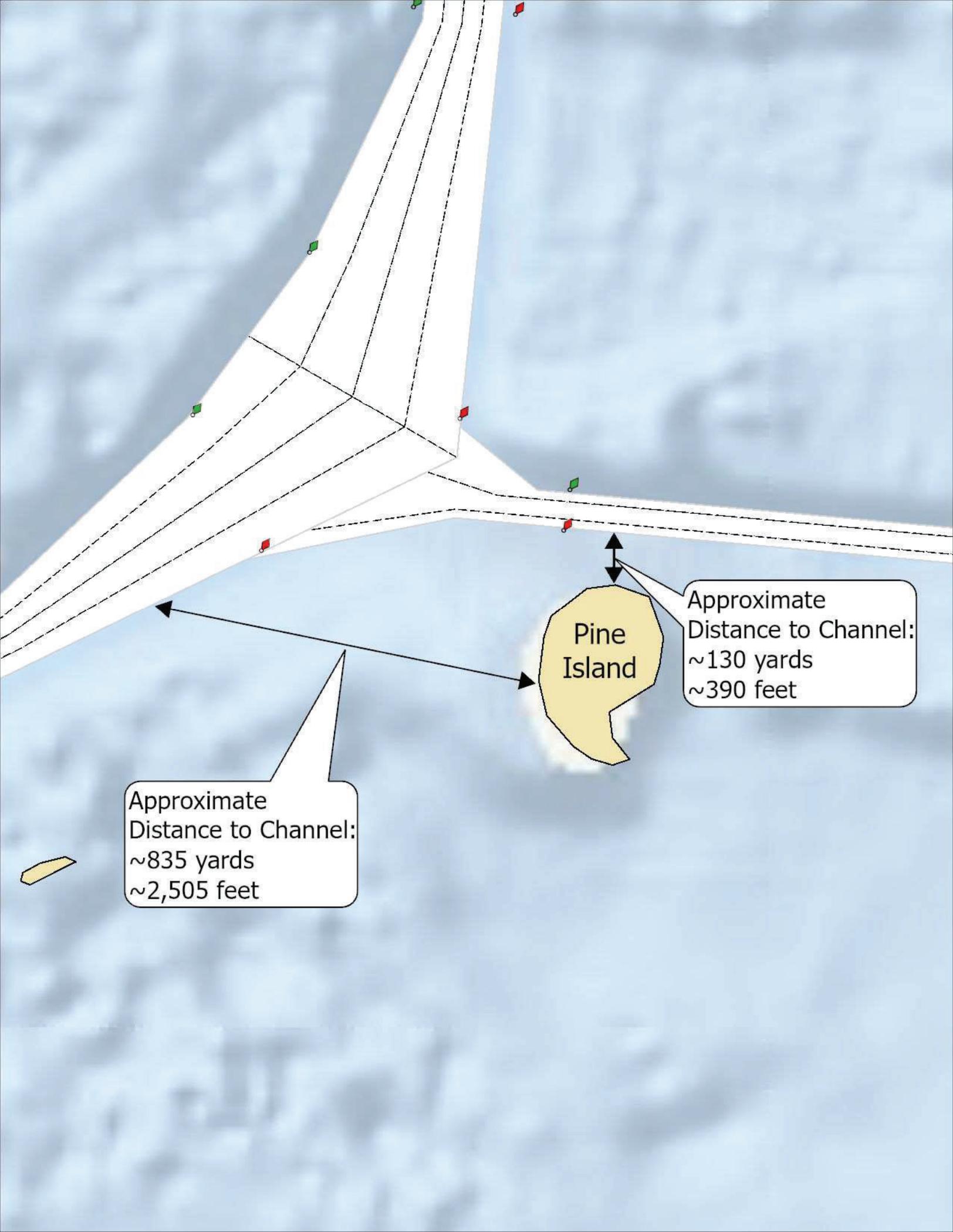
LAND USE CLASSIFICATION

Island Recreation (IR)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
No residential is permitted except for facilities determined necessary to serve a caretaker of the recreational property.	This category accommodates Public or Private Recreation sites primarily used for outdoor passive recreation; open space; public beach/water access. Active recreation uses complementary to the nature of the island are allowed. (i.e. beach volleyball, camping). Limited special events, temporary vendors and enclosed storage related to the upkeep of the island may be considered, outside of daily operations.	.025 FAR, or up to 20,000 sq, whichever is more intense, with building scale complementary to the nature of the island and not detrimental to the environmental features of the site.	This land use category is used to designate, geographically on the Future Land Use Map and/or textually in the Land Use Element, islands within the County that have significant limitations to development due to special environmental or other unique constraints, such as, but not limited to erosion, location (i.e., Coastal High Hazard Area) property configuration, limited or no public services, but are appropriate to be used for recreational purposes. Passive or active recreation development complementary to the nature of the island and not detrimental to the environmental features of the site shall be allowed. No residential is permitted except for facilities determined necessary to serve a caretaker of the recreational property. These islands may be publicly or privately owned and include appropriate accessory uses such as restrooms, picnic areas and related structures. This category is not intended for islands acquired and managed for natural preservation through the County's ELAP Program and/or State, Federal, and Non-Profit organizations/agencies. Such Islands are considered permanently protected natural preservation areas and are not eligible for this Island Recreation Land Use Category. These islands do not contain convenient public services and infrastructure and it is not the County's intent to provide infrastructure to these islands. The County shall not expand the scope of Potable Water or Sanitary Sewer Service. Solid Waste and Public Safety Services such as fire protection may be allowed through other methods approved by the County. Any development must be the subject of a Planned Development (PD) zoning category that addresses how essential services, including water, wastewater, solid waste, and emergency services, will be provided.



Pine Island



Pine
Island

Approximate
Distance to Channel:
~130 yards
~390 feet

Approximate
Distance to Channel:
~835 yards
~2,505 feet

