

PROPOSED PINELLAS COUNTY BOAT SITING POLICIES

(excerpted from the Coastal Management Element of the Comprehensive Plan)

4.2. Objective: Boating access facilities will be sited or expanded in an environmentally-sensitive manner that strives to meet public access needs while minimizing negative impacts to coastal habitats, species and surrounding land uses.

Discussion: *New objective better focuses policies that are more directed at boat access facilities, a specialized water dependent use.*

4.4.32.1. Policy: The County shall as a minimum use the following criteria for siting marinas and boat ramp facilities:

- Adequate water depth to accommodate the proposed boat use. Sites that require no dredging or filling to provide access by canal, channel or road are preferred.
- Preference shall be given to the expansion of suitable existing marinas facilities rather than new construction.
- Located in areas where there is adequate flushing of the basin to prevent stagnation and water quality deterioration.
- No adverse impact on archaeological or historic sites as defined by state and local comprehensive plans.
- Potential impact of the proposed facility on the West Indian Manatee.
- Reasonable access to a large navigable water body and/or prime boater destination points.
- Minimal impacts to environmentally-sensitive resources, including upland areas, consistent with Federal, State and local regulations.
- Sufficient upland area to accommodate all needed utilities and support facilities, such as parking spaces, rest rooms, dry storage, etc.
- Capacity of the surrounding roadways to handle boating traffic to and from the marina or boat ramp.
- ~~Compatible land uses~~ Compatibility with surrounding and adjacent land uses.

- Adequate wastewater treatment capacity for upland and marine pump-out facilities, in accordance with State standards.
- Encourage facilities to have slips available for public use.
- Consideration of public safety and welfare.
- Marina and boat ramp development should be sensitive to the special requirements for developing in the following areas:
 - a. Aquatic Preserves
 - b. Outstanding Florida Waters
 - c. Class II waters
 - d. Areas approved or conditionally approved by the Florida Department of Environmental Protection (FDEP) for shellfish harvesting, and
 - e. Other highly productive and/or unique habitats as determined by FDEP, by the ~~Game and Freshwater Fish Commission~~ Florida Fish and Wildlife Conservation Commission (FFWCC), as identified in the Comprehensive Conservation and Management Plan (CCMP), or by Pinellas County, based on vegetation and/or wildlife species.

Discussion: *Recommended edits include the addition of boat ramp facilities to be subject to the siting criteria, the recognition of the FFWCC name change, and for various clarification purposes. New criteria were added based on recommendations from DEM and the FFWCC Boat Facility Siting Guide.*

4.4.42.2. Policy: No marina or boat ramp shall be constructed or expanded in areas determined by the Florida Department of Environmental Protection, or other governmental wildlife protection agency, to be critical to the survival of the West Indian Manatee.

Discussion: *Modified to include boat ramps.*

4.4.52.3. Policy: No marina project shall be approved until a hurricane plan for ~~this~~ the project has been established.

Discussion: *Minor change recommended.*

4.4.62.4. Policy: The development of marinas shall be supported as a means of providing public water access to the extent that their development and use shall not adversely impact estuarine resources.

4.2.5. Policy: To address potential environmental and coastal resource impacts, the Building and Development Review Services Department will coordinate with the Department of Environmental Management in the siting of high-and-dry marina facilities.

Discussion: *New policies directs the coordination among County departments of siting high-and-dry marinas, specialized facilities with potentially wide-ranging land use and environmental impacts.*

4.2.6. Policy: On a case-by-case basis, Pinellas County will consider the feasibility of mooring fields as a means of boating access to area waters.

Discussion: *New policy recognizes the potential of mooring fields as alternative boating access facilities; keeps the flexibility of examining individual sites on a case-by-case basis.*