



EXECUTIVE SUMMARY

Meeting Date: October 8, 2012
Agenda Item: City of Tampa: Consistency Finding - Tampa Port Authority Permit No. 11-011, Berth 258 Renovation
Presenter: S. College, Ext. 367
Action Necessary: Yes

SUMMARY:

Hess Corporation has applied for a Tampa Port Authority Permit to perform renovations of Berth 258. The Hillsborough County City-County Planning Commission is the Local Planning Agency (LPA) charged with reviewing Tampa Port Authority permit applications for consistency with the City of Tampa Comprehensive Plan per Chapter 163, Florida Statutes and Chapters 95-488 and 97-351, Laws of Florida. The purpose of this item is to determine the proposed project’s consistency with the City of Tampa Comprehensive Plan.

The project area is located along Ybor Channel within the City of Tampa. The proposed project would replace an existing wood platform and access trestle dock with a new concrete deck platform and access trestle dock. Existing dock fenders would also be replaced. The project will not impact wetlands, sea grass or other living marine resources. The project will maintain state water quality standards.

RECOMMENDATION:

It is recommended that the Planning Commission approve the attached resolution finding Tampa Port Authority Permit No. 11-011 CONSISTENT with the City of Tampa Comprehensive Plan, specifically Objective 38.20, and recommending it be approved by the Tampa Port Authority.

ATTACHMENTS: Resolution, Staff Report, Policy Checklist and Backup Materials

scu

WSE



Hillsborough County City-County Planning Commission

601 E Kennedy Blvd., 18th floor, Tampa, Florida, 33601 • 813-272-5940 • theplanningcommission.org

RESOLUTION Item: Consistency Finding – Tampa Port Authority Permit No. 11-011, Berth 258 Renovation

AYE	NAY	ABSENT	DATE:
			October 8, 2012
Frank M. Chillura <i>Chair</i>			Frank M. Chillura, Chair
Derek L. Doughty <i>Vice-Chair</i>			
Jill Buford <i>Member-at-Large</i>			
Bowen A. Arnold			
Bruce P. Cury			
Brian P. Hollands			
Gary Pike			
Mitch Thrower			
Jacqueline S. Wilds			
Ray Young			Ramond A. Chiamonte, AICP, Executive Director
On motion of _____ Seconded by _____			
The following resolution was adopted:			

Ramond A. Chiamonte, AICP
Executive Director

WHEREAS, the Hillsborough County City-County Planning Commission is the Local Planning Agency (LPA) charged with reviewing Tampa Port Authority permit applications for consistency with the *City of Tampa Comprehensive Plan* per Chapter 163, Florida Statutes and Chapters 95-488 and 97-351, Laws of Florida; and

WHEREAS, Hess Corporation has applied for a Tampa Port Authority Permit to perform renovations of Berth 258; and

WHEREAS, Berth 258 is dilapidated and in need of renovation; and

WHEREAS, commercial shipping facilities are important to the economy and quality of life of the residents of Hillsborough County; and

WHEREAS, the proposed project would remove the existing wooden commercial dock and construct a concrete replacement dock in the same location; and

WHEREAS, the project would replace the dock fender system; and

WHEREAS, Standard Manatee Construction Conditions will be implemented; and

RESOLUTION

Tampa Port Authority Permit No. 11-011, Berth 258 Renovation
October 8, 2012

WHEREAS, state water quality standards will be maintained; and

WHEREAS, the Hillsborough County City-County Planning Commission has reviewed the proposed permit and has considered the adopted goals, objectives and policies of the *City of Tampa Comprehensive Plan*; and

WHEREAS, Objective 38.20 of the *City of Tampa Comprehensive Plan* provides guidance as follows:

“The City shall protect, conserve, enhance and restore remaining coastal wetlands, living marine resources and wildlife habitat in the Tampa Bay estuary.”; and

WHEREAS, the project will not impact sea grasses, wetlands or living marine resources; and

WHEREAS, the project will support continued use of existing commercial shipping facilities and the economic and quality of life benefits thereof.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds Tampa Port Authority Permit No. 11-011 CONSISTENT with the *City of Tampa Comprehensive Plan*, specifically Objective 38.20, and recommends the permit be approved.

Tampa Port Authority (TPA), Application No. 11-011
Staff Report

Background

Hess Corporation has applied for a Tampa Port Authority Permit to perform renovations of Berth 258. The purpose of this item is to determine the proposed project's consistency with the *City of Tampa Comprehensive Plan*.

Analysis

The proposed project would allow for the continued use of an existing shipping facility on Ybor Channel within the City of Tampa. The Hillsborough County City-County Planning Commission is the Local Planning Agency (LPA) charged with reviewing Tampa Port Authority permit applications for consistency with the City of Tampa Comprehensive Plan per Chapter 163, Florida Statutes and Chapters 95-488 and 97-351, Laws of Florida.

Berth 258 is dilapidated and in need of renovation. The proposed project would replace an existing wood platform and access trestle dock with a new concrete deck platform and access trestle dock. Existing dock fenders would also be replaced. The project will not impact wetlands, sea grass or other living marine resources. The project will maintain state water quality standards.

The *City of Tampa Comprehensive Plan* provides guidance in regard to this project as noted in Objective 38.20:

"The City shall protect, conserve, enhance and restore remaining coastal wetlands, living marine resources and wildlife habitat in the Tampa Bay estuary."

The proposed project would allow for the continued use of an existing commercial shipping facility, and the commensurate economic and quality of life benefits thereof.

Conclusion

Staff has completed its review of all relevant material, including the applicable comprehensive plan objectives and policies, and has concluded that Tampa Port Authority (TPA) Application No. 11-011 is CONSISTENT with the *City of Tampa Comprehensive Plan*.

Prepared by: S. College, AICP

Date Prepared: September 26, 2012

Planning Commission/Tampa Port Authority
 Permit Application Checklist for the City of Tampa
 Tampa Port Authority Permit Application Number TPA #11-011

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Does the project impact wetlands? (CME Policy 1.1, CE Policy 3.1)		X	
2. Does the project harden natural shorelines? (CME Policy 1.12)		X	
3. Does the project area contain seagrasses? (CME Policy 1.8)		X	
4. Does the project preserve portions of the native upland plant communities necessary to provide an effective buffer for coastal wetlands? (CME Policy 1.6)			X
5. Has the project been reviewed by the Agency on Bay Management?			X
6. Does the project have an appropriate zoning/land use plan designation?	X		
7. Does the project provide acceptable wetland compensation/mitigation for unavoidable environmental impacts? (CME Policy 1.3)			X
8. Does the project fall within any of the following environmentally sensitive areas? (CME Policy 5.9)			
- Aquatic preserves		X	
- Outstanding Florida Waters (OFWs)		X	
- Class I waters		X	
- Class II waters		X	
- Marine sanctuaries		X	
- Estuarine sanctuaries		X	
- Manatee sanctuaries or critical manatee habitats		X	
- Areas approved or conditionally approved for shellfish harvesting by FDEP		X	
- Other highly productive or unique habitats, as determined by FDEP		X	
9. Does the project maintain water quality standards as provided by Chapter 403, Florida Statutes? (CME Policy 5.9)	X		
10. Does the project require dredging or filling? (CME Policy 5.9)		X	
11. Does the project identify ways to improve, mitigate or restore adverse environmental impacts caused by previous activities on-site? (CME Policy 5.9)			X

	<u>Yes</u>	<u>No</u> <u>X</u>	<u>N/A</u>
12. Does the project impact archaeological or historic properties? (CME Policy 5.9)			
13. Does the project incorporate appropriate shoreline protection measures? (CME Policy 5.9)			X
<u>The following apply only to marina siting:</u>			
14. Does the project have sufficient upland area to accommodate all needed utilities and support facilities? (CME Policy 5.9)			X
15. Do the adjacent project area and on-site roadways have the capacity to accommodate the projected number of users? (CME Policy 5.9)			X
16. Does the project provide adequate capacity to handle sewage in accordance with state standards? (CME Policy 5.9)			X
17. Does the project have adequate water depths to accommodate the proposed boat use? (CME Policy 5.9)			X
18. Does the project have facilities designed to contain land-side and marine fuel spills? (CME Policy 5.10)			X
19. Will the project adversely affect natural tidal circulation patterns? (CME Policy 5.9)			X



Selected Attachments

500.00 (R.)

North

Scale 1" = 100'
Transcribed from
all size original
survey)
R. Beard, TPA

N01°28'26"E 635.00

YBOR CHANNEL

YBOR CHANNEL
P.O.B. - P.G.

S01°29'00"W 635.00 (R.)

S01°28'26"W 635.00 (MEAS.)

A-2
N=9956.6328
E=9011.8475
MLW EI.=7.469

N=10026.0997
E=8900.6142

P.O.B. TRACT 1 INTERSECTION OF
EAST HARBOR LINE AND NORTH
BOUNDARY OF SECTION 19

FND. 5/8" D.P.
WITNESS CORNER

METAL SHED

CONC. DOCK

6' CLF

SHORE LINE

A-3
N=9407.3231
E=9011.4378
MLW EI.=6.397

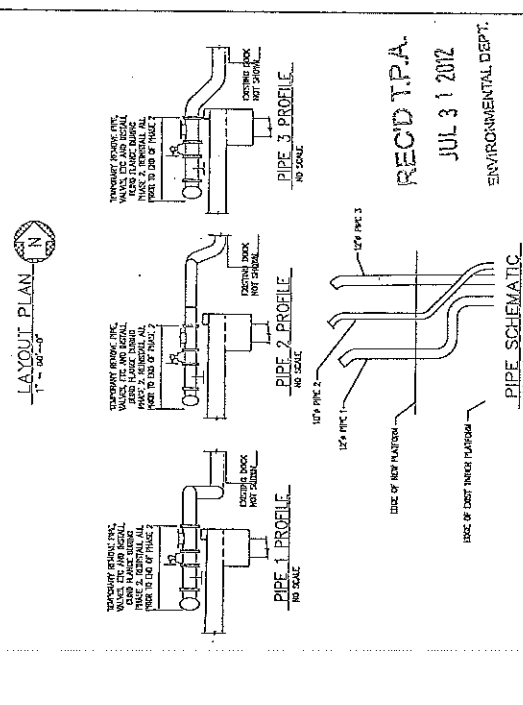
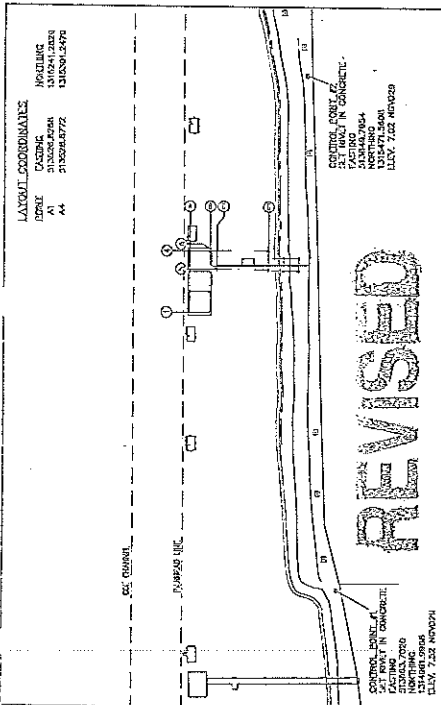
6' CLF 1.45' N. OF R

WEST 250.00 (R.)

N89°54'42"E
N89°54'30"

FND. 1" D.P. FND. 1" P.P.

11-011



REC'D T.P.A. JUL 31 2012 ENVIRONMENTAL DEPT.

HESS CORPORATION
 1 HESS PLAZA, WOODBRIDGE, N.J.

JOCK & FENDER REHABILITATION PHASING AND LAYOUT PLANS

PROJECT NO. 18-M-173-3

DATE: 07/03/12

SCALE: AS SHOWN

DESIGNED BY: []

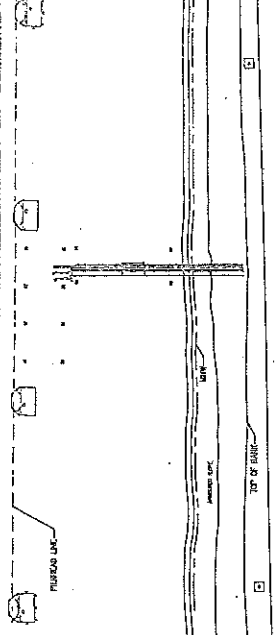
CHECKED BY: []

APPROVED BY: []

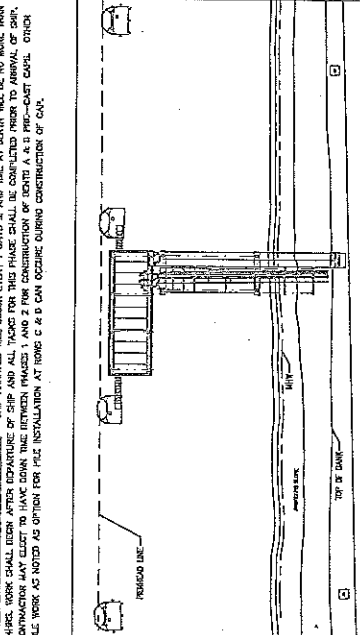
PROJECT MANAGER: []

CLIENT: HESS CORPORATION

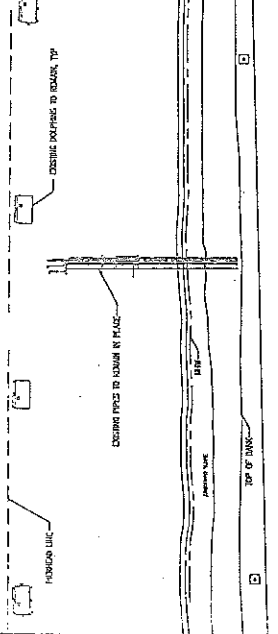
LOCATION: TAMPA, FLORIDA



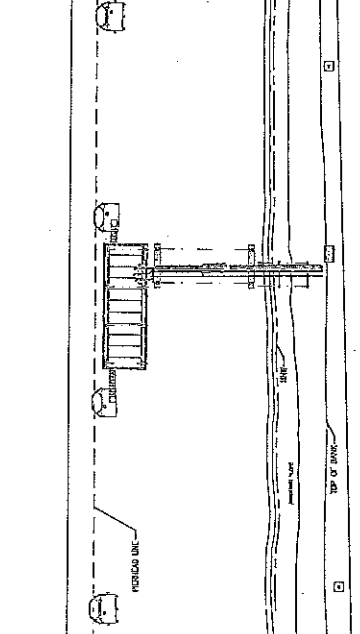
- PHASE 1 PLAN**
 1/32" = 1'-0"
- REMOVE EXISTING FENDERING & INSTALL NEW FENDERING ON ALL FOUR DOLPHINS COMPLETE AND READY FOR USE
 - REMOVE CONCRETE & TRUSS BEARING AND TRUSS PILES AS NECESSARY TO INSTALL PILES FOR PLATFORM DOCK ROWS A & B (6 PILES) AND INSTALL REQUIRED TRUSS PILES
 - INSTALL PILES TO REQUIRED CAPACITY AND TO ELEVATION. USE FOLLOWER TO ADJUST TOP OF PILE ELEVATION AS REQUIRED. PILES SHALL BE 10" DIA. AND SHALL BE 10' LONG. IT SHALL BE 10' FROM THE DOCK AND SHALL BE 10' FROM THE DOCK.
 - REMOVE EXISTING FENDERING & INSTALL NEW FENDERING ON ALL FOUR DOLPHINS COMPLETE AND READY FOR USE
 - REMOVE CONCRETE & TRUSS BEARING AND TRUSS PILES AS NECESSARY TO INSTALL PILES FOR PLATFORM DOCK ROWS A & B (6 PILES) AND INSTALL REQUIRED TRUSS PILES



- PHASE 2 PLAN**
 1/32" = 1'-0"
- REMOVE THE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.



- EXISTING DOCK PLAN**
 1/32" = 1'-0"
- REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.



- PHASE 3 PLAN**
 1/32" = 1'-0"
- REMOVE THE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.
 - REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK. REMOVE EXISTING DOCK PLATFORM STRUCTURE TO ACCOMMODATE THE CONSTRUCTION OF THE NEW PLATFORM DOCK.