



Hillsborough River Interlocal Planning Board & Technical Advisory Council

Hillsborough River Interlocal Planning Board

Monday, January 22, 2024, 9:30 am

Meeting Location: 18th floor County Center / Online

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Public Comment**
- ★5. **Approval of Previous Meeting Summary**
 - A. October 23, 2023* (p.3)
6. **Presentations, Reports & Status Updates**
 - A. 2024-2029 Plan Hillsborough Strategic Plan, Melissa Dickens, AICP*(p.6)
 - B. TAC Activity Update
- ★7. **Consistency Determinations**
 - A. Port Tampa Bay Minor Work Permit No. 72226(R1)*(p.10)
 - B. Port Tampa Bay Minor Work Permit No. 76866*(p.24)
8. **Other Business**

★ *Indicates Action Required*

* *Indicates backup material provided*

For Technical support, contact Priya Nagaraj at (813) 310-9709 or PriyaN@plancom.org.

[Click here to join the meeting online](#)



Plan Hillsborough
planhillsborough.org
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813 - 272 - 5940
601 E Kennedy Blvd
18th Floor
Tampa, FL, 33602#

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Hillsborough River Interlocal Planning Board & Technical Advisory Council

October 23, 2023
9:30 a.m.

Meeting Location:
County Center/Online

Hillsborough River Interlocal Planning Board Meeting Summary

Present

Michael Owen, Chair
Lynn Hurtak, COT
Stu Marvin, TT Citizen
Amber Smith, SWFWMD

Alison Fernandez, TT
Rich Brown, HC Citizen
Shawn College, Exec Dir
Lizzie Ehrreich, TPC

1.Call to Order

Commissioner Owen called the meeting to order at 9:30 AM.

2.Roll Call

An in-person quorum was met

3.Pledge of Allegiance

Commissioner Owen led in the Pledge of Allegiance

4.Public Comment

None.

5.Approval of Previous Meeting Summary

- A. River Board:
- July 24, 2023

Councilmember Hurtak moved to approve the River Board minutes, seconded by Councilmember Fernandez. The voice vote passed unanimously.

6.Presentations, Reports & Status Updates

A. Recognition of Service of Dr. Richard Brown

Chair Owen recognized Dr. Brown for his service to the River Board. The River Board presented Dr. Brown with a Paddle Award for his service. Chair Owen also presented Dr. Brown with a plaque and letter from BOCC Chair Hagen on behalf of the BOCC.

B. SWFWMD Funding Opportunities and Conservation Programs (Amber Smith, SWFWMD)

- Went over what SWFWMD does today and what they focus on
- Manage water over 16 counties in the state
- Focusing on Strategic Initiatives today

- Showed graphics of hydrological conditions that is released every month
- Went over the Aquifer Levels
- Reviewed rainfall
- Talked about the overall water resources in the Tampa Bay Area
- Looked at the Groundwater Withdrawals from Wellfields in Consolidated Permit and Population Growth
- Went over the Partnerships and Funding History of Tampa Bay Water
 - Looking at projects and long-term plans
 - Current situation – population increase, planning for the future
 - SW Polk and South Hillsborough Counties are in the WUCA (Water Use Caution Area)
- Reviewed Zephyrhills projects and the gap
- Went over Consolidated Wellfield Production for Tampa Bay Water from October 2021 – September 2023; the increases are coming from the South and Central areas of the county.
- Have been working with Hillsborough County on water conservation; showed sources of water supplies
- Significant increase in water use from 2022 to 2023
- Looked at the over-water areas; targeted areas that overwater for the area
- Went over the WISE program
- Putting money into new infrastructure and retrofits
- Looking at helping people be more efficient with their irrigation
- Went over the Florida Water Star program

Discussion:

There was a discussion about how to make changes and shifts in water usage. Need to manage expectations and make things easy. Talked about the long-term solutions. It was asked if there are targeted industrial properties to target for water usage.

C. TAC Activity Update (Dr. Richard Brown, Chair, River Board TAC)

- Other than the drought, things are good
- The river recreational areas are being used by a lot of people
- Dolphins are going up towards the dam; the manatees are expected in the next month or so
- River property sales have not been high; interest rates are up and housing cost is staying the same.
- The zoo is opening a new exhibit for large animals. They have been a good neighbor in the last several years with stormwater. There is a report of a creek coming out of the park that may be getting a little “funky” in the evening.
- There are more apartment complexes coming on the lower river
- When the rains come, the river has a few weeks of problems with trash

- With the last hurricane, storm surge became real
- Provided an update on seagrass and living seawalls

D. 2024 Meeting Schedule (Sean College, TPC)

- Went over the 2024 schedule

7. Consistency Determinations

- A.** Port Tampa Bay Minor Work Permit No. 74392
- B.** Port Tampa Bay Minor Work Permit No. 75959
- C.** Port Tampa Bay Minor Work Permit No. 76470
- D.** Port Tampa Bay Minor Work Permit No. 76671
- E.** Port Tampa Bay Minor Work Permit No. 76689
- F.** Port Tampa Bay Minor Work Permit No. 76866
- G.** Port Tampa Bay Minor Work Permit No. 76906
- H.** Port Tampa Bay Minor Work Permit No. 76927
- I.** Port Tampa Bay Minor Work Permit No. 76972
- J.** Port Tampa Bay Minor Work Permit No. 77092
- K.** Port Tampa Bay Minor Work Permit No. 77113
- L.** Port Tampa Bay Minor Work Permit No. 77499

Discussion:

These have been reviewed by the TAC and all were recommended to be found consistent with the Master Plan.

Councilmember Hurtak moved to find all items consistent with the River Board Master Plan, seconded by Councilmember Fernandez. The voice vote passed unanimously.

8. Other Business

- A.** Next meeting is January 22, 2024.
- B.** In Temple Terrace, there are citizen volunteers who remove the Brazilian Pepper plants. It was asked if there is an organization that has something in place to handle this problem. There was an invasive plant task force at one time. Will put that on the TAC agenda for November.

The meeting adjourned at 10:50 AM



**Hillsborough River
Interlocal Planning Board
& Technical Advisory Council**

**Agenda 6. A. 2024-2029 Plan Hillsborough Strategic Plan,
Melissa Dickens, AICP**

Attachments:

Draft 2024-2029 Plan Hillsborough Strategic Plan



Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 - 272 - 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Pillar 1: Integrated and Connected Communities

- **Goal 1.1:** Connect mobility and land use
 - **Strategy 1.1.1:** Focus planning efforts on a variety of measures to address population growth and infrastructure needs, from infill and redevelopment approaches to careful study of strategic expansion of services aligned with transportation investments.
 - **Strategy 1.1.2:** Identify proactive planning opportunities, pilot projects, and emerging technologies that address growth trends and changing conditions.
 - **Strategy 1.1.3:** Develop and refine policies and tools that encourage transportation safety and a variety of mobility choices.
 - **Strategy 1.1.4:** In coordination with agency partners, continue to study funding options and innovative approaches and technologies for multimodal transportation improvements.
- **Goal 1.2:** Encourage housing opportunities and choice
 - **Strategy 1.2.1:** Coordinate with local jurisdictions to protect and promote affordable, equitable, and diverse housing through best practices research and proactive policy updates. Consider collaboration opportunities regionally and locally with the understanding that housing issues extend beyond jurisdictional boundaries.
 - **Strategy 1.2.2:** Continually refine bonus structures and incentives within the Comprehensive Plans to ensure they continue to respond to the market and are providing value to the larger community.
 - **Strategy 1.2.3:** Work in tandem with the community and developers to understand housing-related wants and needs focused in a market-based reality. Utilize the agency's unique role to bridge the gap between community desires, fiscal realities, and grounded planning.

Pillar 2: Partnerships and Community Engagement

- **Goal 2.1:** Ensure seamless regional to local connections and partnerships
 - **Strategy 2.1.1:** Pursue projects, studies, and joint planning efforts that cross jurisdictional boundaries within Hillsborough County.
 - **Strategy 2.1.2:** Maintain and strengthen connections to regional transportation planning and environmental initiatives with clear messaging and solutions to the region's current and emerging opportunities, challenges, and growth.

- **Strategy 2.1.3:** Explore opportunities for short-term and long-range regional projects, as well as state and federal grant opportunities for those projects.
- **Goal 2.2:** Improve public education and engagement
 - **Strategy 2.2.1:** Seek opportunities to engage communities in the planning process throughout all stages with a focus on early involvement.
 - **Strategy 2.2.2:** Educate the public about the planning process through innovative and cost-effective methods.
- **Goal 2.3:** Strengthen existing and create new public/private partnerships
 - **Strategy 2.3.1:** Continue to enhance existing interagency relationships while developing collaborative partnerships with additional organizations, especially those with different perspectives or who have not previously participated.
 - **Strategy 2.3.2:** Create a continuous loop of discussion and touch points with partners through consistent communication on agency requirements, studies, emerging issues, and opportunities for collaboration.

Pillar 3: Resilient Natural and Built Environment

- **Goal 3.1:** Strengthen resiliency policies and planning projects
 - **Strategy 3.1.1:** Develop and refine resiliency policies and tools to create a common planning approach across jurisdictions while staying sensitive to community context.
 - **Strategy 3.1.2:** Enhance strategies for future development within the Coastal High Hazard Area (CHHA). Explore policy changes to increase resiliency of existing development and communities already within the CHHA.
 - **Strategy 3.1.3:** Pursue projects and studies that ensure communities are sustainable, livable, and healthy.
- **Goal 3.2:** Enhance connections between natural and built infrastructure and diverse community needs
 - **Strategy 3.2.1:** Incorporate fiscal, economic, and infrastructure policies into the Comprehensive Plan to address ongoing growth impacts.
 - **Strategy 3.2.2:** Consider opportunities for enhanced connections between the natural environment, the built environment, and various infrastructure needs.
 - **Strategy 3.2.3:** Ensure projects, studies, and Comprehensive Plan amendments include the consideration of socio-demographic and environmental factors as well as historic and emerging neighborhood conditions and trends.

Pillar 4: Technology and Operational Enhancements

- **Goal 4.1:** Manage and enhance administrative and financial processes, agency systems, data, and technologies to meet community needs.
 - **Strategy 4.1.1:** Proactively align resources and empower a robust staff to support local planning needs.
 - **Strategy 4.1.2:** Streamline processes by refining staff best practices and records management while integrating comprehensive succession planning.
 - **Strategy 4.1.3:** Leverage emerging technologies for internal process enhancements and public-facing and internal applications, data, and documents to strengthen connections to the broader community.



**Hillsborough River
Interlocal Planning Board
& Technical Advisory Council**

**Agenda 7. A. Port Tampa Bay Minor Work Permit No.
72226(R1)**

Attachments:

Permit Application



Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 - 272 - 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602



Janet D. Lorton, Executive Director

PERMIT

PERMIT NUMBER: 72226(R1)

**PERMITTEE: LINK WELBORN
4308 HUDSON LANE
TAMPA, FLORIDA 33618**

**AGENT: MILLS AND ASSOCIATES, INC.
LAWRENCE MILLS
3242 HENDERSON BLVD., SUITE 300
TAMPA, FLORIDA 33609**

**PROJECT DESCRIPTION: RE-NOURISHMENT OF APPROXIMATELY 395
LINEAR FEET OF RIPRAP; THE INSTALLATION OF
APPROXIMATELY 60 LINEAR FEET OF NEW RIPRAP
AND THE STABILIZATION OF APPROXIMATELY
193 LINEAR FEET OF SHORELINE WITH NATIVE
WETLAND PLANTINGS PURSUANT TO PERMIT
EXHIBITS AND CONDITIONS**

**PROJECT LOCATION: 12145 RIVERHILLS DRIVE, TAMPA, FLORIDA 33617 /
HILLSBOROUGH RIVER**

DATE OF ISSUE: NOVEMBER 17, 2023

EXPIRATION DATE: NOVEMBER 17, 2026

**THIS PERMIT CARD SHALL BE
PROMINENTLY DISPLAYED AT THE
WORKSITE. FOR QUESTIONS CALL THE
WETLANDS DIVISION (813) 627-2600.**

ENVIRONMENTAL PROTECTION COMMISSION
MINOR WORK PERMIT No. – 72226(R1)
SPECIFIC CONDITIONS
November 17, 2023

1. **Addendum to MWP 72226.** This permit revision is an addendum to MWP 72226 issued on July 31, 2021 for the construction of a single-family dock with a covered boatlift and the installation of approximately 75 linear feet of seawall in front of and between existing seawalls which has been completed in its entirety.
2. This Joint Permit authorizes the following activities:
 - a. **Minor Work Permit revision:** installation of approximately 455 linear feet of riprap of which approximately 395 linear feet is the re-nourishment of existing riprap and the stabilization of the southeastern shoreline with the hand removal of nuisance vegetation and the planting of native wetland vegetation.
 - b. **Miscellaneous Activities in Wetlands Authorization:** the stabilization of the southeastern shoreline (approximately 193 linear feet) through the removal of nuisance wetland vegetation and the planting of native wetland vegetation.
3. **This Permit does not authorize the filling of wetlands other than the placement of riprap as shown on the EPC approved exhibits.**
4. **The permit does not authorize the placement of pilings or any other structures extraneous to the installation of the riprap revetment.**
5. Be advised, if the proposed activity approved by this Permit is altered, a modification to this Permit with applicable application and fee may be required. Modifications include, but are not limited to, changes to the footprint of the proposed activity or adding structures such as: floating vessel platforms, floating docks, roofs, canopy covers, personal watercraft (PWC) lifts, etc. Modifications require review by EPC.
6. **The enclosed Permit Card shall be conspicuously displayed at the project site once work on this project has been initiated and shall remain so displayed until the project has been completed. Within fifteen (15) days of completion of this project, EPC is to be notified via email wetlandscompliance@epchc.org.**

RIP-RAP CONSTRUCTION SPECIFIC CONDITIONS

7. The structure shall be constructed as depicted per EPC approved Permit exhibits A-3(R1), and A-4(R1), A-5(R1) and A-6(R1). **The dock structure depicted in the Permit exhibits is for illustration purposes only and is not approved as part of this Permit.**
8. The rip-rap shall be placed within the property limits as depicted per EPC approved Permit exhibits A-3(R1) and A-4(R1).
9. During the installation of the rip-rap material, a floating turbidity curtain and/or silt fence shall be deployed waterward of the work site and attached from adjacent shoreline to adjacent shoreline. The turbidity curtain/silt fence must remain in place until the work has ceased and any resultant construction-related turbidity has settled out. These measures should be removed as soon as water quality returns to sustainable background levels and/or all areas of disturbed soils are stabilized.

10. This Permit does not authorize the rip-rap installation to cover or obstruct any existing storm water outfall pipes.
11. The slope of the rip-rap revetment, in feet, will not exceed 1 vertical to 1.7 horizontal as depicted per EPC approved exhibits A-5(R1) and A-6(R1).
12. The horizontal distance from the existing toe of the riprap shall be no more than approximately 8.8 feet as depicted per EPC approved exhibits A-4(R1) and A-5(R1).
13. The rip-rap material shall consist entirely of clean concrete rubble or natural boulders one (1) foot to three (3) feet in average diameter. No reinforcing rods or other similar protrusions in concrete rubble shall be exposed and the rip-rap material shall be free of attached sediments. The use of asphalt or other organic materials is prohibited. Filter fabric shall be placed as depicted per EPC approved Permit exhibits A-4(R1).
14. The rip-rap material shall remain unconsolidated.
15. This Permit does not authorize any dredging activity.
16. All wetland vegetation must be preserved during all construction authorized under this Permit. To avoid impacts to desirable wetland vegetation, the rip-rap material shall be hand-placed around all desirable vegetation, including but not limited to cypress trees. Further, no impacts to existing submerged aquatic vegetation, coral communities or oyster beds shall occur under this Permit.

NATIVE WETLAND PLANTING STABILIZATION CONDITIONS

17. The Living Shoreline Enhancement area is depicted on EPC approved Exhibit A-4(R1). The enhancement involves the *hand removal* of the nuisance vegetation listed below and the planting of the native wetland species listed in condition 18. Only those plant species listed in the table below are authorized for removal. These plant species can only be controlled within the wetland area depicted on Exhibit A-4(R1) within the property boundaries of the Permittee.

COMMON NAME	SCIENTIFIC NAME	METHOD OF CONTROL
Primrose willow	<i>Ludwigia peruviana</i>	Hand Removal
Climbing Hemp vine	<i>Mikania spp.</i>	Hand Removal
Cattail	<i>Typha spp.</i>	Hand Removal

18. Upon removal of the nuisance vegetation, native wetland plants such as Buttonbush (*Cephalanthus occidentalis*), southern swamp lily (*Crinum Americanum*), Golden canna (*Canna flaccida*), iris (*Iris hexagona*) or swamp hibiscus (*Hibiscus coccineus*) may be installed within the bare spots as needed.
19. Within thirty (30) days after completion of the authorized removal and replanting activities, please email EPC staff at WetlandsCompliance@epchc.org and include the following information: any pictures of the project; documents or receipts describing plants removed or installed; and include your Permit Number in the subject line. EPC staff may conduct an inspection of the site to verify compliance with the conditions of the subject permit.

20. No native tree or shrub species may be removed from the Living Shoreline Enhancement area.
21. This authorization does not allow for any portion of the Living Shoreline Enhancement area to be maintained permanently free of vegetation.
22. All removed vegetation must be properly disposed of or placed within an acceptable upland area situated so as to prevent the return of these materials back into the wetland or other surface water.
23. Non-hand held equipment and heavy machinery, is not allowed within the Living Shoreline Enhancement area. All work in the Living Shoreline Enhancement area must be accomplished by hand or with the use of hand-held equipment. Heavy machinery includes but is not limited to tractors, tracked vehicles, skid-steer loaders, excavators, front end loaders, dump trucks, etc. and other earth work machinery which may alter the grade of the wetland.

U.S. ARMY CORPS OF ENGINEERS SPGP DETERMINATION

Your proposed activity as outlined on your application and attached drawings does not qualify for Federal authorization pursuant to the State Programmatic General Permit and a SEPARATE permit or authorization shall be required from the Corps. You must apply separately to the Corps using their APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT, ENG FORM 4345 or ENG FORM 6082, or alternative as allowed by their regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Source Book at:

<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book>.

**EPC
PERMIT**

A-1(R1) BV

EXHIBIT



15

**EPC
PERMIT**
A-2(R1) B
EXHIBIT



SHEET NO.	DESCRIPTION
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	GRADING PLAN
C4	CROSS-SECTIONS & GENERAL NOTES

Digitally signed by
Lawrence Mills
Date: 2023.08.
2023.08.15
PE, NO. 3041 - LE FLA
L.S. NO. 3041 - LE FLA
STATE OF FLORIDA

Digitally signed by

signed by _____

Lawrence E. Mills

Date:

2023.08.18

DE E. MILLS 41:53
- E.B. NO. 2869
- 1. 11. 1969

- L.E. O'NEILL
OF FLORIDA

DATE _____
DATE _____

DSGN BY: _____

CHKD BY: LEM DATE 8/1/22

SCALE: $\underline{1" = 30'}$

FOR	
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3242 HENDERSON BOULEVARD * SUITE 300
TAMPA, FLORIDA 33609-3056
TELEPHONE: (813) 876-5869

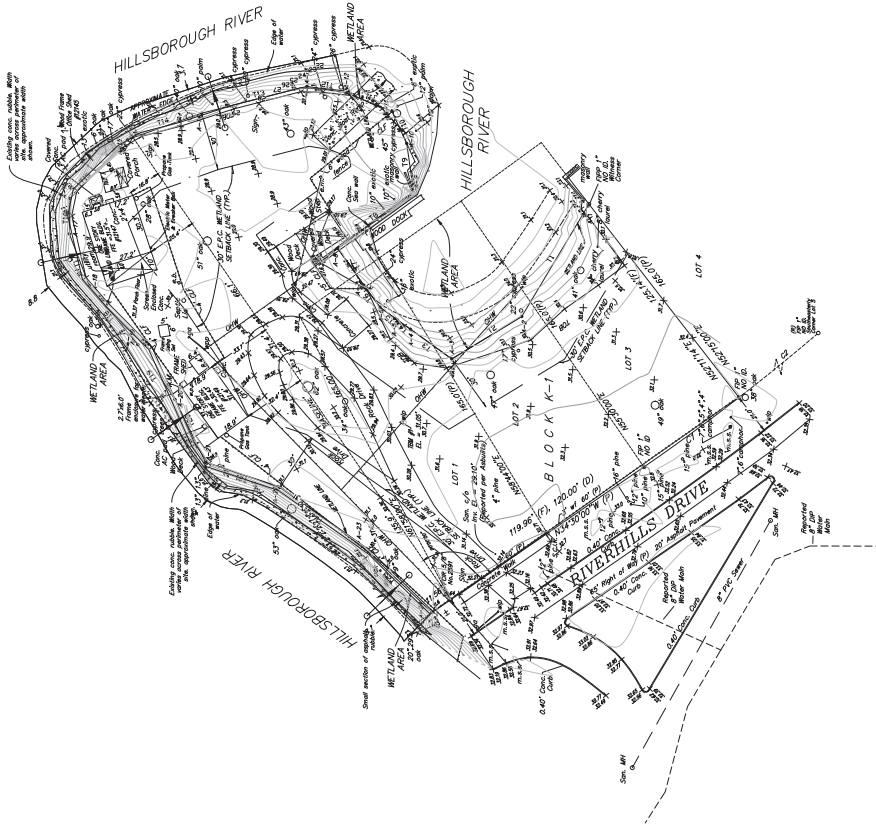
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July 3, 2023

72226(R1)

EPC
PERMIT
A-3(R1) BV
EXHIBIT



SURVEY DATA TABLE

Line No.	Bearing	Distance
1	N 75° 00' 00" E	42.85'
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A TOTAL OF 705.69 LINEAR FEET OF WETLAND LINE HAS BEEN ESTABLISHED.
PARCEL CONTAINS 24.45 ACRES ± SQUARE FEET OF NET USABLE AREA.
LANDWARD SIDE OF THE 30' E.P.C. WETLAND SETBACK LINE.

Curve	Radius	Chord	Delta	Chord Bearing
C1	1000.00'	40.12'	45.17°	S 50° 52' 53" E
C2	1000.00'	40.12'	45.17°	S 50° 52' 53" E
C3	1000.00'	40.12'	45.17°	S 50° 52' 53" E

LEGAL DESCRIPTION: (PER G.R. BOOK 11530, PAGE 1910)
TRACT LIVING IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH,
RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING LOTS 1, 2 AND 3,
PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 33 OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING PART OF THE 17TH
AS DESCRIBED AS BEING IN THE SOUTHWEST CORNER OF LOT 1, 2 AND 3,
NORTHWESTLY ALONG CURVED SOUTHWESTERLY BOUNDARIES OF LOTS 1, 2
AND 3, BEING PART OF THE 17TH AS DESCRIBED AS BEING IN THE
HILLSBOROUGH RIVER, THENCE CONTINUE FOLLOWING THE MEANINGS OF
WATER LINE TO EASTERNMOST CORNER OF LOT 1 AND SOUTHWESTLY ALONG
SOUTHWEST BOUNDARY OF LOT 1 TO POINT OF BEGINNING.

RECEIVED
August 18, 2023
EPC of H.C.
WETLANDS

BY DATE DESCRIPTION		REVISIONS		MILLS and ASSOCIATES, INC. CONSULTING ENGINEERS & LAND SURVEYORS 3201 BAYVIEW BLVD., SUITE 200 TAMPA, FL 33609-1526 TELEPHONE: (813) 876-5869		FOR LINK WELBORN		PROJECT RIVERHILLS RIP-RAP BANK IMPROVEMENT 12145 RIVERHILLS DR. TAMPA, FL 33617 EXISTING CONDITIONS		SHEET C2 JOB NO. 20-001.019	
17								DATE 8/1/22 DATE 8/1/22		Lawrence E. Mills Date: 2023.08.18 APPROVED BY: [Signature] P.E. No. 1241 - LAND SURVEYOR	

REVISED

Replaces Page Received:

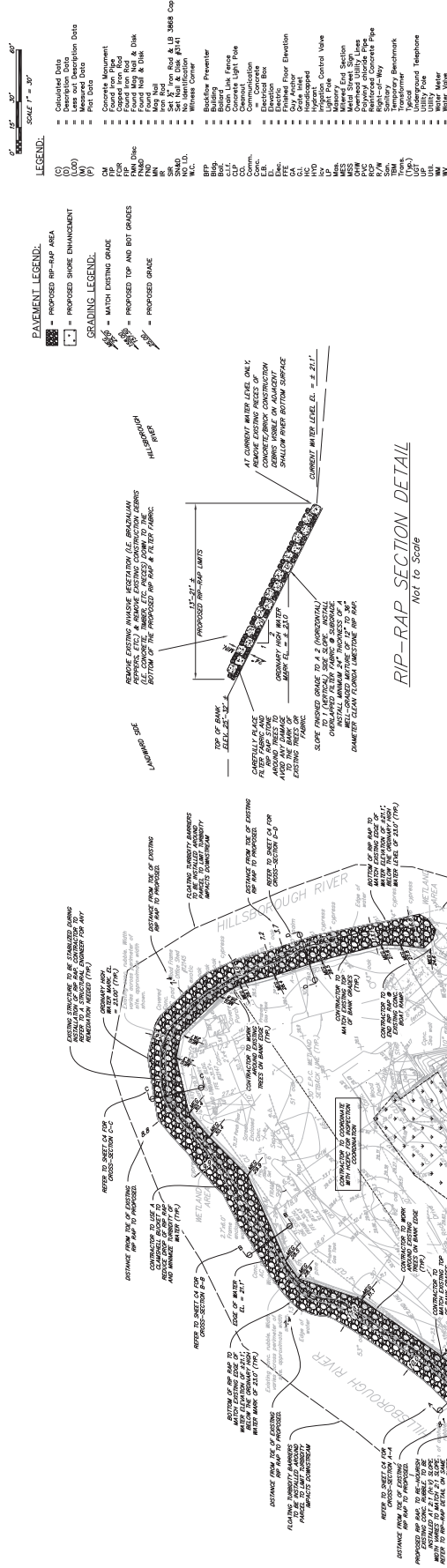
July 3, 2023

72226(R1)

EPC
PERMIT

A-4(R1) BV

EXHIBIT



SITE DATA

PROJECT AREA: 0.71 AC. (31,145 SQ)
 PARCEL ID NO.: 0-11-28-19-111-0000Y1-00001.0
 ADDRESS: 12145 RIVERHILLS DR., TAMPA, FL 33617
 POLIO NO.: 037251-0000
 OWNER: LINK V. WELBORN; LAURA WELBORN
 S1/R1: 511/7285, R1/S1E
 SHORELINE FRONTAGE: ±753 LF
 PROPOSED RIP RAP: ±455 LF

RIP-RAP SPECIFICATION:

[illegible]

RECEIVED
September 22, 2023
EPC of H.C.
WETLANDS

[illegible]

72226(R1)

Replaces Page Received:

**EPC
PERMIT**

A-6(R1) (page 1 of 2) BV
EXHIBIT

August 18, 2023
Environmental Protection Commission of Hillsborough County
Wetlands Division
3629 Queen Palm Drive
Tampa, FL 33619

Subject: Response to Second Request for Additional Information (RAI)
Minor Work Permit Application 72226(R1)
12145 Riverhills Dr.,
Tampa, FL 33617

Dear Mr. Vorstadt:

We have received your second RAI and have compiled our responses below.

1. *Prior to submitting the requested information, a meeting can be scheduled at your convenience in order to minimize additional clarification requests.*

Response: Understood.

2. *In order to assist EPC staff in ensuring compliance with the SLMR V.A.3, please submit revised plans so that they are legible on 8.5" x 11" sheets. This was requested in item 7 of the initial RAI.*

Response: Per our correspondence with you and Michael Gile, please see our revised 24x36 sheets. We appreciate EPC understanding of the issues of having to re-scale the cross-sections in order to fit on 8.5x11 sheets.

3. *In order to assist EPC staff in ensuring compliance with the SLMR V.A.3, please clearly include the distance the toe of the proposed riprap will be from the toe of the existing riprap.*

Response: Please see revised sheets including the distance from the existing riprap to the proposed. The distance varies from 3.7' on the north east of the riprap to 8.1' on the western side of the riprap. The existing top of bank to the proposed toe varies from 17.8' on the west to 13.1' on the east.

4. *Pursuant to the EPC Basis of Review 5.3.5, the slope of the riprap shall be no greater than two horizontal to one vertical. You indicate in some areas you are proposing a slope steeper than 2:1. Therefore, please provide a detailed explanation/justification for the slope of the riprap to be steeper than the required 2:1 from a professional engineer.*

Response: The angle of repose for the Rip Rap is above 40°. At a 1.7:1 slope, the angle of repose is 30.5°. This is below the angle of repose for the rock and should not move under wake action. We are proposing some areas at this slope to decrease the amount of rip rap needed for the site. Using the HEC-11 method, we calculate the size of stone needed to be a couple inches while our design calls out for 12"-36" diameter rubble.

5. *Please be advised the installation of the riprap **may** require an FDEP Individual Permit application. If based on review of the revised plans an FDEP Individual Permit application is required, the attached Section A and Section B of the DEP Individual Permit (IP) and associated \$100 review fee per EPC Fee Schedule, Ch. 1-6 would need to be submitted. As we discussed in the field, do not submit the IP application or the additional fee until we determine it is required.*

From: noreply@fs2.formsite.com <noreply@fs2.formsite.com>
Sent: Tuesday, April 25, 2023 3:57 PM
To: Gile, Michael <gilem@epchc.org>
Subject: MWP09 - Minor Work Permit Application Result #14172566

NEW	\$650 Review Fee	
Fee Amount:	650.00	Eidts to application by EPC staff, BV
ItemCode	MWP	
Email Address to send Invoice to:	larry.m@millsandassoc.com	
SecKey	i32Uej-ddxWWEjdna344s2	
Item #211	Installing stone Rip Rap	and re-nourishing existing riprap. Native planting for shoreline stabilization.
Owner First Name	Link	
Owner Last Name	Welborn	
Mailing Address	4308 Hudson Lane	
City	Tampa	
State	FL	
Zip Code	33618	
Owner Telephone Number(s)	8133400521	
Email Address	linktpa@aol.com	
Are you using an agent?	Yes	
Item #148	Request to be present at site inspection.	

Agent First Name	Lawrence
Agent Last Name	Mills
Company Name (if applicable)	Mills and Associates, Inc.
Street Address	3242 Henderson Blvd., Suite 300
City	Tampa
State	FL
Zip Code	33609
Telephone Number(s)	8138765869
Email Address	larry.m@millsandassoc.com
Site Street Address	12145 Riverhills Dr.
City	Tampa
State	FL
Zip Code	33617
Folio Numbers(s) of Site	037251-0000
Parcel ID:	
Section	
Required	11
Township	
Required	28S
Range	
Required	19E
Name of Water Body / Waterway at Proposed Project	Hillsborough River
Proposed:	Private Single-Dwelling
Owner	Hillsborough County EPC
Check to confirm that your project is not located in critical habitat for smalltooth sawfish or gulf sturgeon, as applicable.	Confirmed
Check to confirm that if your project is located in waters accessible to manatees, the project	Confirmed

shall not affect or will not directly or indirectly likely adversely affect manatees, as applicable.

A. Structures	New Work
2) Seawalls, Rip-Rap, Revetments, or Other Shoreline Stabilization (check applicable boxes)	Rip-Rap
Item #237	
Length of Shoreline at Site (in linear feet)	
(if applicable)	753
Length of Work Proposed Along Shoreline (in linear feet)	
(if applicable)	455
Seawall Vertical Height (in feet)	
Rip-Rap Slope - Horizontal Distance (in feet)	
(if applicable)	16.0
Rip-Rap Slope - Vertical Height (in feet)	
(if applicable)	8.0
Type of Material	
(if applicable)	stone rubble
Dredged Volume (in cubic feet)	
(if applicable)	0
Filled Volume (in cubic feet)	
(if applicable)	14877
C. Filling	Check if Filling
1) Volume	
Volume - Above OHW/MHW	
(required)	322
Volume - Below OHW/MHW	
(required)	299
Volume - Total (in cubic yards)	
(required)	551

2) Area	
Area - Above OHW/MHW	
(required)	3417
Area - Below OHW/MHW	
(required)	4019
Area - Total (in square feet)	
(required)	7436
4) Type of Material	stone
5) Source of Material	Off-site
If Off-site:	Imported Rip Rap
To Begin On:	05/22/2023
To Be Completed By:	06/30/2023
Public Interest Comment Box:	Installation of rip rap will reduce the long term effects of erosion of the bank downstream.
1st Adjacent Property Owner Name(s)	Daniel P Brown; Ayesha M Dalton
Mailing Address	12137 Riverhills Dr.
City	Tampa
State	FL
Zip Code	33617
2nd Adjacent Owner	Melissa A Mora, Kevin A Mora Hillsborough County Real Estate
Mailing Address	11901 Brightwater Blvd P.O. Box 1110
City	Tampa
State	FL
Zip Code	33617 33601
OWNER / APPLICANT ACKNOWLEDGEMENT	I am an agent filling out the application on behalf of the owner.
Please download, complete and sign the Owner's Authorization Form. Then upload the signed authorization document here:	OwnerApplicant General Aut 12145 Riverhills Drive.pdf (247 KB)
Project Drawings uploads: (Site Plan, Plan Review, Profile)	Riverhills Rip Rap Bank Improvement SLEM.pdf (2.14 MB)



**Hillsborough River
Interlocal Planning Board
& Technical Advisory Council**

Agenda 7. B. Port Tampa Bay Minor Work Permit No. 76866

Attachments:

Permit Application



Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 - 272 - 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602



Janet D. Lorton, Executive Director

PERMIT

PERMIT NUMBER: 76866

**PERMITTEE: MICHAEL HOWE
6804 NORTH RIVER BLVD.
TAMPA, FL 33604**

**AGENT: BRINE DEVELOPMENT
ALEXA BONILLA
4206 NATIONAL GUARD DRIVE
PLANT CITY, FL 33563**

**PROJECT DESCRIPTION: CONSTRUCTION OF A WALKWAY, ONE COVERED
DECK LIFT, AND ONE NON-COVERED BOAT LIFT
AS ADDITIONS TO THE EXISTING STRUCTURE
PURSUANT TO PERMIT EXHIBITS AND
CONDITIONS**

**PROJECT LOCATION: 6804 NORTH RIVER BLVD., TAMPA, FL 33604 /
HILLSBOROUGH RIVER**

**DATE OF ISSUE: OCTOBER 16, 2023
EXPIRATION DATE: OCTOBER 16, 2026**

**THIS PERMIT CARD SHALL BE
PROMINENTLY DISPLAYED AT THE
WORKSITE. FOR QUESTIONS CALL THE
WETLANDS DIVISION (813) 627-2600.**

ENVIRONMENTAL PROTECTION COMMISSION
MINOR WORK PERMIT No. - 76866
SPECIFIC CONDITIONS
October 16, 2023

1. This Permit authorizes the construction of one 4'x26' walkway and one 12.5'x12.5' non-covered boat lift as additions to the existing structure. This permit also authorizes the replacement of the existing covered boatlift with a covered deck lift.
2. Be advised, if the proposed activity approved by this Permit is altered, a modification to this Permit with applicable application and fee may be required. Modifications include, but are not limited to, changes to the footprint of the proposed activity or adding structures such as: floating vessel platforms, floating docks, roofs, canopy covers, personal watercraft (PWC) lifts, etc. Modifications require review by EPC.
3. **The enclosed Permit Card shall be conspicuously displayed at the project site once work on this project has been initiated and shall remain so displayed until the project has been completed. Within fifteen (15) days of completion of this project, EPC is to be notified via email wetlandscompliance@epchc.org.**

DOCK CONSTRUCTION SPECIFIC CONDITIONS

4. The structure shall be constructed as depicted per EPC approved Permit exhibits A-1, A-2 and A-3.
5. The structure shall be placed within the property limits as depicted per EPC approved Permit exhibits A-1 and A-2.
6. The 488 square foot combined terminal platform and covered boat lift area, as depicted in EPC approved Permit exhibit A-2 of this permit, is 32 square feet less than the maximum size structure that can be authorized under current TPA Submerged Lands Management Rules. Consequently, any proposed modification to increase the area of this structure may be limited in the future.
7. The proposed docking facility shall be used to moor no more than two vessels and shall not create a navigational hazard.
8. Removal of the existing dock must be accomplished in a manner so that all debris is properly disposed of and the release of turbid water offsite is prevented.
9. The existing sundeck shall not be modified and shall cover the boat lift area only as depicted on EPC approved Permit exhibits. This does not authorize a roof.
10. Be advised the configuration of the proposed marginal structure may limit the ability to add a boat lift or clear a swim access area.
11. The water depths in mooring areas shall be no less than two (2) feet at Mean Low Water (MLW).
12. No dredging, filling, clearing or scouring shall be allowed except for the settings of pilings for the structure. If pilings are to be installed by jetting, then the water pump must be shut off when not in use to avoid unnecessary disturbance to the water body.
13. All structures shall be marked with reflectors, reflective tape or other materials necessary to make the extent of structures clearly visible to boaters in accordance with the requirements of the United States Coast Guard and the Florida Fish & Wildlife Conservation Commission.

14. Structures shall not be enclosed.
15. This Permit does not authorize the placement of pilings or any other structures extraneous to the dock and boatlift system.
16. This Permit does not authorize the construction of bathhouses, storage shelters, gazebos, screen porches, fish cleaning facilities, living quarters or other non-water dependent structures.
17. No davits are permitted for this structure.
18. The structure shall be constructed a minimum of 1-foot vertical elevation above the Mean High Water (MHW) elevation.
19. In the vicinity of mooring, watercraft associated with the construction of the permitted structure shall operate within the waters of sufficient depth to preclude bottom scouring/prop dredging.
20. All wetland vegetation, including but not limited to mangroves, must be preserved during all construction authorized under this Permit. No mangrove removal is allowed. Further, no impacts to existing submerged aquatic vegetation, coral communities or oyster beds shall occur under this Permit.

U.S. ARMY CORPS OF ENGINEERS SPGP DETERMINATION

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI-R1, and a SEPARATE permit or authorization will not be required from the Corps. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 15 of the SPGP VI-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP VI-R1 with all terms and conditions and the General Conditions may be found at

<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book>.

EPC
PERMIT
A-1 LMC
EXHIBIT

APPROX. RIPARIAN LINES

95.08 LF SEAWALL
SHORELINE (PER
SURVEY)

63.83'

6804 N. RIVER BLVD.

51.33'

REMOVE
EXISTING DOCK
ADJACENT TO
SEAWALL
(14.5'X3.33')

10,000 LB NEPTUNE
BOAT LIFT
PROPOSED
STRUCTURE (26'X4')
LIFT
PROPOSED DECK
(12'X12'), UNDER EX. SUNDECK (TO BE
USED FOR NON-MOTOR KAYAKS)

APPROX. 448 SF
EX. STRUCTURE
(28'X16')
(24'X16' OVER
WATER)

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September 21, 2023
EPC of H.C.
WETLANDS

REVISED
Replaces Page Received: Aug. 10, 2023

135866
88

General Notes

- PRESSURE TREATED WOOD PILING.
- COMPOSITE DECKING, 2X10 FRAMING
- ALL STAINLESS STEEL BOLTS, SCREWS, HURRICANE CLIPS, ETC.
- CANAL WIDTH: APPROX. 170'

No.	Revision/Issue	Date

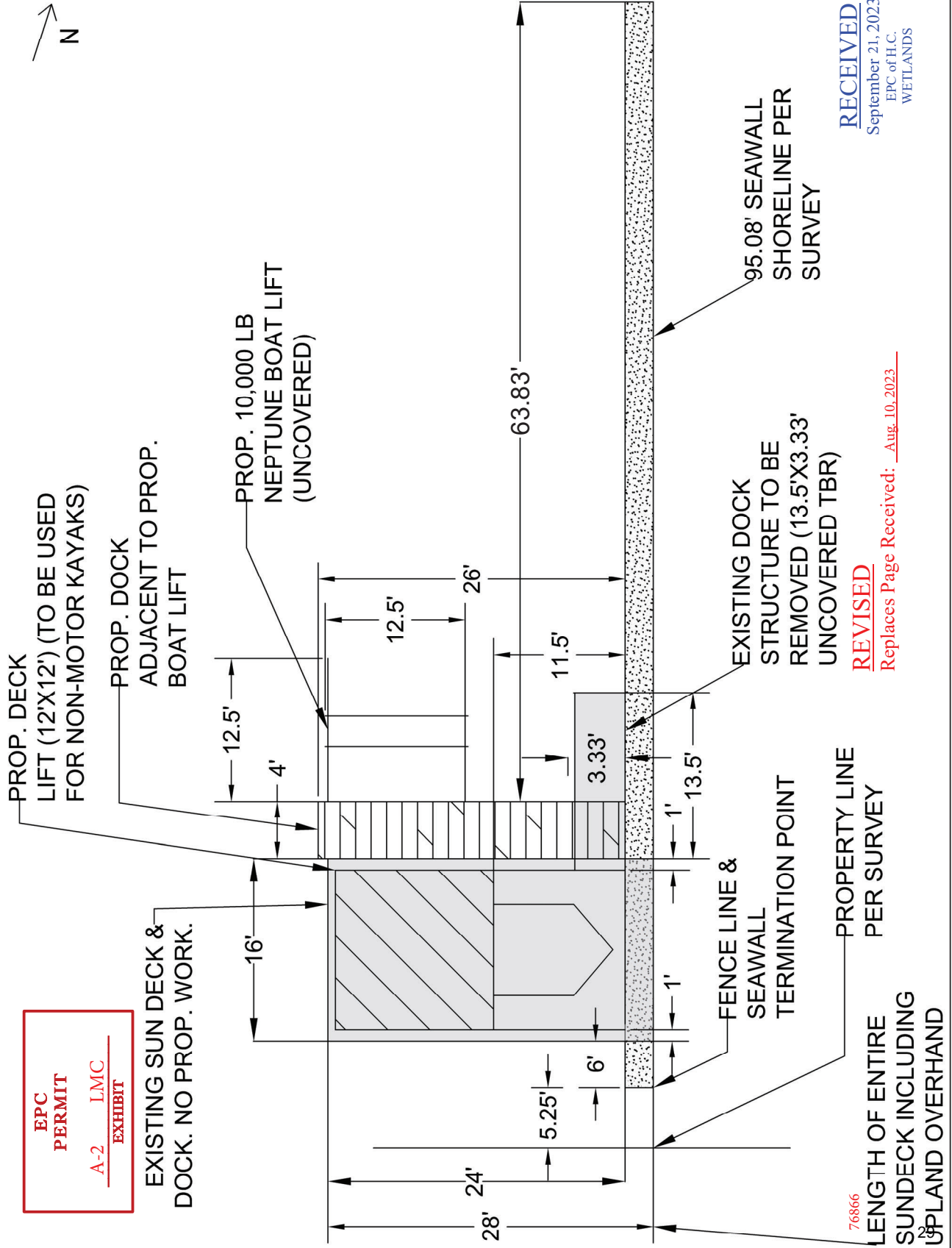


4205 National Guard Dr. #3, Plant City, FL 33563
(813) 251-5656

Project Name and Address
MICHAEL HOWE
6804 N RIVER BLVD
TAMPA, FL 33604

Project	Howe	Sheet
Date	09/21/2023	SITE
Scale	0.0038:1	

**EPC
PERMIT**
A-2 LMC
EXHIBIT



General Notes		Revision/Issue		Date
•	PRESSURE TREATED WOOD PILING			
•	COMPOSITE DECKING, 2X10 FRAMING			
•	ALL STAINLESS STEEL BOLTS, SCREWS, HURRICANE CLIPS, ETC.			



4209 National Guard Dr. #3, Plant City, FL 33603
(813) 251-8686

Project Name and Address

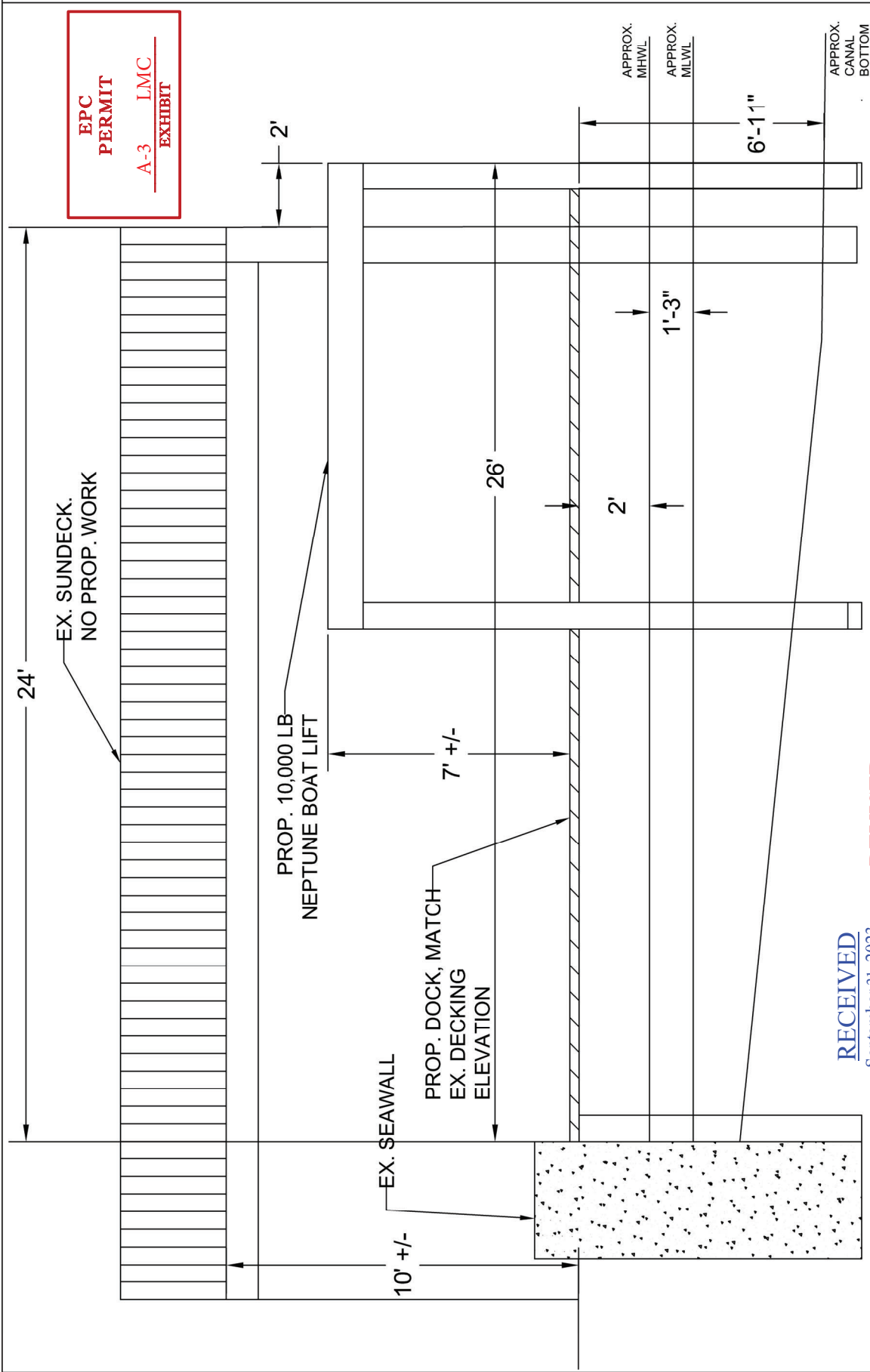
MICHAEL HOWE
6804 N RIVER BLVD
TAMPA, FL 33604

Project	HOWE	Sheet	PLAN
Date	09/21/2023		
Scale	1/8" = 1'		

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September 21, 2023
EPC of H.C.
WETLANDS

REVISED
Replaces Page Received: Aug. 10, 2023

76866



<p>General Notes</p> <ul style="list-style-type: none"> PRESSURE TREATED WOOD PILING COMPOSITE DECKING, 2X10 FRAMING ALL STAINLESS STEEL BOLTS, SCREWS, HURRICANE CLIPS, ETC. 		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Revision/Issue</th> <th style="width: 50%;">Date</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		Revision/Issue	Date				
Revision/Issue	Date								
<p>Project Name and Address</p> <p>MICHAEL HOWE 6804 N RIVER BLVD TAMPA, FL 33604</p>		<p>Project Name and Address</p> <p>4205 National Guard Dr SE, Plant City, FL 33563 (813) 251-5656</p>							
<p>Project Name HOWE</p> <p>Date 09/21/2023</p> <p>Scale 1" = 1'</p>		<p>Sheet PROFILE</p>							

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 September 21, 2023
 EPC of H.C.
 WETLANDS

REVISED
 Replaces Page Received: Aug. 10, 2023

Castillo, Laura

From: noreply@fs2.formsite.com on behalf of epcinfo at epchc.org <noreply@fs2.formsite.com>
Sent: Wednesday, May 3, 2023 11:34 AM
To: Castillo, Laura
Subject: MWP09 - Minor Work Permit Application Result #14192316

NEW	\$650 Review Fee
Fee Amount:	650.00
ItemCode	MWP
Email Address to send Invoice to:	alexa.bonilla@brinedevelopmet.com
SecKey	i32Uej-ddxWWEjdna344s2
Item #211	adding uncovered boatlift with dock
Owner First Name	Michael
Owner Last Name	Howe
Mailing Address	6804 N RIVER BLVD
City	TAMPA
State	FL
Zip Code	33604
Owner Telephone Number(s)	813-541-5582
Email Address	tpihomes2018@gmail.com
Are you using an agent?	Yes
Item #148	Request to be present at site inspection.
Agent First Name	Alexa
Agent Last Name	Bonilla
Street Address	4206 National Guard Dr
City	Plant City
State	FL
Zip Code	33563
Telephone Number(s)	8135079626

Email Address	alexa.bonilla@brinedevelopment.com
Site Street Address	6804 N RIVER BLVD
City	TAMPA
State	FL
Zip Code	33604
Folio Numbers(s) of Site	162956-5000
Parcel ID:	
Section	
Required	36
Township	
Required	28
Range	
Required	18
Name of Water Body / Waterway at Proposed Project	Hillsborough River
Proposed:	Private Single-Dwelling
Owner	Michael Howe
Check to confirm that your project is not located in critical habitat for smalltooth sawfish or gulf sturgeon, as applicable.	Confirmed
Check to confirm that if your project is located in waters accessible to manatees, the project shall not affect or will not directly or indirectly likely adversely affect manatees, as applicable.	Confirmed
A. Structures	New Work Addition / Modification
1) Dock, Observation Deck, Pier, or Elevated Boardwalk (check applicable boxes)	Dock
Item #232	
Length of Shoreline (in linear feet)	
(if applicable)	95.08
Number of Proposed Docks	

(if applicable)	1
Number of Boat Slips / Lifts	
(if applicable)	1
Length from OHW/MHW to Waterward Edge of Structure (in feet)	
(if applicable)	<u>26 *</u>
Width of Structure (in feet)	
(if applicable)	<u>32.5 *</u>
Mooring Water Depth at O/MLW (in feet)	
(if applicable)	7
Existing Structure Area (in square feet)	
(if applicable)	<u>429 *</u>
Proposed Structure Area (in square feet)	
(if applicable)	<u>260.25 *</u>
Overall Area of Facility (in square feet)	
(if applicable)	<u>6544.25 *</u>
To Begin On:	07/17/2023
To Be Completed By:	07/31/2023
Public Interest Comment Box:	The proposed dock is not anticipated to negatively impact the public navigation or natural resources of this canal.
1st Adjacent Property Owner Name(s)	Mitchell Ryan
Mailing Address	6800 N RIVER BLVD
City	TAMPA
State	FL
Zip Code	33604
2nd Adjacent Owner	Marshall Gregory
Mailing Address	6808 N RIVER BLVD
City	TAMPA
State	FL

BOUNDARY SURVEY

L-1
S 90°00'00" W 114.82'(D)
S 89°45'57" W 112.75'(M)

L-2
S 90°00'00" W 122.00'(P&M)

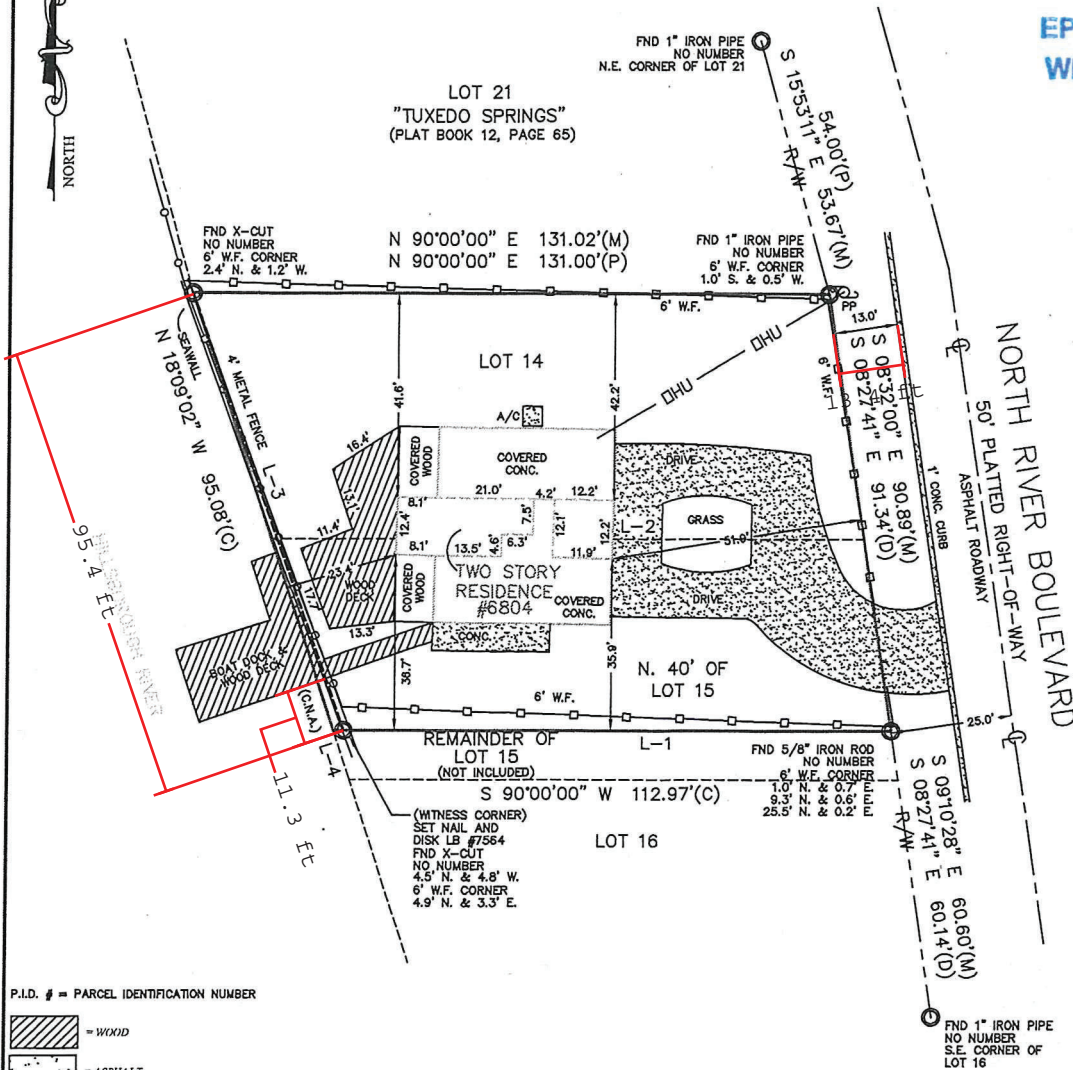
L-3
N 19°21'56" W 95.76'(M)
SURVEY CLOSURE LINE (05/25/2017)

L-4
N 18°09'02" W 10.89'(C)

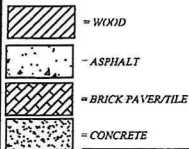
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WETLANDS

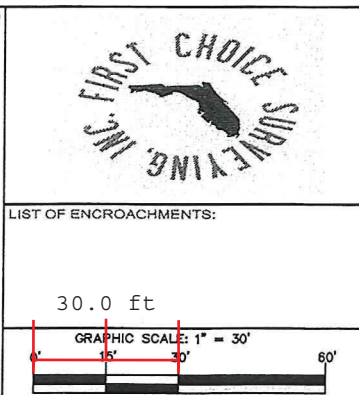


P.I.D. # = PARCEL IDENTIFICATION NUMBER



PROPERTY ADDRESS: 6804 NORTH RIVER BOULEVARD - TAMPA, FLORIDA 33604


P.O.C.	LEGEND
P.O.B.	POINT OF BEGINNING
(P)	PLAT
(M)	MISCELLANEOUS
P.I.	POINT OF INTERSECTION
Q	CENTER LINE
N&D	NAIL AND DISK
R/W	RIGHT OF WAY
C.L.F.	CHAIN LINK FENCE
W.F.	WOOD FENCE
P.C.P.	PERMANENT CONTROL POINT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
(D)	DESCRIPTION
R	RADIUS
L	ARC LENGTH
Δ	CENTRAL ANGLE
C	CHORD
C.B.	CHORD BEARING
D.U.E.	DRAINAGE UTILITY EASEMENT
CONC.	CONCRETE
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
WY	WATER YARD
P.R.M.	PERMANENT REFERENCE MONUMENT
O.H.U.	OVERHEAD UTILITY LINE
C.N.A.	CORNER NOT ACCESSIBLE
FND	FOUND
B.S.L.	BUILDING SETBACK LINE
U.R.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P	POWER POLE
P.E.	POOL EQUIPMENT



Legal Description: Lot 14, and the North 40 feet of Lot 15, McMASTERS ADDITION TO SEMINOLE-ON-THE-HILLSBORO, according to the map or plat thereof as recorded in Plat Book 10, Page 20, of the Public Records of Hillsborough County, Florida.

CERTIFIED TO:	CLIENT NO: 18-29882
VIRGINIA GREGORY	JOB NO: 27628
(EXCLUSIVELY)	FIELD DATE: 02/12/18
	APPROVED BY: AER
	CHECKED BY: AER
	DRAWN BY: GS
	DRAWN DATE: 02/14/18

I hereby certify that the survey of the herein described property was prepared under my direct supervision and meets the standards and practices set forth by the Florida Board of Professional Surveyors and is in accordance with Sections 53-17.053, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

		02/14/2018	
CERTIFIED BY: ALAN E. GREGORY, FORM No. 6513		DATED	
FIRST CHOICE SURVEYING, INC.			
P.O. BOX 470978, LAKE MONROE, FL 32747			
407.951.3425 (Office); 407.520.5453 (Fax); LB #7564			
<u>NOT VALID WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</u>			
DATE	REVISION	DATE	REVISION