



Hillsborough River
Interlocal Planning Board &
Technical Advisory Council

Created by Special Act 86-335

Consolidated Hillsborough River Master Plan

2024

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Hillsborough County Comprehensive Plan

Conservation and Aquifer Recharge Element

Hillsborough River

GOAL 6: Make the Hillsborough River cleaner, safer, and more attractive, protect its natural ecological functions which support plant and animal wildlife and to promote the enhancement of the river as a recreational and aesthetic asset to the surrounding community. This section shall serve as the Hillsborough River Master Plan, pursuant to Chapter 86-335, Laws of Florida.

Objective 6.1:

Continue to protect this major source of drinking water and promote the improvement of water quality in the Hillsborough River, where it does not meet or exceed State Water Quality Standards for its designated use.

Policy 6.1.1: No person shall control or attempt to control aquatic plants by chemical or biological means in the Hillsborough River except as provided in permits issued by the EPC and the Florida Fish and Wildlife Conservation Commission. Alternative methods to chemical control, and side effects of current methods, shall be evaluated on a regular basis and reported to the Hillsborough River Interlocal Planning Board in an effort to identify and promote less harmful methods of weed control.

Policy 6.1.2: Prevent further destruction of desirable natural vegetative buffers along the Hillsborough River and its tributaries.

Policy 6.1.3: Wastewater treatment facilities within the drainage basin will meet or exceed regulatory standards.

Objective 6.2:

Reverse the trend toward hardened shores and channelization on the Hillsborough River.

Policy 6.2.1: To preserve natural wildlife habitat, the construction of vertical seawalls in the Upper Hillsborough River, north of Fletcher Avenue, will be prohibited, unless in cases of overriding public interest or where authorized by the appropriate regulatory agencies.

Policy 6.2.2: Support the elimination of hardened Shoreline and replacement with natural slopes and wetland vegetation along the riverbanks as existing bulkheads are repaired or replaced.

Objective 6.3:

Continue to cooperate with state and federal programs to provide for improved boat traffic control in the Hillsborough River and minimize public use conflicts and nuisances by promoting the enforcement of water safety laws.

Policy 6.3.1: New marinas shall be prohibited on the Upper Hillsborough River.

Policy 6.3.2: The construction of new boat ramps is restricted along the Hillsborough River.

Policy 6.3.3: Water skiing on the Hillsborough River is allowed only between the dam (Tippin Water Treatment facility) and the 56th Street bridge.

Policy 6.3.4: To prevent riverbank erosion, protect wildlife habitat, and ensure public safety, especially during low water periods, that portion of the river north of 56th Street shall be posted with "Idle Speed, No Wake" signs.

Policy 6.3.5: In recognition of the Florida Designated Paddling Trail on the Hillsborough River, from Fletcher Avenue, southerly and downstream to River Hills Park, the County will not take any action which will impair its use as designated by the state within or along its jurisdictional limits.

Objective 6.4:

Implement standards for development in the Hillsborough River corridor.

Policy 6.4.1: Within 100 feet of the river's wetlands, existing publicly owned parking lots, loading docks, and service areas (containing such items as trash receptacles and machinery) are required to be screened from the river by dense planting using Florida Friendly Landscaping principles and native vegetation when appropriate.

Policy 6.4.2: Support the guidelines and standards for riverfront development as recommended in the Hillsborough River Corridor Overlay Study.

Policy 6.4.3: Pursuant to Chapter 86-335, Laws of Florida, cooperate with the Hillsborough River Interlocal Planning Board and Technical Advisory Council in the performance of its mission by providing information, staff coordination, and participation.

Objective 6.5:

Continue to cooperate with state and federal programs to provide for improved boat traffic control in the Hillsborough River and minimize public use conflicts and nuisances by promoting the enforcement of water safety laws.

Policy 6.5.1: The number of docks in single family zoning districts is limited to one per zoning lot. Shared ownership of docks is encouraged in all new

subdivisions adjacent to the river. Shared ownership may be accomplished by construction on the property line or by establishing the dock(s) as common property.

Policy 6.5.2: Multifamily zoning districts are permitted one dock per zoning lot and one additional dock for every 100 feet of linear river frontage in excess of 100 feet. Where multiple docks are permitted, they must be clustered with a maximum separation of 30 feet between docks. Each dock is limited to no more than two berths.

Policy 6.5.3: Continue to support the multijurisdictional distribution of a pamphlet detailing proper marine construction by Port Tampa Bay, EPC, FDEP, the U.S. Army Corps of Engineers, local building departments, and other appropriate entities that can effectively provide the pamphlet to contractors and the public.

Policy 6.5.4: Maintain the requirement of a local specialty license for contractors involved in marine construction projects to assure the proper placement, methods, and materials are used in the construction of seawall, docks, ramps, and other marine related structures.

Objective 6.6:

Continue to manage the Hillsborough River as an important community asset and provide appropriate public access to this valuable natural amenity.

Policy 6.6.1: Private landowners are encouraged to provide public vistas, dedications of land interests, and pedestrian/bike paths which link public and private property within the river corridor into a linear greenbelt system.

Policy 6.6.2: At public access points, provide information on laws created to minimize use conflicts and mitigate public nuisances along the Hillsborough River, where feasible.

Policy 6.6.3: Acquire vacant waterfront parcels as they are available and restrict the sale of County owned riverfront property.

Policy 6.6.4: Dead-end roads on the riverfront will not be vacated and will be utilized for passive open space and stormwater retention, where environmentally feasible.

Objective 6.7:

Continue to preserve and enhance wildlife habitats and preserve archaeological resources on the Hillsborough River.

Policy 6.7.1: The removal of exotic nuisance species from riverbanks shall be encouraged and may be required as a permitting condition.

Objective 6.8:

Preserve the rural character of the Upper Hillsborough River by discouraging additional development within the river corridor except for those sites improved or developed that are dedicated to passive recreational pursuits.

Policy 6.8.1: The Upper Hillsborough River shall be managed as a Wildlife Habitat Corridor to provide an area for wildlife passage.

Policy 6.8.2: Recreation facilities in the Upper Hillsborough River Corridor shall be designed to minimize impacts upon wildlife habitat by encouraging less disruptive passive pursuits such as hiking, nature study, photography, picnicking, fishing, and canoeing. No buildings shall be constructed within 500 feet of the river's wetlands.

Policy 6.8.3: To preserve the quiet pristine character of the upper Hillsborough River, additional boat docks and ramps in this section of the river are prohibited, unless authorized by appropriate regulatory agencies. This provision shall not apply to canoe launches.

City of Tampa



ENV GOAL 3: RECOGNIZE ITS STATUS AS BOTH A CLASS I AND CLASS III WATER BODY; MAKE THE HILLSBOROUGH RIVER CLEANER, SAFER, AND MORE ATTRACTIVE; PROTECT ITS NATURAL ECOLOGICAL FUNCTIONS, WHICH SUPPORT PLANT AND ANIMAL WILDLIFE AND PROMOTE THE ENHANCEMENT OF THE RIVER AS A RECREATIONAL AND AESTHETIC ASSET TO THE SURROUNDING COMMUNITY. THIS SECTION SHALL SERVE AS THE HILLSBOROUGH RIVER MASTER PLAN, PURSUANT TO CHAPTER 86-335, LAWS OF FLORIDA.

ENV Objective 3.1: Improve and maintain the character, retain the natural functions, and maximize the public benefits of the river corridor. Apply the following principles to all development/ redevelopment projects proximate to the Hillsborough River during the land development review process.

ENV Policy 3.1.1: All proposed development and redevelopment projects with Hillsborough River frontage will follow the following principles:

- 1) Development must be sensitive to and consistent with the unique character of the urban core, lower, middle, and upper River, as defined in the River Corridor Overlay Study.
- 2) Strict environmental performance standards will be applied to:
 - a. Eliminate activities that will pollute the River or require mitigation thereof in accordance with applicable stormwater and environmental regulation;
 - b. Reduce or eliminate the need for a seawall or other hardened shoreline (except within the urban core) by providing alternative erosion control designs or making the control structure environmentally friendly;
 - c. Promote visual access to scenic aspects of the corridor;
 - d. Promote Florida-Friendly Landscape™ principles, the use of native and non-native adaptive, prohibit noxious invasive species in landscaping;

- e. Require site plan approval;
- f. Minimize adverse environmental and/or aesthetic impacts, provide technical standards and guidelines consistent with the unique character of the urban core, lower, middle, and upper River for, or otherwise restrict, certain uses, i.e., parking lots, parking structures, truck service roads, loading docks, warehouses, manufacturing plants, shipbuilding and repair, dredging equipment operators, and heavy uses.

ENV Policy 3.1.2: Maintain the requirement of a local specialty license for contractors involved in marine construction projects to ensure the proper placement, methods, and materials are used in the construction of seawalls, docks, ramps, and other marine-related structures.

ENV Policy 3.1.3: Continue to support the multijurisdictional distribution of a pamphlet detailing proper marine construction by Port Tampa Bay, EPC, FDEP, the U.S. Army Corps of Engineers, local building departments, and other appropriate entities that can effectively provide the pamphlet to contractors and the public.

ENV Policy 3.1.4: Coordinate with Port Tampa Bay, EPC, and the Hillsborough River Board to ensure new construction does not adversely impact the River or its use and enjoyment.

ENV Policy 3.1.5: Support concentrating future public and commercial marinas in the urban core downstream of Columbus Drive to enhance river traffic control, reduce the effects of boat traffic to the River, and provide nearby access to the bay.

ENV Policy 3.1.6: The number of docks in single-family zoning districts is limited to one per zoning lot. Shared ownership of docks is encouraged in all new subdivisions adjacent to the River. Shared ownership may be accomplished by construction on the property line or establishing the dock(s) as common property.

ENV Policy 3.1.7: Multifamily zoning districts are permitted one dock per zoning lot and one additional dock for every 100 feet of linear river frontage over 100 feet. Where multiple docks are permitted, they must be clustered with a maximum separation of 30 feet between docks. Each dock is limited to no more than two berths.

ENV Policy 3.1.8: Continue to recognize the Alan Wright Hillsborough River Blueway and the State designated Hillsborough River Canoe Trail and ensure no action is taken that would impair its use.

ENV Policy 3.1.9: Pursuant to Chapter 86-335, Laws of Florida, cooperate with the Hillsborough River Interlocal Planning Board and Technical Advisory Council to perform its mission by providing information and staff coordination and participation.

ENV Objective 3.2: Continue to protect this significant source of drinking water and promote the improvement of water quality in the Hillsborough River, where it does not meet or exceed State Water Quality Standards for its designated use.

ENV Policy 3.2.1: Regularly inspect surface water management systems to ensure permit conditions are met.

ENV Policy 3.2.2: Continue to retrofit stormwater outfalls to the River to replace concrete conduits with vegetated detention facilities.

ENV Policy 3.2.3: The City will not allow new urban stormwater management systems that discharge into the Hillsborough River to violate state-mandated water quality treatment standards.

ENV Policy 3.2.4: Prevent further destruction of desirable natural vegetative buffers along the Hillsborough River and its tributaries.

ENV Policy 3.2.5: Develop a contingency plan to eliminate or mitigate the adverse impacts of any wastewater discharge to the Hillsborough River. The plan shall include a public notification system for public health and welfare threats.

ENV Policy 3.2.6: Assist in preventing potential contamination by wastewater disposal systems within the Hillsborough River's drainage basin, prevent incidental discharges by maintaining redundancy systems where appropriate, and prioritize maintaining wastewater lines that would directly impact the River.

ENV Policy 3.2.7: In conjunction with the EPC and other appropriate agencies, identify pollution sources that adversely affect the River

and develop strategies to mitigate or eliminate such sources and their effects.

ENV Policy 3.2.8: Continue to prohibit solid waste landfills, hazardous waste facilities, and other potentially hazardous uses that may adversely affect the River and its tributaries.

ENV Policy 3.2.9: The City will continue to prevent pollution of the receiving waters by:

- 1) Restrict the introduction of any foreign matter (including, but not limited to, trash, debris, garbage, fill, construction materials, organic or inorganic pollutants, pesticides, fertilizers, acids, medical wastes, and petroleum products), whether by action or inaction, to any public drainage system;
- 2) Certify that damaging, obstructing, or interfering with the operation of any public drainage system qualifies as a "public nuisance"; and
- 3) Lead by example and prevent pollution from City-owned land.

ENV Policy 3.2.10: Continue to provide trash receptacles and restrooms at public boat launching facilities to minimize floating debris and water quality problems.

ENV Policy 3.2.11: Coordinate with local environmental organizations to hold periodic river clean-ups.

ENV Policy 3.2.12: Continue to pursue technologies that limit the influx of debris, oil, and other runoff from storm drainage and increase dissolved oxygen.

ENV Policy 3.2.13: Promote environmental sustainability within neighborhoods by educating and encouraging residents to adopt environmentally friendly ways of living, such as recycling, water conservation, use of renewable resources, and low-impact transportation methods.

ENV Objective 3.3: Control erosion and the propagation of nuisance vegetation in and along the Hillsborough River to maintain and restore natural shorelines.

ENV Policy 3.3.1: Continue to implement a program of shoreline improvement and restoration on publicly owned or controlled riverfront lands, including:

- 1) The creation or restoration of vegetated shorelines on public lands;
- 2) Removal of exotic nuisance plant species from natural and filled shorelines; and
- 3) The replacement of existing seawalls and riprap with naturally sloped and vegetated shorelines.

ENV Policy 3.3.2: Continue to update and distribute a homeowner's guide to shoreline management to instruct property owners in properly maintaining riverfront property.

ENV Policy 3.3.3: Prohibit the construction of new vertical seawalls along the upper Hillsborough River, upstream from Fletcher Avenue, and shall promote the replacement of vertical seawalls with naturally sloped and vegetated shorelines in the middle and lower River unless found to be in the overriding public interest. The overriding public interest test, located in the Definitions Section of this plan, provides criteria to guide City Council in the decision-making process.

ENV Policy 3.3.4: Cutting trees and significant natural vegetation along the shoreline shall be discouraged except for non-native invasive species.

ENV Objective 3.4: Continue to preserve and enhance wildlife habitats and preserve archaeological resources within the river corridor.

ENV Policy 3.4.1: Wetlands and/or other surface waters and uplands with Significant Wildlife Habitat or unique environmental features such as springs or sinkholes shall be preserved through permitting processes and public education programs and balanced with other areas of overriding public interest.

ENV Policy 3.4.2: Coordinate with FWS, FWC, & EPC to prevent or mitigate potential development impacts on fish and wildlife resources.

ENV Policy 3.4.3: To obtain permits for development on the river corridor, specific site reviews must be conducted to identify essential and significant habitats and plans to preserve habitat. Encourage Hillsborough County, the City of Temple Terrace, and other permitting agencies to coordinate such activities in the permitting process.

ENV Policy 3.4.4: Prohibit future development and activities that destroy or endanger fish, wildlife, or game populations or affect their ability to thrive unless other objectives override public interest exist. In cooperation with other local governments and agencies, participate in a coordinated effort to educate the public concerning wildlife protection.

ENV Policy 3.4.5: Continue to pursue federal and state funds and permits to improve water quality conditions in the lower River. Ensure dredge spoil is disposed of in an environmentally safe manner and that natural resources in Tampa Bay are not adversely impacted.

ENV Policy 3.4.6: Continue establishing and implementing local ordinances to prevent or control public disturbances and destruction of fish and wildlife populations related to recreational activities in the river corridor.

ENV Policy 3.4.7: Preserve and conserve archaeological sites.

ENV Policy 3.4.8: Continue cooperating with SWFWMD and FDEP to meet or exceed the minimum flows established for the lower Hillsborough River.

ENV Objective 3.5: Continue to develop a "green" river corridor, as identified in the Hillsborough River Master Plan and Hillsborough River Study, by implementing the following policies.

ENV Policy 3.5.1: Give priority to acquiring vacant riverfront parcels through fee simple purchase or other alternatives including, but not limited to, conservation easements, transfer of developments rights, and post-acquisition disposition mechanisms.

ENV Policy 3.5.2: Carefully consider vacating petitions involving dead-end riverfront or waterfront roads. Evaluate all vacating petitions on a case-by-case basis for passive, open space, stormwater retention, and controlled access for specific development types.

ENV Policy 3.5.3: Continue to implement the plan to link all publicly owned or controlled land within the river corridor into a linear greenbelt system to include limited pedestrian ways and bicycle paths, where appropriate.

ENV Objective 3.6: Continue to manage the Hillsborough River as an essential community asset and provide appropriate public access to this valuable natural amenity.

ENV Policy 3.6.1: Ensure that an equitable share of the Boating Improvement Trust Fund is available to fund the repair and improvement of existing public boat ramps.

ENV Policy 3.6.2: Require any new riverfront development or redevelopment in the urban core to incorporate public riverfront access in the site plan design.

ENV Objective 3.7: Continue to cooperate with state and federal programs to provide for improved boat traffic control in the Hillsborough River and minimize public use conflicts and nuisances by promoting the enforcement of water safety laws.

ENV Policy 3.7.1: Cooperate with the U.S. Coast Guard, FWC, and Hillsborough County to establish, post, and enforce proper boating safety and marine speed zones, where appropriate. Establish and enforce appropriate speed limits to promote public safety and protect the Hillsborough River's ecological characteristics, including areas where West Indian Manatees are known to inhabit.

ENV Policy 3.7.2: Due to shallow water, blind curves, and hardened shores, water skiing and related activities are prohibited between the Hillsborough Avenue Bridge and the City dam (Tippin Water Treatment facility).

ENV Policy 3.7.3: Provide information on river conditions and regulations at public access points.

ENV Policy 3.7.4: Take actions necessary to protect conditions essential to the survival of the vulnerable West Indian Manatee.

City of Temple Terrace



Temple Terrace Comprehensive Plan Environmental Section

Hillsborough River

ENV GOAL 2: Ensure proper management and conservation of the natural environment and make the Hillsborough River cleaner, safer, and more attractive.

ENV Objective 2.1: Require all development and redevelopment to meet environmental regulations and be consistent with the Conservation and Aquifer Recharge Element. Specified coordination efforts assist in achieving ecosystem management for the Hillsborough River basin.

ENV Policy 2.1.1:

Regulate land use and development in all areas subject to flooding by prohibiting all development within the 100-year floodplain which does not strictly conform with the City of Temple Terrace Flood Hazard Ordinance.

ENV Policy 2.1.2:

Coordinate the review and approval of development proposals with applicable federal, state, and local environmental agencies.

ENV Policy 2.1.3:

As they are adopted, the City shall forward programs, rules, procedures, and policies to governments and agencies with jurisdiction over the River, thereby promoting cooperation and minimizing conflict.

ENV Policy 2.1.4:

Support, coordinate, and manage the Hillsborough River with the Florida Department of Environmental Protection and the Southwest Florida Water Management District.

ENV Objective 2.2: Maintain the water quality criteria of the River for its use as a source of drinking water and for recreational activities by meeting Florida Department of Environmental Protection water quality criteria appropriate to Class I waters for this section of the River. In cooperation with the Southwest Florida Water Management District and the Federal Department of Environmental Protection, improve the water quality using established Class I water quality criteria as a base line to develop additional recommendations that further protect the water quality in the Middle Hillsborough River.

ENV Policy 2.2.1:

Newly constructed drainage outfalls along the River should be designed with detention basins rather than concrete conduits that place stormwater directly

into the River. Stormwater from detention basins shall flow into the River through vegetated swales, whenever possible.

ENV Policy 2.2.2:

The developer of any project along the River shall treat the stormwater before it enters the River in accordance with Florida Department of Environmental Protection Rule, Chapter 62-25, FAC and Southwest Florida Water Management District Rules 40 D-4, at a minimum.

ENV Policy 2.2.3:

Reduce the amount of fertilizers and pesticides applied near the Middle Hillsborough River by promoting application methods that minimizes water contamination in accordance with product label recommendations or the Florida Department of Environmental Protection, Department of Health and Department of Agriculture and Consumer Services recommendations

ENV Policy 2.2.4:

Initiate an informational program to advise residents of the impacts to the River that may result from careless or over-use of fertilizers and pesticides near the River or drainage ways that direct storm water runoff to the River.

ENV Policy 2.2.5:

Provide informational material to the public regarding the importance of keeping gutters and drains clean and clear of natural debris such as leaves, grass clippings, and trash so that the drainways can effectively remove storm water and minimize additional pollution where storm water is directed to the River. Encourage periodic gutter and drainage clean ups.

ENV Policy 2.2.6:

Conduct a program of shoreline maintenance that includes removing noxious invasive plant species from publicly controlled lands and planting native vegetation that complies with environmentally friendly landscaping principles.

ENV Policy 2.2.7:

Through educational programs, the City shall encourage removing from private lands along the River noxious invasive plant species and planting native vegetation that complies with xeriscape principles.

ENV Policy 2.2.8:

Continue to coordinate with State and federal agencies to implement and enforce Environmental Protection Agency Law #5, Rivers and Harbors Act of 1899, as amended, regarding water pollution and regulations that prohibit raw sewage discharge into the River and its tributaries.

ENV Policy 2.2.9:

Continue to prohibit solid waste landfills, hazardous waste dumps, and other potentially hazardous uses in proximity to the Middle Hillsborough River.

ENV Policy 2.2.10:

Maintain formal coordination with the Hillsborough County Health Department whereby local health officials will notify the public of any occurrence on the River and its tributaries that cause a threat to the public health, safety, and welfare.

ENV Policy 2.2.11:

Maintain a contingency plans to mitigate the effects of potential raw sewage discharges to the River and its tributaries.

ENV Policy 2.2.12:

Prevent potential contamination by effluent disposal within the drainage basin by requiring advanced treatment and viral reduction of all sewage entering City drainage sub-basins.

ENV Policy 2.2.13:

Continue to develop and implement a water reuse program that will encourage use of recovered water.

ENV Objective 2.3: Reverse the trend toward hardened shores and channelization. New construction of vertical seawalls is prohibited. Design standards for allowable rip-rap placement will be maintained in conjunction with the Environmental Protection Commission of Hillsborough County, Tampa Port Authority, and Southwest Florida Water Management District as part of the City's Land Development Code.

ENV Policy 2.3.1:

Initiate a program of shoreline improvements to publicly controlled lands. Publicly owned or controlled lands shall be improved by restoring vegetated River banks and gradually replacing deteriorated seawalls and rip-rap with native vegetation that complies with xeriscape principles. Planting over rip-rap is permitted with proper preparation of the River bank to prevent erosion and ensure healthy vegetation. Promote private restoration projects that apply these same techniques and provide assistance where practical.

ENV Policy 2.3.2:

In cooperation with the Tampa Port Authority, continue to prohibit construction of new vertical seawalls and promote the elimination of existing vertical seawalls by replacing same with natural slopes, rip-rap, and wetland vegetation along the River banks. Existing vertical bulkheads should be modified to include a sloped or vegetated bank as the existing bulkheads are

repaired or replaced. Over-the-water structures and rip-rap material shall meet design criteria specified in the City's Land Development Code.

ENV Policy 2.3.3:

Support and participate in monitoring the River's shoreline conditions by directing personnel to report to the appropriate authorities any illegal or unsafe conditions observed in the course of assigned duties. Examples would include unsafe structures such as derelict docks, non-permitted water construction, dumping trash and debris, or wildlife harassment.

ENV Policy 2.3.4:

Continue to cooperate with the Southwest Florida Water Management District to ensure:

- random field checks of surface water management system as-builts to ensure construction complies with permit standards;
- monitor the operation and maintenance of surface water management systems; and
- monitor and assess destruction of desirable natural system buffers along the Middle Hillsborough River.

ENV Objective 2.4: Support the control of boat traffic, the enforcement of water safety laws, and mitigation of public nuisances.

ENV Policy 2.4.1:

To maximize public safety, protect wildlife and its habitat and reduce River bank erosion, the *Slow Down/Minimum Wake* zone upstream (north) of the 56th Street Bridge shall be posted and enforced. In the vicinity of boat ramps or as conditions warrant, *Idle Speed/No Wake* zones shall be posted and enforced. In the vicinity of moored vessels, *Idle Speed/No Wake* zones shall be posted and enforced.

ENV Policy 2.4.2:

River traffic shall be monitored and boating laws of the State of Florida, Hillsborough County, the City of Tampa, and the City of Temple Terrace will be strictly enforced. Authority for cross-jurisdictional boat regulation enforcement by the City of Temple Terrace, the City of Tampa, and Hillsborough County will continue through interlocal agreement.

ENV Policy 2.4.3:

Any form of water skiing on the River shall be prohibited east and north of the 56th Street Bridge.

ENV Policy 2.4.4:

At public access points, provide sign information on laws created to minimize use conflicts and mitigate public nuisances along the Hillsborough River.

ENV Policy 2.4.5:

Motorized craft shall yield to non-motorized craft when there is no conflict with navigation laws. The City shall require that all watercraft operate within the same regulations with exceptions as provided by the City.

ENV Policy 2.4.6:

Continue the regulation of noise that is excessive, loud, disturbing, and unnecessary, created by watercraft.

ENV Policy 2.4.7:

Through written communication with Hillsborough County, encourage aquatic weed control where navigation of the Middle Hillsborough River is restricted by undesirable vegetation. Support the use of mechanical aquatic weed removal where possible and financially feasible.

ENV Policy 2.4.8:

In recognition of the designation of a portion of the Hillsborough River that flows within or along the City's jurisdictional limits as a State recreation trail (canoe), from Fletcher Avenue, southerly and downstream to Riverhills Park, the City shall not take any action which will impair its use as designated by the State.

ENV Objective 2.5: Develop regulations, programs and design standards that minimize the impact of urban encroachment upon the River banks and preserve the river as a natural resource through the City's Land Development Code, easement dedications, and protection of adjacent natural resources along the Middle Hillsborough River.

ENV Policy 2.5.1:

No new overhead utility corridors will be approved within 250 feet of the River, unless underground placement is clearly demonstrated to be environmentally or technically unsound. The construction of utility lines is permitted in existing, approved corridors and rights-of-way.

ENV Policy 2.5.2:

To maximize open-space and minimize environmental alteration and visual intrusion along the River, water-oriented uses along the River bank shall be clustered where possible.

ENV Policy 2.5.3:

Within 150 feet of the River, all existing parking lots and other impervious surface areas, loading docks, and service areas shall be screened from the River by dense planting of vegetation in accordance with Florida Friendly Landscaping principles. Native vegetation planting is encouraged where feasible.

ENV Policy 2.5.4:

As specified in the City's Land Development Code, setbacks/buffers for buildings along the Middle Hillsborough River shall require a minimum 50-foot setback/buffer from any FDEP or EPC jurisdictional line or 150-foot buffer from the River, whichever is greater.

ENV Policy 2.5.5:

No lands shall be designated for industrial land uses within 500 feet of the River.

ENV Policy 2.5.6:

Construction of over-water structures along the Middle Hillsborough River shall not be allowed except for docks, boardwalks, public bridges, and structures that benefit the public or where property ownership includes submerged lands. Structures will be subject to construction standards set forth in the City's Land Development Code.

ENV Policy 2.5.7:

Opaque, non-living buffering in rear and side yards is prohibited within 50 feet of the River.

ENV Policy 2.5.8:

No underground or above-ground storage tanks for non-potable liquids will be permitted within 250 feet of the Middle Hillsborough River shoreline. Compressed gases for general use and liquids for standard heating devices are permitted under this Objective.

ENV Policy 2.5.9:

Sewage collection and treatment and potable water supply systems must be designed and located to prevent infiltration and outward contamination.

ENV Policy 2.5.10:

Septic tanks and drainfields shall not be installed within 250 feet of the Middle Hillsborough River and its tributaries.

ENV Policy 2.5.11:

Land disturbed by development shall be the minimum amount possible. Those areas not to be disturbed should be protected by adequate barriers as defined by Florida Department of Environmental Protection. Native vegetation shall be retained and protected.

ENV Policy 2.5.12:

Erosion and sedimentation control devices should be installed between any disturbed area and water bodies, watercourses, and wetlands before development occurs.

ENV Policy 2.5.13:

Land cleared for development, but upon which construction has not commenced, shall be protected from erosion by appropriate techniques designed to stabilize the soil.

ENV Policy 2.5.14:

Wetlands and other natural water bodies should not be used as a stormwater control system or sediment trap for development unless approved by FDEP, SWFWMD, and EPC.

ENV Policy 2.5.15:

Apply the provisions of the Hillsborough River Overlay Corridor Study.

ENV Objective 2.6: Continue to implement the adopted construction, reconstruction, and placement standards for seawalls, rip-rap, ramps, docks, and other private, over-water structures.

ENV Policy 2.6.1:

The number of docks in single-family zoning districts shall be limited to a maximum of one per parcel. In addition to Tampa Port Authority and EPC limitations, the decision to approve a dock permit shall consider safety, noise, and bottom shading.

ENV Policy 2.6.2:

As public boat ramps are improved, design revisions shall incorporate means to reduce pollution and runoff into the River. The construction of new ramps shall be prohibited unless designed to serve the public interests.

ENV Policy 2.6.3:

Only permit construction on the river by contractors licensed and bonded for marine construction. Continue to require marine contractors to be licensed pursuant to inter-local agreement with Hillsborough County.

ENV Policy 2.6.4:

Make available to the public marine construction standards adopted in the City's Land Development Code and participate in the multi-jurisdictional development and distribution of a pamphlet detailing proper marine construction.

ENV Objective 2.7: Maintain public access and continue to provide information relative to the River.

ENV Policy 2.7.1:

Provide public parking for vehicles and trailers at public access sites sufficient only to provide safe access to the water.

ENV Policy 2.7.2:

Public boat launching facilities shall have maintained trash receptacles to promote keeping the Hillsborough River Corridor clean.

ENV Policy 2.7.3:

Coordinate with land owners, sanitation departments, and interested volunteers to schedule periodic River clean- up days.

ENV Objective 2.8: Preserve wildlife habitats and archaeological resources.

ENV Policy 2.8.1:

As part of the development review and approval process, the developer of any project on property along the Hillsborough River shall provide recommendations of the Florida Fish and Wildlife Conservation Commission for preventing or minimizing impacts upon fish and wildlife resources.

ENV Policy 2.8.2:

Review applications for draining and clearing wetlands and hydric hammocks within 500 feet of the River and its tributaries jurisdictional wetland line for compliance with the Comprehensive Plan and the City's Land Development Code and in conjunction with EPC, SWFWMD, and FDEP.

ENV Policy 2.8.3:

The creation and acquisition of conservation easements along the Middle Hillsborough River and its tributaries, as per Florida Statute 704.06, as may be amended, will be required as part of the City's Land Development Code.

ENV Policy 2.8.4:

Archaeological sites along the Hillsborough River shall be evaluated in terms of State of Florida or federal criteria to determine eligibility for listing on the National Register of Historic Places. Eligible sites shall be either preserved or excavated and documented prior to destruction.

ENV Policy 2.8.5:

To obtain permits for development or redevelopment in the River Corridor, specific site reviews must identify critical habitat and plans for preserving of habitat. Coordinate such activities in the permitting process. Consider the impact of projects in relation to the potential reduction of non-jurisdictional habitat and may require mitigation for such reductions.

ENV Policy 2.8.6:

Support a SWFWMD policy that states flooding within the lower Hillsborough River Flood Detention Area shall be minimal and consistent with flood control objectives.

ENV Policy 2.8.7:

EPC, SWFWMD, FDEP, and identify specific pollution problems adversely affecting wildlife, game, and fish populations and establish and implement programs and regulations to reverse and eliminate identified adverse pollution sources in coordination with each other.

ENV Objective 2.9: Continue to promote the “green river” corridor concepts that minimize urban encroachment upon the River bank and promote public access and recreational opportunities along or nearby the waterfront.

ENV Policy 2.9.1:

Require the dedication of public access, visual, and/or conservation easements along waterfront property where practical as a condition of development approval.

ENV Policy 2.9.2:

Develop on public land a pedestrian and bicycle pathway system for access to the River. Identify parcels within the Middle Hillsborough River Corridor that provide public vistas and sites for pedestrian/bicycle paths which would create a linear greenbelt system when linked with public property.

ENV Policy 2.9.3:

Use its best efforts to acquire vacant waterfront parcels as funding is approved through local, state, and federal programs; prohibit future sale of City-controlled waterfront property for private development unless it is in the public interest; and discourage the sale of other publicly owned land.

ENV Policy 2.9.4:

A program to allow easement designation or land dedication as greenbelt conservation areas of land adjacent to the River shall be developed along the Middle Hillsborough River in coordination with the Hillsborough County Property Appraiser’s Office.

ENV Policy 2.9.5:

Public use of riverfront property shall preserve the natural riverbank and protect adjacent natural resources along the Middle Hillsborough River.

ENV Policy 2.9.6:

Regulate the removal of healthy, native trees with a diameter at breast height of twelve inches or greater within 50 feet from the high water mark of the Hillsborough River.

ENV Policy 2.9.7:

Pursuant to Chapter 86-335, Laws of Florida, cooperate with the Hillsborough River Interlocal Planning Board and Technical Advisory Council in the performance of their mission by providing information and staff coordination and participation.