



Hillsborough River Interlocal Planning Board & Technical Advisory Council

Hillsborough River Interlocal Planning Board

Monday, July 28, 2025, 9:30 am

Meeting Location: Members-18th floor, County Center / Online

River Board

Guido Maniscalco,
COT Chair

Christine Miller, HC
Vice Chair

Erik Kravets, TT

TAC

Jackie Julien, Chair

Joel Brown,
Vice Chair

Diego Guerra, WEDG
Staff

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Public Comment**
5. **Approval of Previous Meeting Summary**
 - A. April 15, 2025*(p.3)
6. **Presentations, Reports & Status Updates**
 - A. TAC Activity Update, Jackie Julien, TAC Chair
 - ★ B. 2025 River Stewardship Award Selection* (p.6)
 - ★ C. HC/CPA 16-25: Hillsborough County Surface Water Resource Protection Map Update* (p.8)
- ★7. **Permit Application Reviews**
 - A. Port Tampa Bay Minor Work Permit No. 79742 (EPC)* (p.10)
 - B. Port Tampa Bay Minor Work Permit No. 80525 (EPC)* (p.34)

8. **Other Business**

★ *Indicates Action Required* * *Indicates backup material provided*

Technical support during the meeting may be obtained by contacting Priya Nagaraj at (813) 310-9709 or Priyan@plancom.org.

Members of the public may access this meeting and participate via the link:

[Click here to join the meeting](#)

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Hillsborough River Interlocal Planning Board & Technical Advisory Council

April 15, 2025
1:30 p.m.

Meeting Location:
Plan Hillsborough Room/Online

River Board and Technical Advisory Council Joint Meeting Meeting Summary

Present

Jackie Julien, PTB*	Diego Guerra, River Board Staff
Michael Gile, EPC*	Will Rushing, HC Citizen*
Heather Maggio, COT**	Joe Gross, HC**
Joel Brown, COT Citizen*	Tom Ries, Ecosphere
Shawn College, River Board Staff	Guido Maniscalco, TA
Christine Miller, HC	Erik Kravets, TT

Absent

Jess Louk, TPC*	Lanae Bryant, ACOE*
Vacant, TT Citizen*	Troy Tinch, TT Staff**
Phil Wilkerson, FDEP*	Amber Smith, SWFWMD*
Alana Todd, TBRPC*	

*Denotes TAC Member or Alternates

**Denotes Staff Ex- Officio Members

1.Call to Order

Chair Maniscalco called the meeting to order at 1:35 PM

2.Roll Call

A River Board quorum was present. The TAC did not have a quorum.

3.Pledge of Allegiance

Chair Maniscalco led in the pledge of allegiance.

4.Public Comment

None.

5.Approval of Previous Meeting Summary

A. **RB:** January 27, 2025

Vice Chair Christine Miller moved to approve the meeting summary of January 27, 2025. Seconded by Chair Maniscalco. The meeting summary was approved unanimously.

B. **TAC:** March 18, 2025

With no TAC quorum present, no action was taken.

6.Presentations, Reports & Status Updates

A. Multi-Agency Permitting, Tom Ries, Ecosphere Restoration Institute

- In 2000, worked with the Southwest Florida Water Management District on 82 shoreline restoration projects and all were on public land
- Public sites may not always be in the most critical need; private land projects need to be worked on through public/private partnerships
- Went over previous projects on the Hillsborough River; looked at current projects that are being worked on and each needs permits; funding is going to permitting
- Went over federal permitting and the permitting areas for the state/regional/local – none have permits for spring and habitat permitting is the number one problem for restoration projects; started multi-agency permitting meetings in 1991, but stopped meeting.
- Resilient Shorelines and Spaces Work Group is being re-invigorated – now called Revitalize Multi-Agency Review Team (MART), first meeting is April 16, 2025

Vice Chair Christine Miller moved to approve the draft letter recommended by the TAC to support the MART effort. Seconded by Chair Maniscalco the letter was approved unanimously.

- B. TAC Activity Update, Jackie Julien, TAC Chair
TAC Chair Jackie Julien gave an update on the last two TAC meetings.

7. Consistency Determination

A. TAC

- Port Tampa Bay Minor Work Permit No. 79742 (EPC)
- Port Tampa Bay Minor Work Permit No. 80525 (EPC)

With no quorum present, no action was taken. These items will be on the May TAC meeting agenda.

B. River Board

1. Port Tampa Bay Minor Work Permit No. 76906(R1) (EPC)
2. Port Tampa Bay Minor Work Permit No. 77982 (EPC)
3. Port Tampa Bay Minor Work Permit No. 79291 (EPC)
4. Port Tampa Bay Minor Work Permit No. 79549 (EPC)
5. Port Tampa Bay Minor Work Permit No. 79609 (EPC)
6. Port Tampa Bay Minor Work Permit No. 79873 (EPC)
7. Port Tampa Bay Minor Work Permit No. 80253 (EPC)
8. Port Tampa Bay Minor Work Permit No. 80332 (EPC)
9. Port Tampa Bay Minor Work Permit No. 80342 (EPC)
10. Port Tampa Bay Minor Work Permit No. 24-021 (PTB)

Vice Chair Miller motioned to find items 7.B.1-10 consistent with the Hillsborough River Master Plan. Seconded by Chair Maniscalco the motion passed unanimously.

#

Other Business

Mr. College noted that the next River Board meeting is July 28, at 9:30 am.

Chair Maniscalco adjourned the meeting at 2:30 PM.



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

Agenda 6. B: 2025 River Stewardship Award Selection

Summary

The Technical Advisory Council has nominated Friends of the Hillsborough River, a non-profit organization whose environmental and policy actions were recognized, and is presented to the Hillsborough River Interlocal Planning Board for selection as the 2025 Hillsborough River Stewardship Award recipient to be awarded at the Annual Planning and Design Awards on October 23, 2025.

Attachments:

Friends of the Hillsborough River narrative

Recommendation:

Approve Friends of the Hillsborough River as the 2025 River Stewardship Award recipient.



Plan Hillsborough
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planner@plancom.org
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18th floor
Tampa, FL, 33602



Agenda 6. B: 2025 River Stewardship Award Selection

Summary:

Friends of the River

Friends of the River is a citizen-led organization founded in February 2000. The group was formed in response to concerns about the health and sustainability of the Lower Hillsborough River and Tampa Bay, and has since become a key advocate for the protection and restoration of the region's water resources.

Friends of the River has focused on promoting responsible water management and sound environmental policy. Their first major action challenged the insufficient freshwater flow allocated to the River's tidal estuary—a level that could not support ecological function. Following a successful administrative challenge, mediation, and a series of five-year studies, the original recommendation of 20–24 cubic feet per second of freshwater flow was ultimately upheld. This led to restoring a daily, year-round freshwater flow in 2006.

The ecological results have been remarkable. Fish, crustaceans, and bird populations—including raptors and shorebirds—have rebounded significantly. Manatees have returned, and recreational fishing activity has grown. A river once considered ecologically dead has seen sustained recovery, benefiting the river and the broader Bay system.

Friends of the River has also been instrumental in advancing local environmental policy. One of their most impactful efforts was helping to build community support for Tampa's rainy season fertilizer ordinance—one of the most protective in the state. Despite strong opposition from national fertilizer companies, Friends successfully mobilized public support. As a result, the City passed the ordinance, ending annual outbreaks of toxic algae and fish kills that had plagued the river.

Beyond advocacy, Friends plays a strong role in community engagement. Since 2000, they have organized the Hillsborough River Holiday Boat Parade, a popular annual tradition that draws hundreds of participating kayaks, canoes, and boats annually. They were also instrumental in the establishment of River Tower Park, in partnership with the City of Tampa and supported by ELAPP funding.

Friends of the River has had representation on the Agency on Bay and Coastal Management and remains active in regional water discussions. During the debate over Senate Bill 64—which mandates that Tampa find beneficial reuse for 50 million gallons per day of treated wastewater—the organization advocated that any reuse must be safe for human consumption and aquatic life before being added to the river or drinking supply. That position was ultimately supported by the Tampa City Council.

Friends of the River also play a key role during emergency events. During recent hurricanes, the group communicated directly with the City of Tampa staff to share real-time water level and storm surge information with members and the broader community.

Friends of the River has served as a consistent and effective steward for the Lower Hillsborough River, promoting environmental integrity, public awareness, and community engagement. Through advocacy, policy leadership, and collaboration with local and regional partners, the organization continues to ensure that the river remains a thriving natural resource for future generations.



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**Hillsborough River
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**Agenda 6. D: HC/CPA 16-25: Hillsborough County Surface
Water Resource Protection Map Update**

Presenter

Kimberly Cruz

Summary

The applicant seeks to modify the adopted Surface Water Resource Protection Area (SWRPA) Map by only including named tributaries directly connected to the Hillsborough River and Alafia River, where the USGS Hydrography Dataset predominantly demonstrates perennial flow.

Attachments:

Map

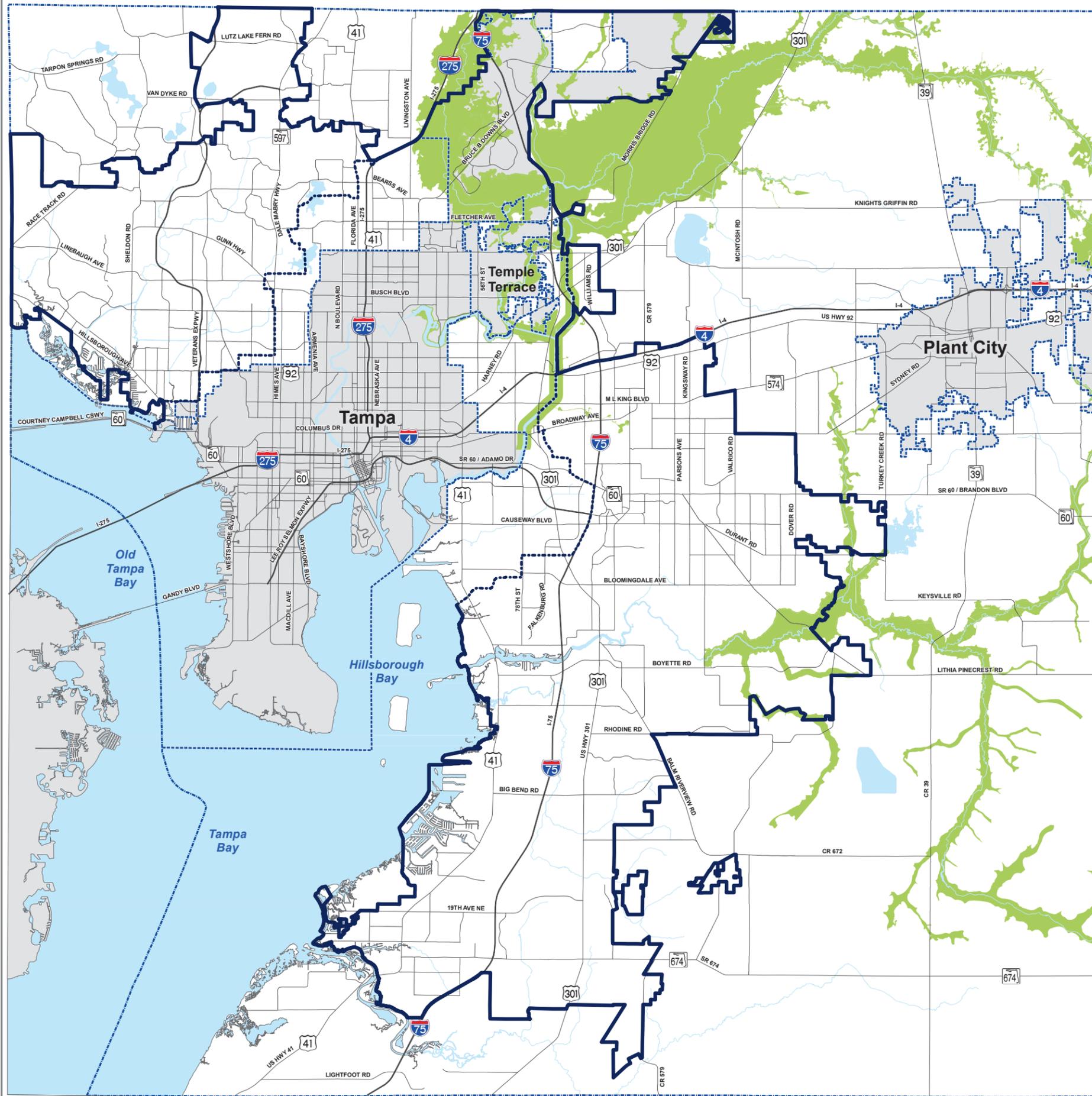
Recommendation:

Find HC/CPA 16-25: Hillsborough County Surface Water Resource Protection Map Update consistent with the Hillsborough River Master Plan.



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Unincorporated Hillsborough County SURFACE WATER PROTECTION AREAS ADOPTED FUTURE LAND USE MAP SERIES

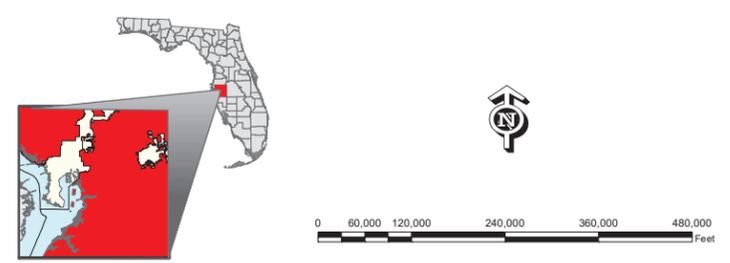


Legend

- Surface Water Protection
- Water
- County Boundary
- Jurisdiction Boundary
- Tampa Service Area
- Urban Service Area
- Existing Major Road Network
- Limited Access Roads

The resource protection areas are determined on the basis of defined criteria in the Hillsborough County Land Development Code and using the best available data for implementation of a resource protection program within Unincorporated Hillsborough County. This map is for illustrative purposes only and is available in more detail on The Planning Commission's GIS web viewer. A resource protection area determination of real property located in Unincorporated Hillsborough County will be made by the Wellhead and Surface Water Protection section of the Hillsborough County Environmental Services Division.

Location Diagram and Reference Information



SURFACE WATER PROTECTION AREAS: Hillsborough County GIS
MAJOR ROADS: See Adopted MPO Long Range Transportation Plan for specific improvements.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only for the cities of Tampa, Temple Terrace and Plant City.

Path: G:\gisroot\Projects\Cathy\Arcmap\NEW_MXD\CompPlanUpdate_2025\One_Water_2025\uhc_Surface_Water_Protection_Areas.mxd



For more information about our organization visit website: www.planhillsborough.org



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

**Agenda Item 7.A. Port Tampa Bay Minor Work Permit No.
79742 (EPC)**

Presenter:

Michael Gile, EPC

Summary:

Minor work permit for review for a consistency recommendation with the River Master Plan.

Attachments:

Permit application documents



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Tampa, FL, 33602

Stewart, Amanda

From: Stewart, Amanda
Sent: Tuesday, March 25, 2025 4:01 PM
To: Tony Monk
Cc: jgoff1@teamhcso.com; Greenwald, Brenda; ERP Agency Coordination; 'Bryan Flynn'; dave.jennings@tampagov.net
Subject: MWP 79742 - COT Purity Springs, 8126 N River Shore Dr, Tampa, FL 33604
Attachments: 79742 - MWP.pdf; 79742 - Noticing Letters.pdf

Good afternoon,

Please find attached a copy of intent to issue minor work permit for shoreline work and spring run improvements as described in the exhibits of the attachment. Also attached are the noticing letters sent to the adjacent property owners on March 13, 2025. Assuming no objections, the permit will become valid as of April 7, 2025. Please be sure to review the permit document in its entirety, especially the permit conditions.

If you have any questions or concerns, please feel free to contact me.

Regards,

Amanda Stewart

Environmental Scientist III
Wetlands Division
(813) 627-2600 ext. 1275 | www.epchc.org

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619
Our mission is *"to protect our natural resources, environment, and quality of life in Hillsborough County."*
[X \(formerly Twitter\)](#) | [Facebook](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#)
[Track Permit Applications](#)

March 13, 2025

City of Tampa
c/o Tony Monk (Sent via email)
tony.monk@tampagov.net
3402 W. Columbus Dr
Tampa, FL 33607

Permittee:	CITY OF TAMPA
Permit Number:	79742
Type of Permit:	INTENT TO ISSUE MINOR WORK PERMIT FOR A HYBRID LIVING SHORELINE, A SPRING RUN RESTORATION, AND THE REPLACEMENT OF A PIPE CULVERT
Project Address:	8126 N RIVER SHORE DR, TAMPA, FL 33604
Issuance Date:	APRIL 7, 2025
Expiration Date:	APRIL 7, 2028

Dear Tony Monk:

This Intent to Issue the Minor Work Permit (Permit) for a hybrid living shoreline, a spring run restoration, and a pipe culvert replacement is issued to City of Tampa (Permittee) by the Environmental Protection Commission of Hillsborough County (EPC) on behalf of the Tampa Port Authority (TPA). The TPA delegated this regulatory authority to the EPC in 2009. Please review this document and attachments carefully, paying particular attention to the conditions and approved drawings. **NO CONSTRUCTION ACTIVITY SHALL OCCUR** in wetlands or other surface waters until April 7, 2025.

The EPC reserves the right to stop this Permit from becoming effective under any of the following circumstances: (1) if the EPC revokes the Permit pursuant to Section 1-2.052, Rules of the EPC; (2) if a "Notice of Appeal" or "Request for Extension of Time to File a Notice of Appeal" under Part IV of Section 1-2, Rules of the EPC (See NOTICE OF RIGHTS) is timely filed; or (3) if any applicable Federal governmental agency objects to verification that the activity qualifies for the United States Army Corp's of Engineers' State Programmatic General Permit. The Permittee shall be noticed in writing if any of these occur. No construction activity may occur until such time as the issue is resolved and the Permit becomes effective. It is possible in some circumstances for the Permit to be challenged after the initial construction date. Please contact the EPC Legal Department if you have any questions regarding this process.

This Permit authorizes the above-named permittee, hereinafter referred to as the Permittee, to perform the described work on wetlands and/or other surface waters, on or adjacent to submerged lands under the regulatory or proprietary jurisdiction of the TPA. This Permit addresses activities regulated under the TPA Submerged Lands Management Rules and EPC Wetland Rule Chapter 1-11, Rules of the EPC. This work shall be accomplished in accordance with the general and specific conditions contained in this Permit. This Permit shall expire on the date noted in this Permit and shall be valid until it expires or such time as it is amended, replaced, or revoked in writing.

Acceptance of this Permit constitutes acceptance of all the attached conditions and the project drawings. Compliance with all conditions is necessary for the Permit to be considered valid. Should you have objections to any of these conditions, please see the attached **NOTICE OF RIGHTS** detailing the appeal process.

Sincerely,

A handwritten signature in black ink that reads "N. Lynch for". The signature is written in a cursive, somewhat stylized font.

Michael Lynch - Division Director
EPC Wetlands Division

ALS/MPG

Enclosures

ec:

Corporal Jeremy Goff - jgoff1@teamhcsso.com

Brenda Greenwald - greenwaldb@hcpafl.org

SWFWMD - ERPAgencyCoordination@swfwmd.state.fl.us

ESA - Bryan Flynn - bflynn@esassoc.com

City of Tampa - Construction Services Department - dave.jennings@tampagov.net

cc: Allen Sowle and Kenneth McCormick
Andrew Mathers and Christopher Lahusky
Hillsborough River Board

PERMIT

PERMIT NUMBER: 79742

PERMITTEE: CITY OF TAMPA
3402 W. COLUMBUS DR
TAMPA, FL 33607

AGENT: ENVIRONMENTAL SCIENCE ASSOCIATES
BRYAN FLYNN
5404 CYPRESS CENTER DR
SUITE 125
TAMPA, FL 33609

PROJECT DESCRIPTION: INSTALLATION OF A HYBRID LIVING SHORELINE INCLUDING INSTALLATION OF A RIP RAP SILL, EXCAVATION, GRADING, FILLING, AND NATIVE PLANTINGS; RESTORATION/EXPANSION OF A SPRING RUN INCLUDING EXCAVATION, GRADING, AND NATIVE PLANTINGS; AND REPLACEMENT OF A PIPE CULVERT PURSUANT TO PERMIT EXHIBITS AND CONDITIONS

PROJECT LOCATION: 8126 NORTH RIVER SHORE DR, TAMPA, FL 33604 / HILLSBOROUGH RIVER AND PURITY SPRINGS

DATE OF ISSUE: APRIL 7, 2025

EXPIRATION DATE: APRIL 7, 2028

**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. - 79742
SPECIFIC CONDITIONS
April 7, 2025

1. This Permit authorizes the installation of a hybrid shoreline, which includes a rip rap sill, excavation, fill, regrading, and native plantings. This permit also authorizes the restoration and expansion of a spring run, which includes excavation, regrading, native plantings, the creation of a vegetated berm, and the relocation a concrete headwall to accommodate a sidewalk and rain garden. This permit also authorizes the replacement of a pipe culvert.
2. Be advised, if the proposed activity approved by this Permit is modified, a revision to this Permit may be required.
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.**

HYBRID LIVING SHORELINE AND SPRING RUN EXPANSION SPECIFIC CONDITIONS

4. The bank re-grading, the installation of rip-rap, and the planting of wetland plant species shall be conducted as depicted per EPC approved Permit exhibits A-6 through A-11.
5. The structures shall be placed within the property limits as depicted per EPC approved Permit exhibits A-3, A-4, A-6, A-7, and A-14.
6. Only native, non-nuisance, wetland and upland plants, as appropriate, shall be used within the planting areas. Plantings shall be spaced 3' on centers minimum, as depicted per EPC approved Permit exhibit A-11.
7. The pipe culvert shall be fitted with manatee exclusion bars with 8" maximum spacing as depicted per EPC approved Permit exhibits A-7 and A-12.
8. The living shoreline must be properly maintained in the permitted footprint, which may require periodic repair or replacement of hardened structures including but not limited to sills, breakwaters, coir logs, or clean fill after severe storms or erosion events. Vegetation may be replanted to maintain the living shoreline. EPC staff shall be notified prior to any maintenance activities, as additional permitting may be required.
9. During the installation of the rip-rap and clean fill materials, 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. Removal of part or the entire existing concrete headwall to facilitate the installation of new sidewalk and concrete headwall must be accomplished in a manner so that all debris, including but not limited to broken concrete and rebar, is completely removed from the spring run and properly disposed of.

11. This Permit does not authorize the rip rap installation to cover or obstruct any existing storm water outfall pipes.
12. The slope of the rip-rap revetment, in feet, will not exceed one (1) vertical to two (2) horizontal as depicted per EPC approved exhibits A-8.
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.
14. Filter fabric or bedding stone shall be placed underneath the rip-rap as noted per EPC approved Permit exhibits A-2.
15. Clean fill placed within the planting zones shall be limited to the minimum extent necessary to support vegetative plantings and the slope shall be no steeper than two horizontal feet to one vertical.
16. To avoid alteration of mangroves, the rip-rap material shall be hand-placed around all mangroves and desirable vegetation. Mangrove alteration involves the removal, destruction or defoliation of mangroves or the cutting of prop roots and pneumatophores.
17. Coir logs shall be filled with clean, sediment free materials and shall not contain deleterious substances that have the potential to leach into surface waters.
18. Mangrove trimming or removal is limited to the **minimum** extent necessary to accommodate the permitted activity only. Any additional trimming, removal, or alteration of mangroves would require separate review by the EPC, pursuant to Chapter 1-14, Rules of the EPC (Mangrove Trimming and Preservation). This request may be submitted to the EPC through the Mangrove Trimming application or the WEA10-Notice of Exempt Activities in Wetlands form obtained from the EPC website at www.epchc.org. Contact the EPC Wetlands Management Division at 813-627-2600 for questions.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT JURISDICTION

Authorization for the proposed activity may be required from the Southwest Florida Water Management District (SWFWMD) as the site is located within an area that was issued under an Environmental Resource Permit. For additional information please contact Al Gagne at (813) 985-7481 ext. 4352. Per the email attached the Federal Authorization will also be processed by SWFWMD.

PURITY SPRINGS LIVING SHORELINE & RESTORATION PROJECT

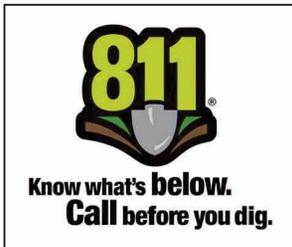
**EPC
PERMIT**

**A-1 ALS
EXHIBIT**



PREPARED FOR:
CITY OF TAMPA
DEPARTMENT of
PARKS & RECREATION
3402 W. COLUMBUS DR.
TAMPA, FL 33607

PREPARED BY:
ENVIRONMENTAL SCIENCE ASSOCIATES
5404 CYPRESS CENTER DR., SUITE 125
TAMPA, FL 33609



DRAWING INDEX		
PAGE NO.	DWG NO.	TITLE
1	G-1	COVER SHEET
2	G-2	GENERAL NOTES & LEGEND
3	C-1	PROJECT OVERVIEW
4	C-2	EXISTING CONDITIONS
5	C-3	SURVEY & GEOMETRY CONTROL
6	C-4	SITE PREPARATION, DEMOLITION & NUISANCE VEGETATION REMOVAL
7	C-5	PROPOSED PLAN
8	C-6	TYPICAL SECTIONS - SHORELINE
9	C-7	CROSS SECTION VIEW - SPRING CENTERLINE
10	C-8	PROFILE VIEW - SPRING
11	P-1	PLANTING - PLAN VIEW
12	D-1	DETAIL - STORMWATER
13	D-2	DETAIL - STORMWATER ENDWALL
14	D-3	EROSION CONTROL PLAN VIEW
15	D-4	DETAIL - BMPs
16	D-5	DETAIL - TREE PROTECTION

PROJECT TEAM

ENVIRONMENTAL SCIENCE ASSOCIATES
BRYAN FLYNN
DIRECT: 813-207-7216
BFLYNN@ESASSOC.COM

CITY OF TAMPA PARKS AND RECREATION
CONTACT: TONY MONK
OFFICE: 813-274-5166
TONY.MONK@TAMPAGOV.NET



STAMP
Digitally signed by Bryan D Flynn
Date: 2025.01.10 23:49:46 -05'00'

CONSULTANT
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN D. FLYNN, PE ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME
PURITY SPRINGS & LIVING SHORELINE & RESTORATION PROJECT
8126 N RIVER SHORE DRIVE
TAMPA, FL 33604

REVISIONS		
#	DATE	DESCRIPTION

DESIGNED	CR/BDF
DRAWN	CR
CHECKED	EMD
IN CHARGE	BDF FL PE 70856
PROJECT NUMBER	D202001070.02

ISSUE DATE 01/10/2025

SCALE AS SHOWN WHEN PLOTTED TO FULL SIZE (22"x34")
1" = 1'

PHASE
CONSTRUCTION DOCUMENTS

SHEET TITLE

COVER SHEET

SHEET NUMBER
G-1

SHEET 1 OF 16

FILE: P:\01_CAD\2020\www\20200107\02_Purity_Springs_LSD\W010-C_CoverSheet.dwg PLOT DATE: 1/10/2025 11:44:40 PM PLOTTED BY: BRYAN FLYNN

P:\E_Plot_CAD\220200000\2202001070102_Purity_Springs_LSD\WG060-CDM_0_SURV.dwg PLOT DATE: 11/10/2025 11:45 19:PM PLOTTED BY: BRYAN.FLYNN



ESA
 5404 CYPRESS CENTER DRIVE,
 SUITE 125
 TAMPA, FL 33609
 OFFICE - 813.207.7200
 WWW.ESASSOC.COM

STAMP

CONSULTANT
 THIS ITEM HAS BEEN DIGITALLY SIGNED
 AND SEALED BY BRYAN D. FLYNN, PE ON
 THE DATE ADJACENT TO THE SEAL.
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 VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME
**PURITY SPRINGS &
 LIVING SHORELINE &
 RESTORATION PROJECT**
 8126 N RIVER SHORE DRIVE
 TAMPA, FL 33604

REVISIONS	#	DATE	DESCRIPTION

DESIGNED	CR
DRAWN	CR
CHECKED	EMD
IN CHARGE	BDF FL PE 70856

PROJECT NUMBER: D202001070.02
 ISSUE DATE: 01/10/2025

SCALE: AS SHOWN WHEN PLOTTED TO FULL SIZE (22"x34")
 1" = 40'

PHASE: CONSTRUCTION DOCUMENTS

SHEET TITLE:
**SURVEY &
 GEOMETRY
 CONTROL**

SHEET NUMBER:
C-3
 SHEET 5 OF 16

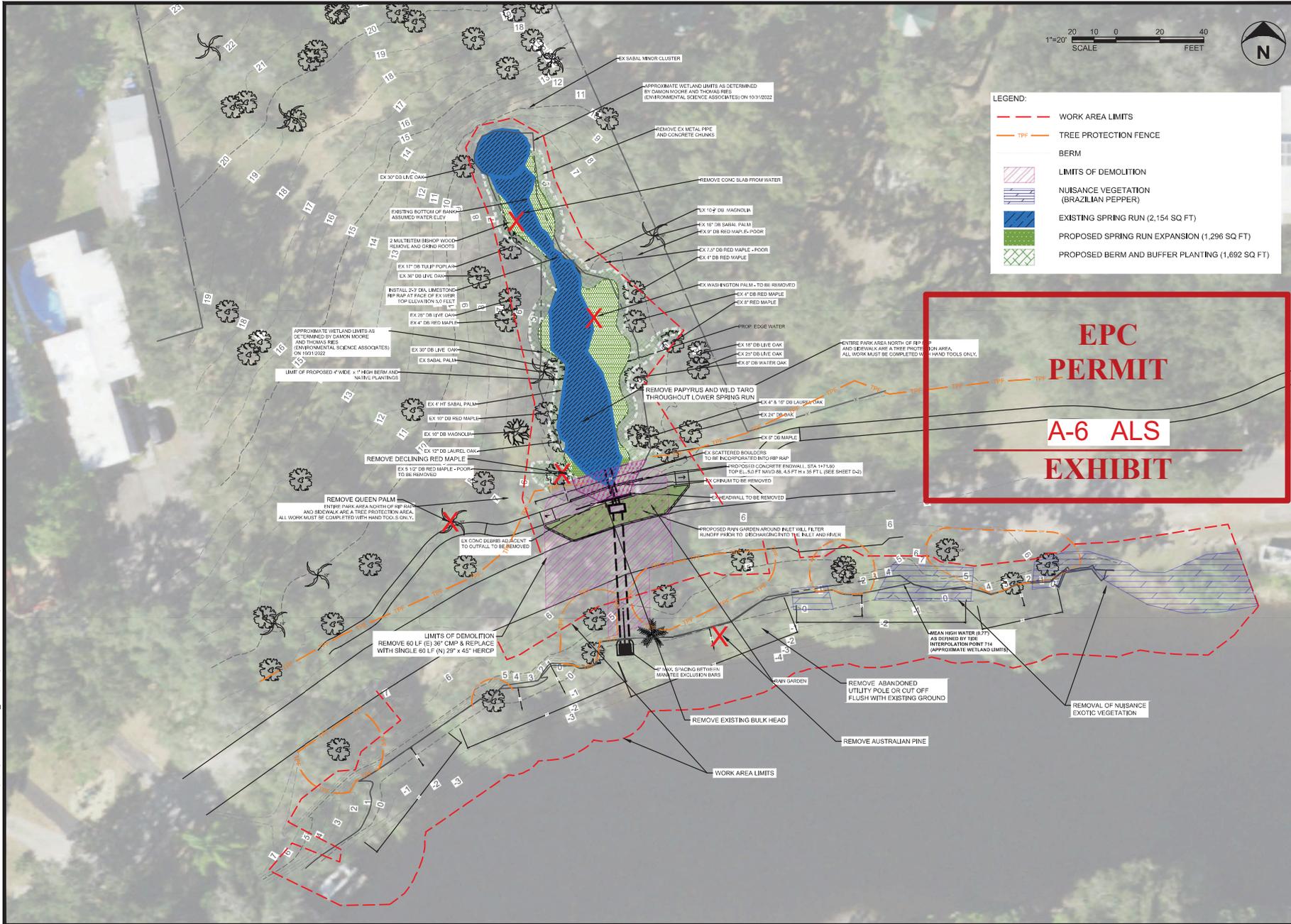
SITE BENCH MARKS

BM #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1340971.279	506962.086	17.14'	IRCS LB7203
2	1340798.489	507150.485	5.58'	IRCS LB7203
3	1340719.183	506901.408	8.19'	NDS LB7203
4	1340472.946	506559.496	10.47'	NDS LB7203
5	1340146.570	506285.231	6.28'	NDS LB7203
6	1341124.041	507119.822	23.00'	NDS LB7203
7	1341084.525	506890.524	24.91'	IRCS LB7203
8	1340322.797	506572.752	9.14'	NDS LB7203
9	1340997.142	507103.647	7.46'	IRCS LB7203
10	1341355.418	506900.894	28.74'	XCS
11	1340919.442	507870.992	12.65'	IRS LB7203

ALIGNMENT CONTROL TABLE

SEGMENT	BEGIN STATION	BEGIN EASTING	BEGIN NORTHING	LINE BEARING	LINE DISTANCE	CURVE DISTANCE	CURVE RADIUS	DELTA ANGLE
C1	39+00	506,850.9	1,340,695.4	---	---	493.0	1146.3	24° 38' 32"
L1	43+93	507,315.1	1,340,850.1	N83° 53' 34"E	605.1	---	---	---

FILE: P:\01_CAD\2020\work\20200107\02_Purity_Springs_LSD\W0504-04-01W_05ES04.dwg PLOT DATE: 11/02/25 11:42:32 AM PLOTTED BY: BRYAN D. FLINN



**EPC
PERMIT
A-6 ALS
EXHIBIT**



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PROJECT NAME
PURITY SPRINGS & LIVING SHORELINE & RESTORATION PROJECT
8126 N RIVER SHORE DRIVE
TAMPA, FL 33604

REVISIONS		
#	DATE	DESCRIPTION

DESIGNED	CR
DRAWN	CR
CHECKED	EMD
IN CHARGE	BDF FL PE 70856
PROJECT NUMBER	D202001070.02
ISSUE DATE	01/10/2025
SCALE	AS SHOWN WHEN PLOTTED TO FULL SIZE (22"x34")
1" =	20'

PHASE
CONSTRUCTION DOCUMENTS

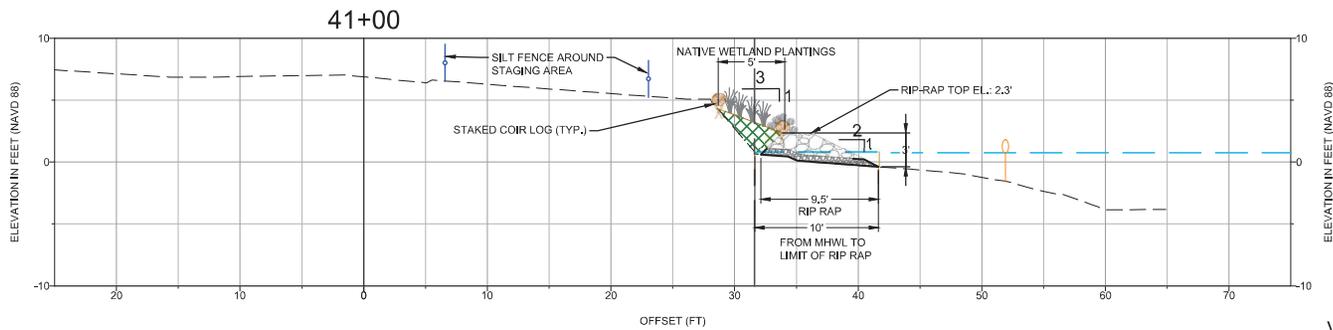
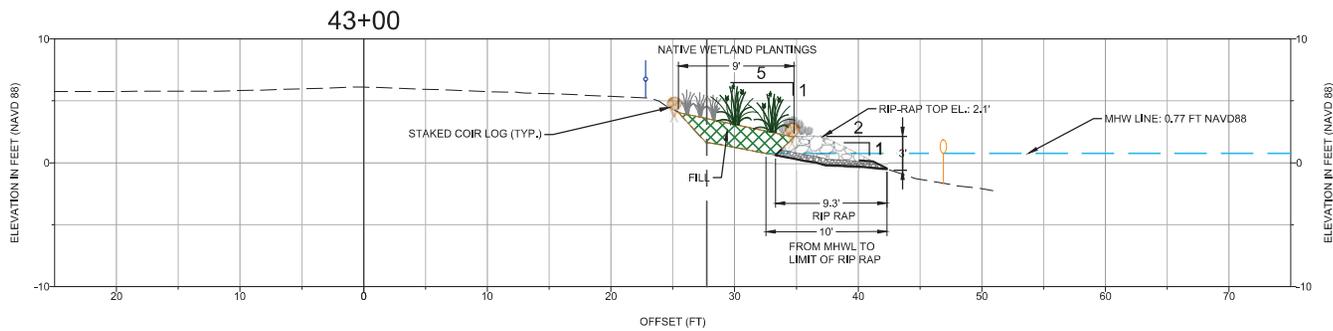
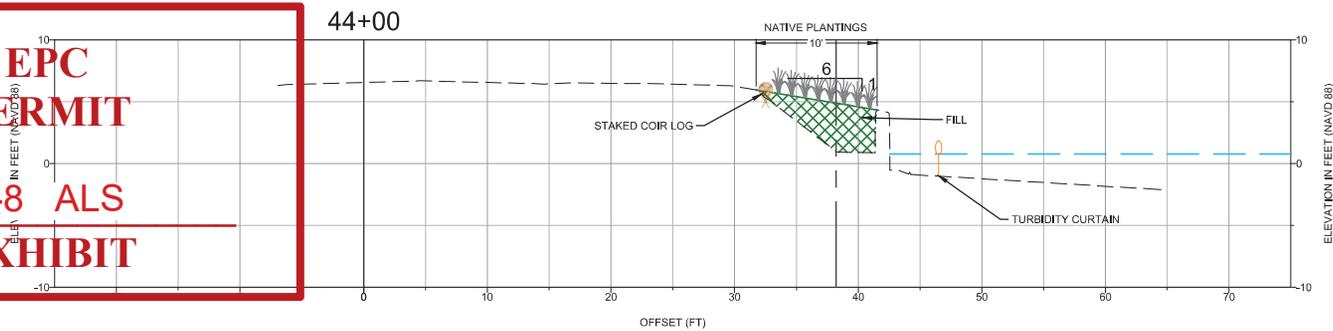
SHEET TITLE
SITE PREPARATION, DEMOLITION & NUISANCE VEGETATION REMOVAL

SHEET NUMBER
C-4
SHEET 6 OF 16

LEGEND:

- RIP-RAP
- FILL
- BEDDING STONE
- MEAN HIGH WATER LINE
- EXISTING GROUND
- DESIGN GRADE
- FDOT TYPE 4 GEOTEXTILE
- WETLAND LINE

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A-8 ALS
EXHIBIT



VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 5'



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PROJECT NAME
PURITY SPRINGS & LIVING SHORELINE & RESTORATION PROJECT
8126 N RIVER SHORE DRIVE
TAMPA, FL 33604

REVISIONS		
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DESIGNED	CR
DRAWN	CR
CHECKED	EMD
IN CHARGE	BDF
	FL PE 70856

PROJECT NUMBER: D202001070.02
ISSUE DATE: 01/10/2025

SCALE: AS SHOWN WHEN PLOTTED TO FULL SIZE (22"x34")
1" = 5'

PHASE: CONSTRUCTION DOCUMENTS

SHEET TITLE

TYPICAL SECTIONS - SHORELINE

SHEET NUMBER

C-6

SHEET 8 OF 16

FILE: P:\01_CAD\2020\0000\070102 - Purity Springs_LSD\W05\CA\PROFILES\VIEW - SPRINGS.dwg PLOT DATE: 11/02/25 11:45:50 AM PLOTTED BY: BRVWY.FLYNN

- LEGEND:
- DESIGN GRADE
 - - - EXISTING GROUND
 - //// CUT
 - XXXX FILL

VERTICAL SCALE: 1"= 10'
 HORIZONTAL SCALE: 1"= 10'



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A-9 ALS
EXHIBIT

PROJECT NAME
PURITY SPRINGS & LIVING SHORELINE RESTORATION PROJECT
 8126 N RIVER SHORE DRIVE
 TAMPA, FL 33604

REVISIONS		
#	DATE	DESCRIPTION

DESIGNED	CR
DRAWN	CR
CHECKED	EMD
IN CHARGE	BDF FL PE 70856

PROJECT NUMBER D202001070.02
 ISSUE DATE 01/10/2025

SCALE AS SHOWN WHEN PLOTTED TO FULL SIZE (22"x34")
 1" = 10'

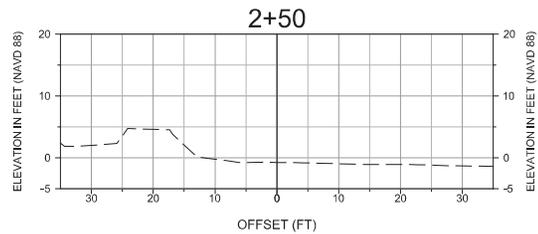
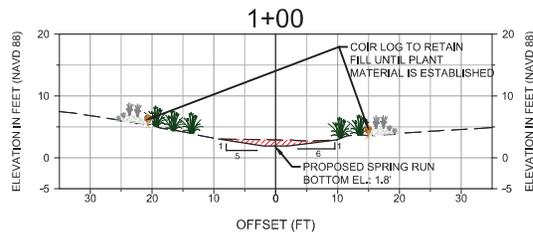
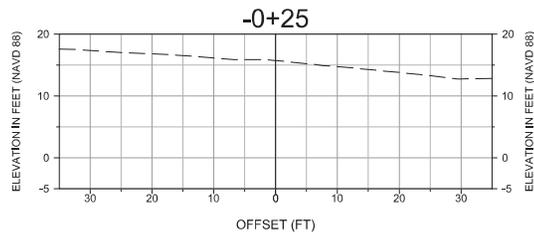
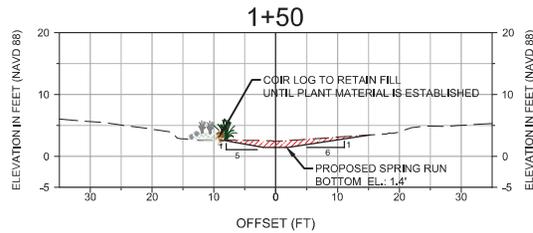
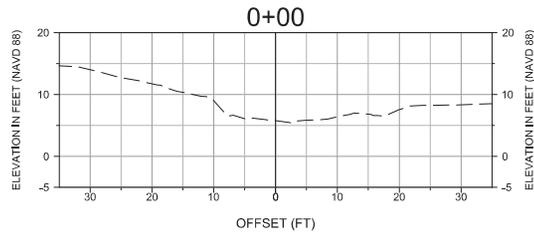
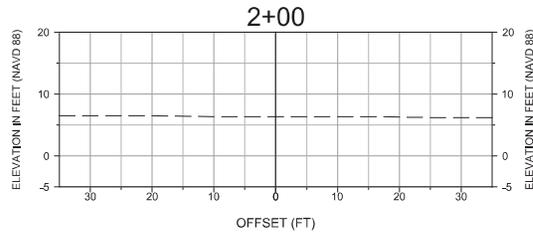
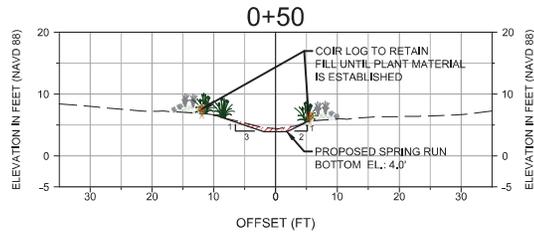
PHASE
CONSTRUCTION DOCUMENTS

SHEET TITLE

CROSS SECTION VIEW - SPRING CENTERLINE

SHEET NUMBER
C-7

SHEET 9 OF 16



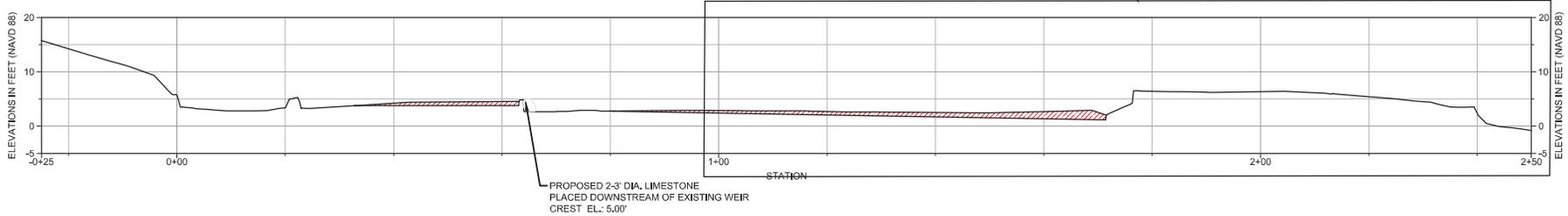
FILE: P:\01_CAD\2020\0000\202001070.02 - Purity Springs_LSD\W050.dwg - PROFILE VIEW - SPRING.dwg PLOTTED BY: BRYAN FLYNN

- LEGEND:
- DESIGN GRADE
 - - - EXISTING GROUND
 - //// CUT
 - XXXX FILL

**EPC
PERMIT
A-10 ALS
EXHIBIT**

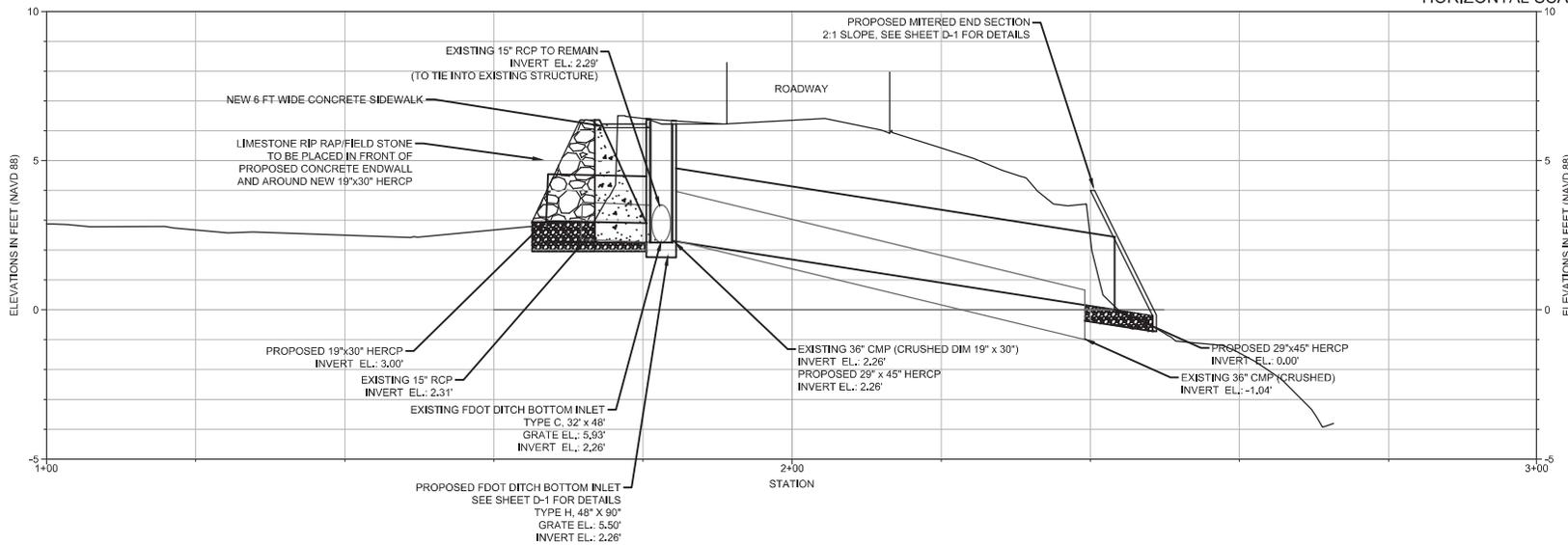
VERTICAL SCALE: 1" = 10'
HORIZONTAL SCALE: 1" = 10'

SEE BELOW FOR STA 1+00 TO STA 3+00 DETAILS



SPRING PROFILE

VERTICAL SCALE: 1" = 2'
HORIZONTAL SCALE: 1" = 8'



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OFFICE - 813.207.7200
WWW.ESAPRO.COM

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**PURITY SPRINGS &
LIVING SHORELINE &
RESTORATION PROJECT**
8126 N RIVER SHORE DRIVE
TAMPA, FL 33604

PROJECT NAME

REVISIONS

#	DATE	DESCRIPTION

DESIGNED	CR
DRAWN	CR
CHECKED	EMD
IN CHARGE	BDF FL PE 70856

PROJECT NUMBER D202001070.02

ISSUE DATE 01/10/2025

SCALE AS SHOWN WHEN
PLOTTED TO FULL SIZE (22"x34")
1" = 8'

PHASE
**CONSTRUCTION
DOCUMENTS**

SHEET TITLE

**PROFILE VIEW -
SPRING**

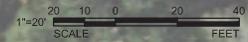
SHEET NUMBER

C-8

SHEET 10 OF 16

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**PURITY SPRINGS &
LIVING SHORELINE &
RESTORATION PROJECT**
8126 N RIVER SHORE DRIVE
TAMPA, FL 33604

PROJECT NAME

REVISIONS

#	DATE	DESCRIPTION

DESIGNED CR
DRAWN CR
CHECKED EMD
IN CHARGE BDF
FL PE 70856

PROJECT NUMBER D202001070.02

ISSUE DATE 01/10/2025

SCALE AS SHOWN WHEN
PLOTTED TO FULL SIZE (22"x34")
1" = 1'

PHASE
**CONSTRUCTION
DOCUMENTS**

SHEET TITLE

**PLANTING - PLAN
VIEW**

SHEET NUMBER

P-1

SHEET 11 OF 16

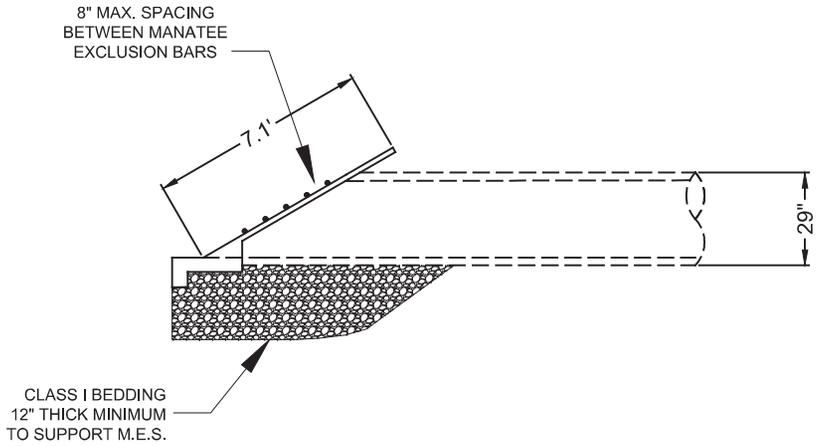
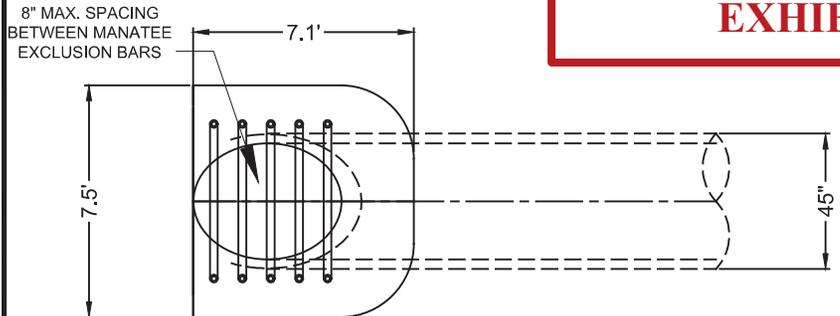
Spring Run Plantings									
Restoration Area	Acres	Elevation	Zone %	Scientific Name	Common Name	Size	Spacing	Number	Comment
Wetland Plantings	0.009	+1 to +4	13%	<i>Crinum americanum</i>	Swamp lily	2"	3' o.c.	43	spring run planting
	0.009	+1 to +4	13%	<i>Peltandra virginica</i>	Green arrow arum	2"	3' o.c.	43	spring run planting
	0.009	+1 to +4	13%	<i>Juncus roemerianus</i>	Black needle rush	4"	3' o.c.	43	spring run planting
	0.009	-0.5 to +1.5	13%	<i>Vallisneria spiralis</i>	tape grass	2"	3' o.c.	43	plant in bottom of spring run
	0.009	+1 to +4	13%	<i>Sagittaria lancifolia</i>	Arrowhead	2"	3' o.c.	43	spring run planting
	0.009	+1 to +4	13%	<i>Canna flaccida</i>	Canna lily	2"	3' o.c.	43	spring run planting
	0.009	+1 to +4	13%	<i>Iris virginica</i>	Blue flag iris	2"	3' o.c.	43	spring run planting
	0.009	+1 to +4	13%	<i>Schoenoplectus tabernaemontani</i>	softstem bulrush	4"	3' o.c.	43	spring run planting
	0.010	+1 to +3	14%	<i>Spartina bakeri</i>	Sand cordgrass	4"	3' o.c.	49	accent plant in clusters
	0.005	+2.75 to +3.5	7%	<i>Rhaphidophyllum hystrix</i>	Needle palm	1 gal.	accent	24	
Upland Plantings	0.010	+1.5 to +3	14%	<i>Spartina patens</i>	Salt meadow cordgrass	2"	3' o.c.	49	accent plant in clusters
	0.010	+1.5 to +3	14%	<i>Paspalum vaginatum</i>	Seashore paspalum	2"	3' o.c.	49	
	0.010	+1 to +3	14%	<i>Muhlenbergia capillaris</i>	Muhly grass	2"	3' o.c.	49	
	0.010	+2.75 to +3.5	14%	<i>Hibiscus grandiflorus</i>	Swamp hibiscus	2"	accent	49	
	0.010	+1 to +3	14%	<i>Helianthus debilis</i>	Dune sunflower	2"	3' o.c.	49	

Living Shoreline Plantings									
Restoration Area	Acres	Elevation	Zone %	Scientific Name	Common Name	Size	Spacing	Number	Comment
Wetland Plantings	0.009	-1 to +1	13%	<i>Crinum americanum</i>	Swamp lily	2"	3' o.c.	43	filled shoreline planting
	0.009	-1 to +2	13%	<i>Peltandra virginica</i>	Green arrow arum	2"	3' o.c.	43	filled shoreline planting
	0.009	-1 to +1	13%	<i>Juncus roemerianus</i>	Black needle rush	4"	3' o.c.	43	filled shoreline planting
	0.009	-0.5 to +1.5	13%	<i>Spartina alterniflora</i>	Smooth cordgrass	2"	3' o.c.	43	filled shoreline planting
	0.009	-1 to +1	13%	<i>Sagittaria lancifolia</i>	Arrowhead	2"	3' o.c.	43	filled shoreline planting
	0.009	-1 to +1	13%	<i>Canna flaccida</i>	Canna lily	2"	3' o.c.	43	filled shoreline planting
	0.009	-1 to +1	13%	<i>Iris virginica</i>	Blue flag iris	2"	3' o.c.	43	filled shoreline planting
	0.009	-1 to +2	13%	<i>Acrostichum danaeifolium</i>	Giant leather fern	4"	3' o.c.	43	filled shoreline planting
	0.010	+1 to +3	14%	<i>Spartina bakeri</i>	Sand cordgrass	4"	3' o.c.	49	accent plant in clusters
	0.005	+2.75 to +3.5	7%	<i>Rhaphidophyllum hystrix</i>	Needle palm	1 gal.	accent	24	
Upland Plantings	0.010	+1.5 to +3	14%	<i>Spartina patens</i>	Salt meadow cordgrass	2"	3' o.c.	49	accent plant in clusters
	0.010	+1.5 to +3	14%	<i>Paspalum vaginatum</i>	Seashore paspalum	2"	3' o.c.	49	
	0.010	+1 to +3	14%	<i>Muhlenbergia capillaris</i>	Muhly grass	2"	3' o.c.	49	
	0.010	+2.75 to +3.5	14%	<i>Hibiscus grandiflorus</i>	Swamp hibiscus	2"	accent	49	
	0.010	+1 to +3	14%	<i>Helianthus debilis</i>	Dune sunflower	2"	3' o.c.	49	

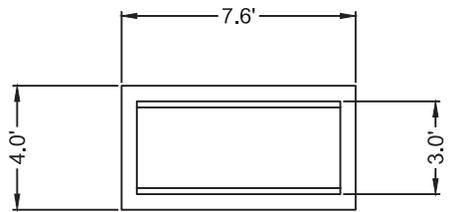
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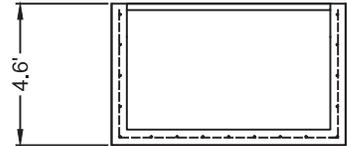
**A-12 ALS
EXHIBIT**



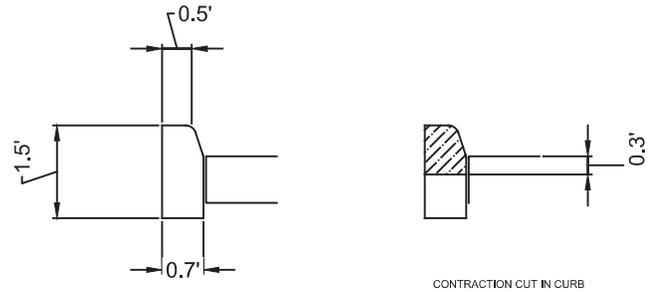
A
D-1 MITERED END SECTION (2:1 SLOPE)
DETAIL NOT TO SCALE



SEE FDOT INDEX 232 FOR ADDITIONAL DETAILS



B
D-1 FDOT DITCH BOTTOM INLET - TYPE H
DETAIL NOT TO SCALE



C
D-1 PERFORATED TYPE D CONCRETE CURB
DETAIL NOT TO SCALE

ESA

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PROJECT NAME
PURITY SPRINGS & LIVING SHORELINE & RESTORATION PROJECT
8126 N RIVER SHORE DRIVE
TAMPA, FL 33604

REVISIONS		
#	DATE	DESCRIPTION
DESIGNED	CR	
DRAWN	CR	
CHECKED	EMD	
IN CHARGE	BDF FL PE 70856	
PROJECT NUMBER	D202001070.02	
ISSUE DATE	01/10/2025	
SCALE AS SHOWN WHEN PLOTTED TO FULL SIZE (22"x34")		
1" = 1'		
PHASE		
CONSTRUCTION DOCUMENTS		
SHEET TITLE		
DETAIL - STORMWATER		
SHEET NUMBER		
D-1		
SHEET 12 OF 16		

FILE: P:\01_CAD\2025\stormwater\20250107\02 - Purity Springs_LSD\W05-D-1 DETAIL - TREE PROTECTION.dwg PLOT DATE: 1/10/2025 11:48:24 AM PLOTTED BY: BRYAN FLINN

Stewart, Amanda

From: ERP Agency Coordination <ERPAgencyCoordination@swfwmd.state.fl.us>
Sent: Wednesday, December 11, 2024 9:58 AM
To: Stewart, Amanda
Subject: RE: EPC MWP 79742 - City of Tampa, Purity Springs

External email: Use caution when clicking on links, opening attachments or replying to this email.

Amanda,

Yes, the state and federal reviews should be handled by the SWFWMD for this project.

Thanks

Al

Albert A. Gagne Jr., P.W.S
Regulation Environmental Coordinator
Environmental Resource Permit Bureau
Southwest Florida Water Management District
7601 Highway 301 North
Tampa, Florida 33637-0797

Direct line 813-355-0544
Switchboard (800) 423-1476

Please visit the [new FDEP website](#) for [404 Assumption](#) updates and mapping.
You can also submit related questions or inquiries to State_404@florida.dep.gov.

[Apply Online](#)



The Southwest Florida Water Management District's Regulation Division is continually working to improve customer service and we need your help. Taking our quick, easy and anonymous survey will help us to better understand your experiences working with District regulatory staff and the ePermitting system. Your feedback is important as we continue to make improvements and strive for excellence.



From: Stewart, Amanda <stewart@epchc.org>
Sent: Tuesday, December 10, 2024 3:17 PM
To: ERP Agency Coordination <ERPAgencyCoordination@swfwmd.state.fl.us>
Subject: EPC MWP 79742 - City of Tampa, Purity Springs

[EXTERNAL SENDER] Use caution before opening.

Good afternoon,

EPC has received the attached MWP application for construction of a living shoreline and the expansion of the Purity Springs spring run at 8126 North River Shore Dr, Tampa, FL 33604. Based on the WMIS site, there is an existing ERP on the uplands including the spring and spring run. Would the state and federal reviews need to be handled by SWFWMD?

**EPC
PERMIT**

**A-17(2 of 2) ALS
EXHIBIT**



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

**Agenda Item 7.B. Port Tampa Bay Minor Work Permit No.
80525 (EPC)**

Presenter:

Michael Gile, EPC

Summary:

Minor work permit for review for a consistency recommendation with the River Master Plan.

Attachments:

Permit application documents



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

Formsite Result

Reference #

15760024

Division

Wetlands

Form Name

MWP09 - Minor Work Permit Application

Submitted On

2/27/2025 3:32:52 PM

Applicant

Greg Williams | tightlinesadjusting@gmail.com

Item Code	Name	Description	Amount	Project #	Invoice #	Revenue #
TPA-MWP	Delegated Minor Work Permit	161159-0000	\$650.00	80525 (http://sqlwetlands.epchc.org/reviews.asp?reviewid=80525)	105050 (/Receipts/Invoice/105050)	80385 (/Receipts/Revenue/80385)

Results	
NEW	
PERMIT REVISION	
AFTER-THE-FACT	\$650 Review Fee
WN#	
Fee Amount:	650.00
Email Address to send Invoice to:	tightlinesadjusting@gmail.com
	Deck on the river, already built along the seawall.
Owner First Name	Greg
Owner Last Name	Williams
Company Name & Title (if applicable)	GG Studio LLC
Mailing Address	5424 N River Shore Dr
City	Tampa
State	FL
Zip Code	33603
Owner Telephone Number(s)	813-410-7935
Fax	
Email Address	belladonnagreg@gmail.com
Are you using an agent?	No
Agent First Name	
Agent Last Name	
Company Name (if applicable)	
Street Address	
City	
State	
Zip Code	
Telephone Number(s)	
Fax	
Email Address	
Site Street Address	308 E Hollywood St
City	Tampa
State	FL
Zip Code	33604
Folio Numbers(s) of Site	161159-0000
Parcel ID:	
Section	25
Township	28
	18

Results	
Name of Water Body / Waterway at Proposed Project	Hillsborough River
Proposed:	Private Single-Dwelling
Explain, if Other	
Owner	Hillsborough County/ state
1st Permit Number	
1st Date	
2nd Permit Number	
2nd Date	
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
1) Dock, Observation Deck, Pier, or Elevated Boardwalk (check applicable boxes)	Observation Deck
Length of Shoreline (in linear feet)	51'
Number of Proposed Docks	0
Number of Boat Slips / Lifts	0
Length from OHW/MHW to Waterward Edge of Structure (in feet)	32'
Width of Structure (in feet)	16'
Mooring Water Depth at O/MLW (in feet)	0
Existing Structure Area (in square feet)	0
Proposed Structure Area (in square feet)	632
Overall Area of Facility (in square feet)	632
2) Seawalls, Rip-Rap, Revetments, or Other Shoreline Stabilization (check applicable boxes)	Seawall Rip-Rap Revetment
Length of Shoreline at Site (in linear feet)	51'
Length of Work Proposed Along Shoreline (in linear feet)	32'
Seawall Vertical Height (in feet)	5-6'
Rip-Rap Slope - Horizontal Distance (in feet)	6-8'
Rip-Rap Slope - Vertical Height (in feet)	3-4'
Type of Material	concrete rubble
Dredged Volume (in cubic feet)	0
Filled Volume (in cubic feet)	0
3) Other Type of Structure	
explain	
B. Dredging / Excavation	
1) Dimensions of Areas to be Dredged / Excavated	
Length (in feet)	
Width (in feet)	
Total Area (in square feet)	
Depth - Existing	
Depth - Proposed	
Volume - Above OHW/MHW	
Volume - Below OHW/MHW	
Volume - Total	
Area - Above OHW/MHW	
Area - Below OHW/MHW	
Area - Total	
2) Type of Material	
3) Storage of Material	
If material is to be taken off-site, upload the Affidavit of Authorization from the disposal site's property owner (as applicable to this project) with the site's location, the method of material storage, and the haul routes described:	
Please Check	
C. Filling	
1) Volume	
Volume - Above OHW/MHW	
Volume - Below OHW/MHW	

Results	
Volume - Total (in cubic yards)	
2) Area	
Area - Above OHW/MHW	
Area - Below OHW/MHW	
Area - Total (in square feet)	
3) Containment	
If Other:	
4) Type of Material	
5) Source of Material	
If Off-site:	
To Begin On:	04/18/2024
To Be Completed By:	06/12/2024
Enter any additional remarks for the project.	The deck was built by the previous owner. A "Stop Work Order" was imposed on the previous owner Building Dept. New owner needs to submit plans to the building dept but this application process must be completed first before building application can be submitted.
Public Interest Comment Box:	The deck does not impede nor does it effect the waterway in anyway that would effect the neighbors or wildlife living in the river.
1st Adjacent Property Owner Name(s)	Caroline
Company Name & Title (if applicable)	AMC Sunshine Realty LLC
Mailing Address	3327 Dale Dr
City	Lakeland
State	FL
Zip Code	33805
2nd Adjacent Owner	Donna Bridgers
Company (if applicable)	N/A
Mailing Address	306 E Hollywood St
City	Tampa
State	FL
Zip Code	33604
OWNER / APPLICANT ACKNOWLEDGEMENT	I am an agent filling out the application on behalf of the owner.
B. CERTIFICATION OF SUFFICIENT REAL PROPERTY INTEREST AND AUTHORIZATION FOR STAFF TO ACCESS THE PROPERTY	
C. DESIGNATION OF AUTHORIZED REPRESENTATIVE (IF APPLICABLE)	
Authorized Representative Name	
Authorized Representative's Telephone	
Owner/Applicant Signature	
Printed Name of Signature:	
Date (MM-DD-YYYY)	
Business Organization (if applicable)	
Title	
Please download, complete and sign the Owner's Authorization Form. Then upload the signed authorization document here:	https://fs2.formsite.com/epcinfo/files/f-98-194-15760024_fyDvBLal_Signed_Agent_Auth_Form.pdf
Project Drawings uploads: (Site Plan, Plan Review, Profile)	https://fs2.formsite.com/epcinfo/files/f-98-312-15760024_5hlo3krm_Deck_Drawing.pdf



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Detail by Entity Name

Florida Limited Liability Company

GG STUDIO LLC

Filing Information

Document Number L23000483362
FEI/EIN Number 93-4000044
Date Filed 10/19/2023
Effective Date 10/19/2023
State FL
Status ACTIVE

Principal Address

5424 N RIVER SHORE DR
 TAMPA, FL 33603

Changed: 01/23/2025

Mailing Address

5424 N RIVER SHORE DR
 TAMPA, FL 33603

Changed: 01/23/2025

Registered Agent Name & Address

GG1 LLC
 5424 N RIVER SHORE DR
 TAMPA, FL 33603

Name Changed: 01/23/2025

Address Changed: 01/23/2025

Authorized Person(s) Detail

Name & Address

Title Authorized Member

GG1 LLC
 5424 N RIVER SHORE DR
 TAMPA, FL 33603

Annual Reports

Report Year	Filed Date
2024	03/14/2024
2025	01/23/2025

Document Images

01/23/2025 -- ANNUAL REPORT	View image in PDF format
03/14/2024 -- ANNUAL REPORT	View image in PDF format
10/19/2023 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

GG1 LLC

Filing Information

Document Number L06000063385
FEI/EIN Number 20-5107760
Date Filed 06/20/2006
State FL
Status INACTIVE
Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed 09/26/2008
Event Effective Date NONE

Principal Address

533 S. HOWARD AVE., SUITE 8058
 TAMPA, FL 33606

Mailing Address

533 S. HOWARD AVE., SUITE 8058
 TAMPA, FL 33606

Registered Agent Name & Address

RANDALL, R ACPA
 533 S. HOWARD AVE., SUITE 8058
 TAMPA, FL 33606

Authorized Person(s) Detail

Name & Address

Title MGRM

 GARY, GREGORY
 533 S. HOWARD AVE., SUITE 8058
 TAMPA, FL 33606

Annual Reports

Report Year	Filed Date
2007	07/03/2007

Document Images

07/03/2007 -- ANNUAL REPORT	View image in PDF format
06/20/2006 -- Florida Limited Liability	View image in PDF format



Environmental Protection Commission of Hillsborough County (EPC)
 Roger P. Stewart Center
 3629 Queen Palm Drive · Tampa, FL 33619
 Ph: (813) 627-2600 · Fax: (813) 627-2630

Owner/Applicant Acknowledgement, Authorization to Access Property, and Designation of Authorized Representative

Instructions: Owner/Applicant must complete this authorization form. For multiple properties, please provide a separate form for each property. For business organizations (e.g. LLC, corporations, partnerships), this form must be signed by a person authorized to bind the organization. A business organization or person who has sufficient real property interest is required to authorize access to the property.

A. OWNER/APPLICANT ACKNOWLEDGEMENT

By signing below, I or the business organization, am applying for a permit(s)* to conduct the activity(ies) described in the application. I am familiar with the information contained in the application and represent that it is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval may be a violation. I understand that this application and any permit issued thereto, does not relieve me of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of activities. I agree to operate and maintain the proposed activity in compliance with permits and laws, unless the EPC authorizes transfer of the permit to a different responsible entity. I understand that my application will not be processed if there is any missing, insufficient, or invalid information or insufficient fees. I understand I may have to provide any additional information/data that may be necessary to provide reasonable assurance of evidence to show that the proposed project will comply with applicable environmental standards/laws. I agree that upon written concurrence, the EPC may make changes to the application based on revised drawings and/or additional information provided by agent or applicant. I further agree EPC can unilaterally change non-substantive typographical errors. I understand that knowingly making any false statement or representation in this application is a violation of EPC Act and rules and may result in, among other things, revocation of the permit or denial of the application.

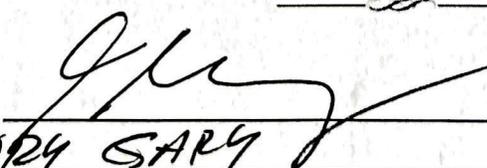
B. CERTIFICATION OF SUFFICIENT REAL PROPERTY INTEREST AND AUTHORIZATION FOR STAFF TO ACCESS THE PROPERTY

By signing below, I certify that I, or the business organization, possess sufficient real property interest in or control over the land upon which the activities described in this application are proposed and that I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the EPC to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application. I authorize EPC, its agents, and assigns to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, I agree to provide entry to the project site for such agents or personnel to monitor and inspect permitted work if a permit is granted.

C. DESIGNATION OF AUTHORIZED REPRESENTATIVE (IF APPLICABLE)

By signing below, I authorize the representative listed below to act on my behalf, or on behalf of the organization, to process the application; to negotiate revisions; to accept or agree to conditions or stipulations; and to furnish, upon request, supplemental information in support of the application. In addition, I authorize the representative listed below to bind me, or the organization, to perform any requirements that may be necessary to procure the permit or authorization.

Authorized Representative Name ALLEN LAMBERT
 Telephone 352-281-0653 Email TIGHTLINESADJUSTING@gmail.com

Owner/Applicant Signature  Date 2/27/25
 Print Name GREGORY SARY Folio Number 161159-0000
 Business Organization (if applicable) GG STUDIO LLC Title OWNER

*The term "permit" is used generally herein to mean a permit, an authorization, a wetland delineation, etc. For a wetland delineation request, it is understood that this is not an application to impact wetlands or conduct activities in wetlands other surface waters.



PROPERTY ADDRESS:

308 EAST HOLLYWOOD STREET
TAMPA, FL 33604

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.

PEER TITLE, INC

CLOSING | ESCROW | TITLE INSURANCE

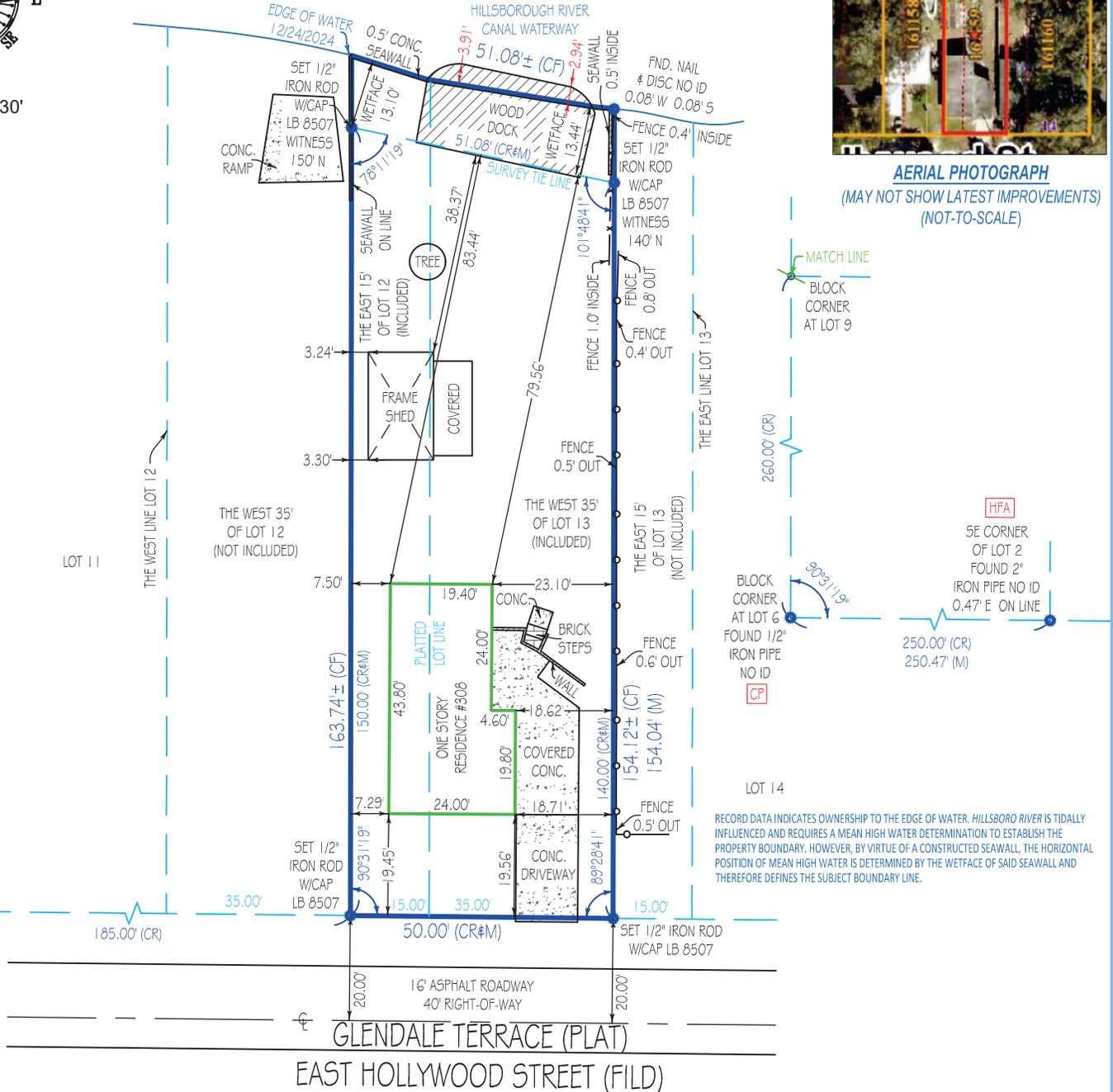


SCALE: 1"=30'

BEARING REFERENCE:
 NONE. RECORD INFORMATION LACKS ANGULAR DATA.
 ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.



AERIAL PHOTOGRAPH
 (MAY NOT SHOW LATEST IMPROVEMENTS)
 (NOT-TO-SCALE)



RECORD DATA INDICATES OWNERSHIP TO THE EDGE OF WATER. HILLSBORO RIVER IS TIDALLY INFLUENCED AND REQUIRES A MEAN HIGH WATER DETERMINATION TO ESTABLISH THE PROPERTY BOUNDARY. HOWEVER, BY VIRTUE OF A CONSTRUCTED SEAWALL, THE HORIZONTAL POSITION OF MEAN HIGH WATER IS DETERMINED BY THE WETFACE OF SAID SEAWALL AND THEREFORE DEFINES THE SUBJECT BOUNDARY LINE.

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE - WOOD DOCK CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following
 Landtec Surveying office:
 700 West Hillsboro Boulevard, Suite 2-102
 Deerfield Beach, FL 33441
 Office: (561) 367-3587
 Fax: (561) 465-3145
 80525 www.Landtecsurvey.com

Elevations, if shown:
 Benchmark: _____
 Benchmark Elev.: _____
 Benchmark Datum: _____
 Elevations on Drawing are in:
 N.G.V.D.29 N.A.V.D.88

Revisions:

Job Nr: 232290-CW Date of Field Work: 12/24/2024 Drawn by: N. O.



LICENSED BUSINESS No. 8507

TYPE OF SURVEY: <input checked="" type="checkbox"/> BOUNDARY <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> CONDOMINIUM <input type="checkbox"/> ALTA/NSPS <input type="checkbox"/> TOPOGRAPHIC <input type="checkbox"/> SPECIAL PURPOSE	PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW): Purchase/Refinance
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LEGAL DESCRIPTION:
 THE EAST 15 FT. OF LOT 12, AND THE WEST 35 FEET OF LOT 13 OF HOLLYWOOD PARK, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 9 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS:
 308 EAST HOLLYWOOD STREET
 TAMPA, FL 33604

INVOICE NUMBER: 232290-CW
DATE OF FIELD WORK: 12/24/2024

CLIENT FILE: 2024-556

CERTIFIED TO
 PEER TITLE, INC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 LGD WOODFIELD LLC

FLOOD ZONE: AE
FLOOD MAP: 12057C
PANEL: 0214
SUFFIX: J
PANEL DATE: 10/07/2021

BASE FLOOD ELEVATION OR DEPTH: 12 NAVD 1988
COMMUNITY NUMBER: 120114
BENCHMARK: DI2190
ELEVATION: 31.87'

FINISHED FLOOR ELEVATION: 9.61 NAVD 1988

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
- WOOD DOCK CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A OR AL = ARC LENGTH EL OR ELEV = ELEVATION OHC = OVERHEAD CABLE PRC = POINT OF REVERSE CURVATURE C/O = CLEANOUT EM = ELECTRIC METER P = PLAT UP = UTILITY POLE CA = CENTRAL ANGLE F.F.E. = FINISHED FLOOR ELEV. PC = POINT OF CURVE WM = WATER METER CATV = CABLE TV RISER FIR = FOUND IRON ROD PCC = POINT OF COMPOUND CURVATURE WV = WATER VALVE CF = CALCULATED FROM FIELD FN = FOUND NAIL PH = POOL HEATER R = RADIUS CH = CHORD DISTANCE FND = FOUND PI = POINT OF INTERSECTION ROW = RIGHT OF WAY CONC. = CONCRETE G.F.F.E = GARAGE FINISHED FLOOR ELEV. PK = PARKER KAELOM SEC = SECTION CR = CALCULATED FROM RECORD L = LEGAL DESCRIPTION POB = POINT OF BEGINNING TR = TELEPHONE RISER DE = DRAINAGE EASEMENT M = MEASURED POC = POINT OF COMMENCEMENT TWP = TOWNSHIP	SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): ⚡ = UTILITY POLE ⦿ = WELL ☆ = LIGHT POLE Ⓧ = CENTER LINE ♿ = HANDICAP PARKING SPACE 🗑️ = CATCH BASIN 🧱 = PARTY WALL 🔥 = FIRE HYDRANT 🏠 = AIR CONDITIONER ⚡ = SEC. QTR. CORNER 🕸️ = MANHOLE 🚽 = SEPTIC LID ⚡ = SECTION CORNER ⚡ = WATER VALVE X = ELEV. SHOT ◻ = WATER METER	LINETYPES: BOUNDARY ———— BUILDING ———— EASEMENT - - - - - CHAIN LINK FENCE — x — x — WOOD FENCE — // — // — PLASTIC FENCE — ○ — ○ — OVERHEAD CABLE — — —
--	---	--

GENERAL NOTES:
 1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
 2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
 3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
 4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
 5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON HEREON.
 6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
 7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:
 WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT"**.

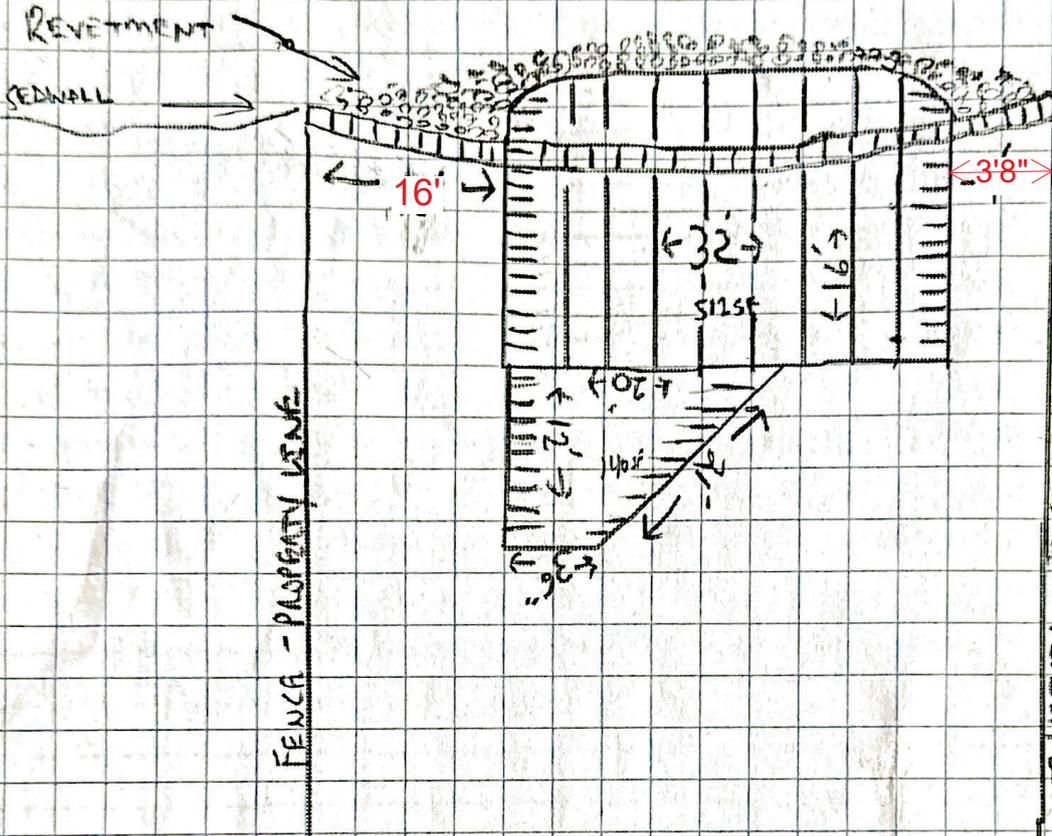
SIGNATURE _____ DATE: 12/26/2024
 PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)
 80525



LANDTEC
 S U R V E Y I N G
and Lien

LICENSED BUSINESS No. 8507

HILLSBOROUGH RIVER



SEAWALL 4-6'
TALL
REVETMENT 3-4'
DEEP
6-8' WIDE

FENCE - PROPERTY LINE

FENCE - PROPERTY LINE

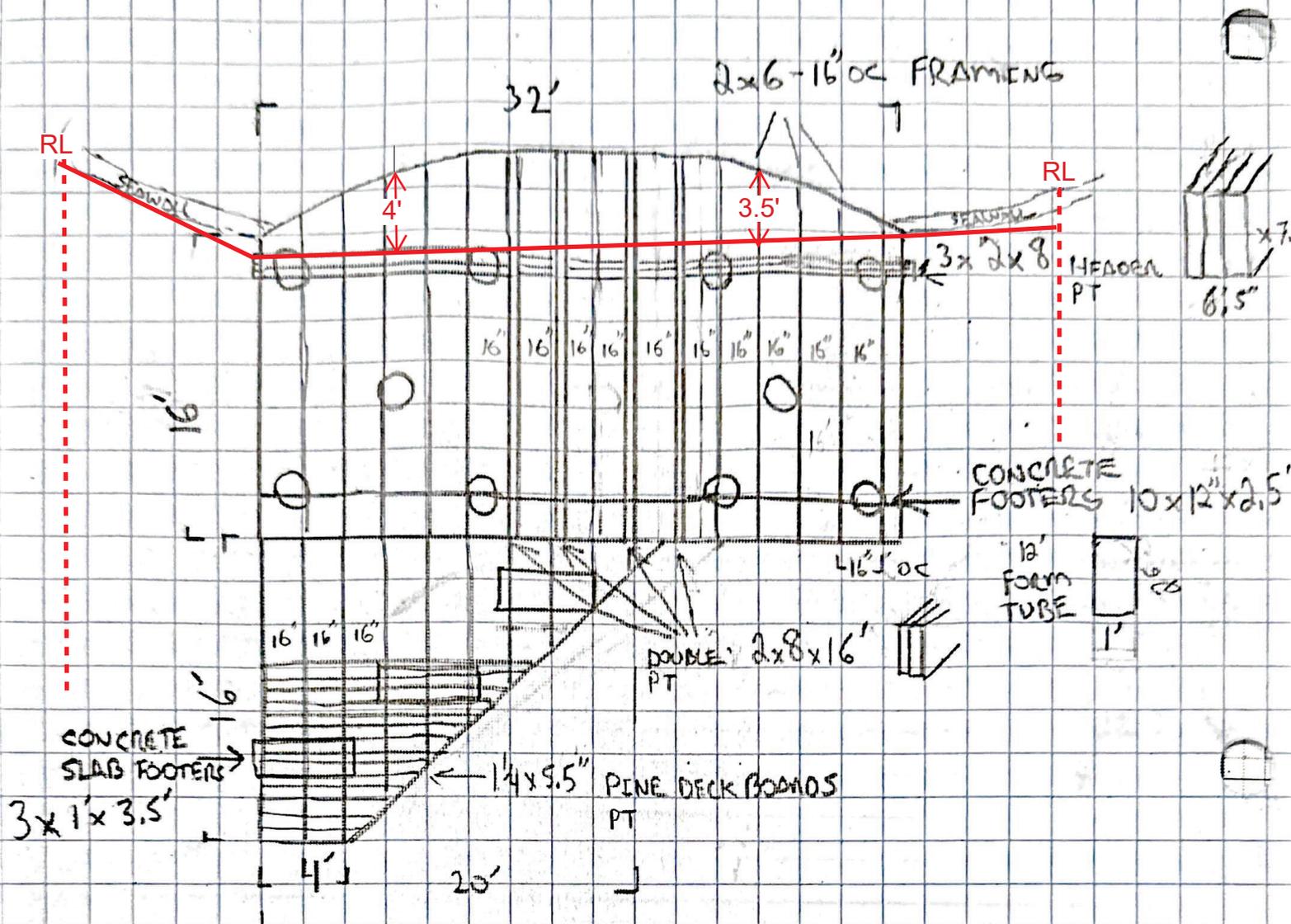
306 E HOLLYWOOD ST

308 E HOLLYWOOD ST

312 E HOLLYWOOD

E HOLLYWOOD ST

Edits in red by EPC staff -
ALS 03/14/25

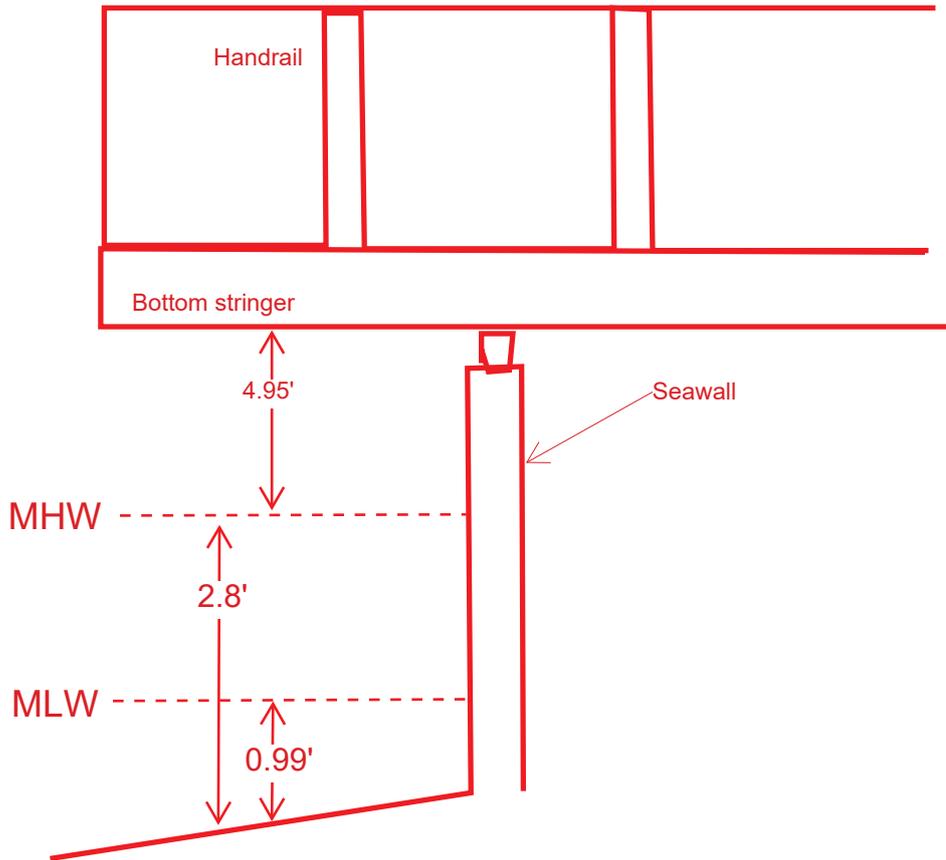


308 E HOLLYWOOD ST DECK

Edits in red by EPC staff -
ALS 03/14/25

Dock Profile View

308 E Hollywood St.
Tampa, FL 33604



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ALS 03/14/25