

# TAMPA PORT AUTHORITY MARINE CONSTRUCTION PERMITTING SUMMARY

**PURPOSE.** This summary addresses applicable standards/processes pursuant to Chapter 95-488, Laws of Florida for the review of marine construction projects within the waters of Hillsborough County for which either a minor or standard marine construction permit is required. Please note that the authority to issue some minor marine construction permits has been delegated to the Environmental Protection Commission (EPC) of Hillsborough County under the Amended and Restated Interlocal Agreement dated June 23, 2009 between the Tampa Port Authority (TPA) and EPC. For minor work permitting questions within EPC's area of delegation, please contact the EPC Wetlands Management Division at 813-627-2600. **Please direct any questions regarding TPA permitting to the Environmental Department at 813-905-5031.**

**WHO NEEDS A TPA PERMIT?** Pursuant to Chapter 95-488, Laws of Florida and the TPA/EPC interlocal agreement dated June 23, 2009; any person desiring to perform specific types of marine construction projects and activities within the jurisdictional waters of Hillsborough County must apply in writing to the TPA Environmental Department 1101 Channelside Drive, Tampa, FL 33602. A TPA marine construction permit is required for any of the following projects:

- **Any minor or standard work permit application that includes a subaqueous or aerial utility crossing shall be submitted as a TPA application.** This includes installing or modifying any utility crossing (including submarine or aerial electric cables, telephone/fiber optic lines, natural gas/water/sewer pipelines, or other similar infrastructure crossings),
- **Any submerged lands lease or easement request that is part of and/or required for any minor or standard work permit application shall be submitted as a TPA application.** A sovereign submerged lands lease provides for exclusive use while a submerged lands easement for limited use of any submerged lands owned by the TPA,
- **Any minor or standard work permit application where the project site is planned to occur within an existing TPA Submerged Lands Lease area.**
- **Any minor or standard work permit application that encompasses any of the submerged lands or uplands listed below shall be submitted as a TPA application.** This includes such projects as dredge, fill, new marine construction, modification to any existing marine structure, or other marine construction project on or at:
  - **Any Commercial Tidal Submerged Lands**, as set forth in *TPA Submerged Lands Management Rules*, except for the Seddon Channel,
  - **Any TPA owned uplands**, including but not limited to any dredge spoil islands (i.e. Fantasy Island, D2, D3, etc.), any lands created from accretion, any lands created by dredge overfill,
  - **Any existing Port of Tampa berths or related marine structures**, or
  - **Any submerged lands or uplands that the TPA requires for its development.**
- **All standard marine construction projects within jurisdictional waters of Hillsborough County.** Jurisdictional waters include tidally influenced waters, Lakes Thonotosassa and Keystone, the Hillsborough River, Little Manatee River, the Alafia River, and other natural creeks or streams. The TPA has retained permitting responsibility for all standard work permit applications throughout the waters of Hillsborough County.

## TPA PERMIT APPLICATIONS.

Applications must be submitted by the **abutting upland riparian property owner**. Therefore, if you live in a condominium or an apartment, an authorized representative of that association must apply for the permit.

Acceptable drawings must be submitted as part of the permit application. They must be scaled and depict **all** structural dimensions and elevations on plan and profile views of the project. The setback distances from the closest portion of the structure to the adjacent property boundaries must be depicted. Include a site plan showing adjacent properties and existing structures. The TPA will not accept project drawings larger than 11x17 unless prior approval has been provided by the Environmental Department. A **legal description and property survey (copy) must accompany** all applications. Projects other than private, single family structures require drawings signed and sealed by a Florida Registered Professional Engineer and **all** jurisdictional seawall applications require signed and sealed drawings/plans.

## TYPE OF TPA PERMIT NEEDED – MINOR OR STANDARD?

A TPA **minor work permit** is needed for any of the projects identified above (in the Who Needs a TPA Permit section) meeting the following criteria: Docks less than 2500 square feet (ft.) of structural area and less than 300 ft. long, dredge/fill less than 1000 cubic yards (c.y.), maintenance dredging less than 10,000 c.y., new seawalls less than 400 ft., or replacement/repair of seawalls of any length. As part of the TPA minor work permitting process all complete applications are forwarded to adjacent property owners for comment and the EPC for an environmental assessment. Please note the fee schedule summarized below.

A **standard work permit** is required for any marine projects occurring anywhere within the waters of Hillsborough County exceeding the minor work permit thresholds listed above or for projects that may be expected to have significant environmental or hydrologic impact. Applicants may wish to obtain professional assistance in the preparation of any standard work permit application. Additionally, TPA staff is available to hold a pre-application meeting prior to application submittal. As part of the TPA standard work permitting process, all complete applications are forwarded to riparian property owners within a 1500 foot radius for comment and interested parties for review, including federal, state, and local interests. Additionally, a public hearing is required. Please note the fee schedule, including administrative costs, summarized below.

**TPA MINOR AND STANDARD PERMITTING GUIDELINES.** The general guidelines summarized below may be further restricted based upon the project site. For example, projects located within Aquatic Resource Protection Areas such as Cockroach Bay on the Little Manatee River are permitted under more stringent standards. For detailed information, including TPA's Marine Construction Application forms and *Submerged Lands Management Rules*, please visit our website at [www.tampaport.com](http://www.tampaport.com).

Subaqueous Utility Crossings: Provide the minimum vertical cover throughout TPA jurisdictional limits and at elevation changes at channel banks. Minimum depths vary dependent upon the proposed crossing location, as categorized in the following:

- Primary Deep Draft Navigation Channel crossings require a minimum depth of 25 feet depth below the permitted dredge depth.
- Secondary Navigation Channel crossings require a minimum depth of 10 feet depth below the permitted dredge depth.
- Typical Stream, Bay or Private Channel crossings require a minimum depth of 10 feet below the permitted dredge depth or existing bottom plus 5 feet, whichever is greater.

Aerial Utility Crossings: Provide the minimum vertical height in feet above Mean High Water (MHW) or Ordinary High Water (OHW) including elevation and datum for MHW/OHW and the upland location of poles closest to water edge.

Marine Structures including the construction of docking facilities, observation piers, etc.:

- Properties with shoreline frontage of less than 65 ft. must maintain a 10 ft. setback from the riparian lines (which are not necessarily extensions of the property lines.) Properties with 65 ft. to 80 ft. must have structural setbacks of 15 ft. Properties greater than 80 ft. require a 25 ft. setback.
- Private single family docking facilities may not encumber more than 10 square ft. of submerged land for every foot of subject shoreline, while non-revenue generating private multi-family docking facilities with a submerged lands lease may not exceed 40 square feet of Sovereignty Lands for every foot of subject shoreline. In each case, structural area typically includes all decking, boatlift perimeters over-water roofs, etc. Structures may extend a maximum of 25% of the navigable width of a waterway. Distances may be further restricted based on site-specific conditions.

Seawall construction includes replacement of existing seawalls with an eighteen (18) inch face-to-face maximum separation distance and requires drawings/plans signed and sealed by a Florida Registered Professional Engineer. The use of rip-rap and/or native wetland vegetation is encouraged as an alternative shoreline stabilization method in lieu of new seawalls, particularly along natural waterbodies such as rivers.

## **FEE SCHEDULES FOR TPA PERMIT APPLICATIONS AND PERMIT REVISIONS.**

Minor Work Permit Application Fees:

- Require a review fee of \$100.00 payable to TPA along with the appropriate EPC review fee. Please contact EPC directly at 813-627-2600 with any questions regarding EPC review fees.
- Revisions to non-expired issued minor work permits require the receipt of a letter referencing the TPA minor permit number, and include both revised plans and a \$75.00 fee payable to TPA.

Standard Work Permit Application Fees and Associated Administrative Costs:

- Require a review fee of \$1000.00 payable to TPA along with the appropriate EPC and Planning Commission of Hillsborough County review fees.
- Revisions to non-expired issued standard work permits require the receipt of a letter referencing the TPA standard work permit number and include revised plans, a \$500.00 fee payable to TPA, and appropriate EPC and Planning Commission review fees.
- TPA administrative costs (i.e. costs for certified mailings, legal notices published in local newspapers, etc.) will be billed separately following permit or permit revision issuance.

**Unauthorized marine construction** work done prior to permit issuance constitutes a violation and requires three (3) times the normal TPA permitting fees and may require removal or restoration.