

ENVIRONMENTAL PROTECTION COMMISSION MINOR WORK PERMIT MARINE CONSTRUCTION GUIDELINES

WHO NEEDS A ENVIRONMENTAL PROTECTION COMMISSION (EPC) MINOR WORK PERMIT?

Pursuant to Chapter 95-488, Laws of Florida, and Interlocal Agreement between the EPC and the Tampa Port Authority (TPA) any person desiring to dredge, fill, build or permanently moor any structure on submerged lands within the Port District must apply in writing to the EPC, if the site falls within the delegated areas. Delegated jurisdictional waters include tidally influenced waters, Lakes Thonotosassa and Keystone, the Hillsborough River, Little Manatee River and Alafia River and navigable tributaries, excluding:

1. Standard Work Permits
2. Utility crossings
3. Any permit which requires a submerged land lease
4. Any permit which requires a submerged land easement
5. Commercial tidal lands (as set forth in TPA Submerged Lands Management Rules, except for Seddon Channel)
6. TPA owned uplands:
 - a. Including but not limited to Fantasy Islands, 2D, 3D and other dredge spoil islands
 - b. Any permits over or across uplands created from accretion. These lands are property of the TPA.
 - c. Any uplands created by dredge overfill. These uplands become the property of the TPA
7. Port of Tampa berths or Port of Tampa related marine structures
8. Any permits that the TPA requires for its development

TYPE OF PERMIT NEEDED – MINOR OR STANDARD?

A **MINOR** work permit is needed for projects meeting the following criteria: Docks less than 2500 sq. ft. structural area and less than 300 ft. long, dredge/fill less than 1000 c.y., maintenance dredging less than 10,000 c.y., seawalls less than 400 ft.

A **STANDARD** work permit is required for projects exceeding the above listed thresholds for projects that may be expected to have significant environmental or hydrologic impact. All standard work permit applications must be submitted to the TPA.

MINOR WORK PERMITTING GUIDELINES

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.

Structures may not encumber more than 10 square ft. of submerged land for every foot of subject shoreline. Structural area includes all decking, boatlifts and roofs.

Structures may extend a maximum of 25% of the navigable width of a waterway. Distances may be restricted more based on site specific conditions.

Projects located with Aquatic Resource Protection Areas such as the Little Manatee River are permitted under more stringent guidelines.

Sundecks (over boatlifts only) are allowed in specific areas only. Roofs over docks are not allowed.

Seawall construction is essentially limited to the replacement of existing walls within eighteen (18) inches face-to-face and require drawings/plans signed and sealed by a FL Registered Professional Engineer. The use of rip-rap and/or native wetland vegetation is encouraged as an alternative shoreline stabilization method.

PERMIT APPLICATIONS

Applications must be submitted by the submerged land owner or 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, including existing structures on site. 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 with depiction of approximate size and configuration of existing structures. The EPC will not accept project drawings larger than 11x17 unless prior approval has been provided by staff. 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 & sealed drawings/plans.

MINOR WORK PERMIT APPLICATION FEES/SUBMITTALS

EPC Fees:

All minor work permit applications for marine construction activity require a \$590.00 fee (check or money order made payable to the EPC).

Revisions to non-expired issued minor work permits require a \$75.00 fee and must reference the permit number.

Please direct any questions you may have regarding Minor Work permitting to EPC Wetlands Department directly at 813-627-2600. All correspondence should be sent to the attention of the Wetlands and Watershed Management Division of the EPC, 3629 Queen Palm Dr., Tampa, Florida 33619.