



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

Consolidated Hillsborough River Master Plan

May 2016

Table of Contents

Hillsborough County Comprehensive Plan 4
City of Tampa Comprehensive Plan 11
Temple Terrace Comprehensive Plan 19

Unincorporated Hillsborough County



Hillsborough County Comprehensive Plan

Conservation and Aquifer Recharge Element

Hillsborough River

GOAL 3: To make the Hillsborough River cleaner, safer and more attractive, to 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.

Objective 26: Continue to protect this major source of drinking water and promote the improvement of water quality in the river where it does not meet or exceed state water quality standards for its designated use. Implementation of the following policies will accomplish this objective:

Policy 26.1:

No person shall control or attempt to control aquatic plants by chemical or biological means in the Hillsborough River except as provided in a permit issued by the Florida Department of Environmental Protection. 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 26.2:

Reserved.

Policy 26.3:

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

Policy 26.4:

Prevent potential contamination by effluent disposal from a wastewater treatment plant within the drainage basin by requiring advanced treatment and viral reduction of all sewage in the drainage basin which is part of an effluent disposal program.

Policy 26.5:

Reserved.

Policy 26.6:

Develop a strategy, in conjunction with the Southwest Florida Water Management District, to monitor the operation and maintenance of surface water management systems.

Policy 26.7:

Continue enforcement of EPA Rule #5 (Rivers and Harbors Act of 1899, Statute 407) regarding pollution of water bodies by the Environmental Protection Commission of Hillsborough County, and State and federal agencies.

Policy 26.8:

Reserved.

Policy 26.9:

Support the Hillsborough River Interlocal Planning Board and the Technical Advisory Council, in coordination with landowners, sanitation departments and interested volunteers, to have periodic clean-up days of the river and its banks throughout the year.

Objective 27: Reverse the trend toward hardened shores and channelization. Implementation of the following policy will support this objective:

Policy 27.1:

To preserve natural wildlife habitat, construction of vertical seawalls in the Upper Hillsborough River, north of Fletcher Avenue, shall be prohibited.

Policy 27.2:

Support the elimination of vertical seawalls and replacement with natural slopes and wetland vegetation along the river banks as existing bulkheads are repaired or replaced.

Objective 28: The County shall continue to cooperate with state and federal programs to provide for improved boat traffic control in the Hillsborough River and shall minimize public use conflicts and nuisances by promoting the enforcement of water safety laws. Implementation of the following policies will accomplish this objective:

Policy 28.1:

New marinas shall be prohibited on the upper Hillsborough River.

Policy 28.2:

The river shall be patrolled to ensure boating laws of the State of Florida and Hillsborough County are strictly enforced.

Policy 28.3:

Facilities such as restrooms and trash receptacles at existing public boat ramps shall be maintained or improved if the facilities do not meet acceptable standards.

Policy 28.4:

The construction of new ramps shall be severely restricted by establishing criteria for justification and requiring any proposals to meet criteria.

Policy 28.5:

Water skiing on the river shall be allowed only between the dam (near the City of Tampa Water Treatment Plant), and the 56th Street bridge.

Policy 28.6:

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 28.7:

In recognition of the designation of a portion of the Hillsborough River that flows within or along the County's jurisdictional limits as a state recreational trail (canoe), from the Fletcher Avenue, southerly and downstream to River hills Park, the County shall recognize the special character of this part of the river and shall not take any action which will impair its use as designated by the state.

Policy 28.8:

Reserved.

Policy 28.9:

The County shall post signs at public access points (e.g. boat ramps), specifying adherence to boating safety regulations.

Objective 29: The County shall implement standards for development in the river corridor. Implementation of the following policies will accomplish this objective:

Policy 29.1:

Within 100 feet of the river's EPC wetland lines, existing publicly-owned parking lots, loading docks, and service areas (containing such items as trash receptacles and machinery) shall be screened from the river by dense planting using Florida Friendly Landscaping principles and native vegetation when appropriate.

Policy 29.2:

Reserved.

Policy 29.3:

The County shall support the guidelines and standards for riverfront development as recommended in the Hillsborough River Corridor Overlay Study. The guidelines and standards recognize:

- a) The unique character of the middle and upper river;
- b) Existing Plan policies for the Hillsborough River;
- c) The boundaries of the overlay area;
- d) Strict environmental performance standards which could allow any activity so long as the use or user does not:
 - pollute the river;
 - require a seawall;
 - eliminate visual access by the public;
 - provide landscaping using exotic nuisance species;
 - commence construction without site plan control approval;
 - construct a structure exceeding two stories except with provision of a formula based on distance from the centerline of the river, with the exception of urbanized areas;
- e) Conditional limitation to control development such as low FAR's;
- f) Provision for buffers through prescriptive easement, dedication or acquisition;
- g) Lower densities for remaining vacant private parcels along the upper river;
- h) Certain uses should be prohibited in this designation (i.e. parking lots, parking structures, truck service roads, loading docks, warehouses, manufacturing plants, ship building and repair, dredging equipment operators, any heavy activity uses);
- i) Certain landscaping should be required. Homeowner requirements should be less stringent than commercial or "other use" property owners. In general, exotics should be prohibited and natural vegetation should be retained; and,
- j) Site specific reviews should be required for all development within the river corridor.

Objective 30: Develop and implement construction and placement standards for ramps, docks, seawalls, and other marine construction. Implementation of the following policies will accomplish this objective:

Policy 30.1:

The number of docks in single family zoning districts shall be 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 30.2:

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

Policy 30.3:

Continue to support the multi-jurisdictional distribution of a pamphlet detailing proper marine construction by the Tampa Port Authority (TPA), the Environmental Protection Commission (EPC), the Department of Environmental Protection (DEP), 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 30.4:

Support 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 31: Continue to manage the Hillsborough River as an important community asset and provide appropriate public access to this valuable natural amenity. Implementation of the following Policies will accomplish this Objective:

Policy 31.1:

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 31.2:

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

Policy 31.3:

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

Policy 31.4:

The County shall not vacate dead-end roads on the riverfront and shall use them for passive open space and stormwater retention, where environmentally feasible.

Objective 32: Continue to preserve and enhance wildlife habitats and preserve archaeological resources. Implementation of the following policies will accomplish this objective:

Policy 32.1:

Reserved.

Policy 32.2:

The removal of exotic nuisance plant species from the riverbank shall be encouraged, and may be required as a permitting condition.

Objective 33: 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. Implementation of the following policies will accomplish this objective:

Policy 33.1:

The upper Hillsborough River shall be managed as a wildlife habitat corridor to provide an area for wildlife passage.

Policy 33.2:

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 EPC wetland lines.

Policy 33.3:

To preserve the quiet pristine character of the upper Hillsborough River, additional boat docks and ramps in this section of the river are prohibited. This provision shall not apply to canoe launches.

City of Tampa



City of Tampa 2040 Comprehensive Plan

Environmental Section

Hillsborough River

The Hillsborough River, Tampa's greatest natural asset, was the foundation on which the City's industrial prosperity was built. The use of the River mirrored the decline in traditional industries in Tampa, leaving a legacy of physical and visual dereliction. In recent years, development activity has drawn attention to the River's potential to once again play an important role in securing the future prosperity of the City. The Strategy for the River involves the reconnection of the City with the River through improved infrastructure, transport and design.

The Hillsborough River is the most important surface water resource in the City of Tampa. The River provides a multitude of critical functions in the community, including: a source of potable water, a natural storm drainage system, a source of municipal and agricultural irrigation, a fish and wildlife habitat, a recreational and scenic amenity, and a commercial transportation medium. Until recent years, the Hillsborough River has accommodated these multiple uses with a minimum of conflict. However, population growth places unprecedented demands upon these river functions. The Hillsborough River is a viable environmental, recreational, commercial and aesthetic asset to the community therefore, growth pressures must be controlled. A comprehensive and unified multi-jurisdictional river management program is needed to protect the multiple community assets of the Hillsborough River for future generations. This following section comprises the City of Tampa's Hillsborough River Master Plan pursuant to Chapter 86-335, Laws of Florida.

ENV Objective 1.10: In cooperation with Hillsborough County and the City of Temple Terrace, preserve the water quality and quantity of the Hillsborough River, maintain its potability as a Class I water body as designated by the FDEP and conserve its use under all future supply and demand scenarios.

ENV Policy 1.10.1: Continue to inspect surface water management systems to assure permit conditions are met.

ENV Policy 1.10.2: Continue to retrofit stormwater outfalls to the river to replace concrete conduits with vegetated detention facilities.

ENV Policy 1.10.3: 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 1.10.4: Through the land development review process, prevent the further destruction of desirable natural system buffers on the Hillsborough River and its major tributaries, unless found to be in the overriding public interest. The overriding public interest test, found in the Definitions section of this plan, provides criteria to guide City Council in the decision-making process.

ENV Policy 1.10.5: Develop a contingency plan to eliminate or mitigate the adverse impacts of any discharge of raw sewage to the Hillsborough River. The plan shall include a system of public notification in the event of a threat to public health and welfare.

ENV Policy 1.10.6: Continue to prohibit any solid waste landfills and hazardous waste dumps and other potentially hazardous uses that may adversely affect the river and its tributaries.

ENV Policy 1.10.7: Assist in preventing potential contamination by the effluent disposal system within the Hillsborough River's drainage basin, and prevent incidental discharges by maintaining redundancy systems where appropriate and give budget priority to maintaining sewer lines that would directly impact the river.

ENV Policy 1.10.8: In cooperation with EPC, where possible, identify pollution sources and develop policy by which to eliminate or mitigate the effects of such sources.

ENV Policy 1.10.9: Continue to prevent pollution of the receiving waters. Among other things, the City will 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) the City shall lead by example by preventing pollution from City owned land.

ENV Objective 1.11: Control erosion and the propagation of nuisance vegetation in the Hillsborough River. In order to maintain and restore natural shorelines, a minimum of 300 feet of natural shoreline shall be restored or permanently protected annually.

ENV Policy 1.11.1: Continue to implement a program of shoreline improvement and restoration on publicly-owned or controlled riverfront lands including:

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

ENV Policy 1.11.2: Continue to update and distribute a homeowner's guide to shoreline management to instruct property owners in the proper care and maintenance of riverfront property.

ENV Policy 1.11.3: 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, found in the Definitions section of this plan, provides criteria to guide City Council in the decision-making process.

ENV Policy 1.11.4: Except for exotic nuisance species, the cutting of trees and significant natural vegetation along the river shoreline shall be minimized through the Land Development Code.

ENV Policy 1.11.5: Support and participate in the monitoring of the Hillsborough River's shoreline conditions by directing personnel to report to the appropriate authorities any illegal or unsafe conditions observed while in the course of assigned duties. Examples would include unsafe structure such as derelict docks, non-permitted water-oriented construction, dumping of trash/debris or cases of wildlife harassment.

ENV Objective 1.12: Continue to cooperate with State and federal programs to provide for improved boat traffic control in the Hillsborough River, and shall minimize public use conflicts and nuisances by promoting the enforcement of water safety laws.

ENV Policy 1.12.1: To enhance public safety and natural resources, continue to establish and post marine regulatory speed zones, where appropriate, including in the vicinity of marinas, bridges, marine structures, navigable constricted areas and in areas of the river where manatees are known to inhabit.

ENV Policy 1.12.2: Due to shallow water, blind curves and hardened shores, prohibit water skiing and related activities between the Hillsborough Avenue Bridge and the City dam.

ENV Policy 1.12.3: Require that all watercraft operate within the same regulations with exceptions as provided by the City.

ENV Policy 1.12.4: In cooperation with the U. S. Coast Guard, the Florida Fish and Wildlife Conservation Commission, and Hillsborough County deploy adequate law enforcement personnel to ensure proper enforcement of boating safety and speed laws.

ENV Policy 1.12.5: To promote public safety and to protect the Hillsborough River's environmental attributes, establish appropriate speed limits on the river downstream of the City of Tampa dam. A general speed limit on the river upstream of Fletcher Avenue, within the City of Tampa, shall be Slow Down/Minimum Wake, which is consistent with the craft speed established by Hillsborough County for that area of the river.

ENV Policy 1.12.6: Post informational signs providing relevant information to users of public access points regarding river conditions and regulations.

ENV Policy 1.12.7: Assist in the enforcement of marine craft operational safety regulations through routine maritime patrols, requiring that motorized watercraft yield the right-of way to non-motorized watercraft, particularly in the vicinity of the University of Tampa.

ENV Policy 1.12.8: The City recognizes the Hillsborough River as providing manatee habitat and will take action necessary to protect conditions important to the survival of this endangered species in the river. Such actions may include but are not limited to information/educational signs, marine craft speed regulations, protection of known food sources, the maintenance of fresh water flow from springs and the dam and the sensitive operation of existing water control structures and the sensitive design/operation of any new water control structures.

ENV Policy 1.12.9: Continue the regulation of noise that is excessive, loud, disturbing and unnecessary, created by watercraft on the Hillsborough River.

ENV Policy 1.12.10: Develop regulations for the use of airboats and personal watercraft, particularly focusing on the impacts such craft have relating to noise nuisance and wildlife disturbance on the Hillsborough River.

ENV Policy 1.12.11: In recognition of the designation of a portion of the Hillsborough River that flows within or along the City's jurisdictional limits as the Alan Wright Hillsborough River Blueway and a state recreational trail (canoe), recognize the special character of that part of the river and shall not take any action which will impair its use as designated by the City or the State.

ENV Objective 1.13: Seek a multi-jurisdictional effort to develop regulations for the construction and placement of marine structures in the Hillsborough River. This effort is to be in cooperation with the Tampa Port Authority, EPC and the building department of Hillsborough County.

ENV Policy 1.13.1: The Building Department shall only permit construction on the river by contractors licensed and bonded for marine construction.

ENV Policy 1.13.2: Participate in the distribution of a pamphlet detailing proper marine construction. This effort is to be in cooperation with the Tampa Port Authority, EPC and the building departments of the City of Temple Terrace and Hillsborough County.

ENV Policy 1.13.3: Except for ramps, docks, seawalls, rip rap, improvements to existing bridges or projects that provide a public benefit, coordinate with the Tampa Port Authority and EPC to restrict all new construction that would extend waterward beyond the banks, over the river.

ENV Policy 1.13.4: Support concentrating future public and commercial marinas in the urban core, downstream of Columbus Drive, to enhance the control of river traffic, to reduce the effects of boat traffic to the river and to provide nearby access to the bay.

ENV Policy 1.13.5: The number of docks in single family zoning districts shall be 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.

ENV Policy 1.13.6: In multi-family zoning districts the number of docks permitted shall be calculated by dividing the zoning lot's linear feet of river frontage by 100. Where multiple docks are permitted, they shall be clustered with a maximum separation of 30 feet between docks. Each dock shall contain no more than two berths.

ENV Objective 1.14: In order to maintain or improve the character, retain the natural functions, and maximize the public benefits of the river corridor, the following principles will be applied to all development/ redevelopment projects proximate to the Hillsborough River during the land development review process.

ENV Policy 1.14.1: The following principles shall be applied by the City to all proposed development/ redevelopment projects that have frontage along the Hillsborough River:

- 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
- Strict environmental performance standards will be applied to:
 - Eliminate activities that will pollute the river or alternatively, Require mitigation thereof in accordance with applicable stormwater and environmental regulations;
 - 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;
 - Promote visual access of scenic aspects of the corridor;
 - Promote Florida Friendly Landscape principles and prohibit noxious exotic species and minimize and restrict non-native species in landscaping;
 - Require site plan approval; and
 - 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, ship building and repair, dredging equipment operators, and heavy uses.

ENV Objective 1.15: Continue to develop a “green” river corridor, as identified in the Hillsborough River Master Plan and Hillsborough River Study, through the implementation of the following policies.

ENV Policy 1.15.1: 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 1.15.2: Continue to ensure careful consideration of vacating petitions involving dead end roads on the riverfront and evaluate them on a case-by-case basis for using these rights-of-way for passive, open space, stormwater retention and controlled vehicle access for specific development.

ENV Policy 1.15.3: Continue to implement its 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 1.16: Maintain public access to the river in appropriate areas.

ENV Policy 1.16.1: Ensure that its fair share of the Boating Improvement Trust Fund is available to fund the repair and improvement of existing public boat ramps.

ENV Policy 1.16.2: Continue to designate and post parking restrictions at public boat ramps, limiting the number of spaces available for vehicles and trailers. Vehicles and trailers parked in non-designated areas shall be in violation.

ENV Policy 1.16.3: Encourage new riverfront development or redevelopment in the urban core to incorporate public riverfront access in the site plan design.

ENV Objective 1.17: Continue to preserve the wildlife habitats and archaeological resources within the river corridor and to identify and protect new archaeological resources.

ENV Policy 1.17.1: Wetlands 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 1.17.2: Aquatic weed control shall be limited to those situations where navigation of the river by small boats is restricted, and where potable water intakes are impeded.

ENV Policy 1.17.3: Support the recommendations of the Florida Fish and Wildlife Conservation Commission received for consideration during plan review processes, for preventing or mitigating potential development impacts on fish and wildlife resources.

ENV Policy 1.17.4: To obtain permits for development in the river corridor, specific site reviews must be conducted to identify essential and significant habitat and plans for preservation of habitat. Encourage Hillsborough County, City of Temple

Terrace and other permitting agencies to coordinate such activities in the permitting process.

ENV Policy 1.17.5: Prohibit future development and related activities that destroy or endanger fish, wildlife, or game populations or affect their abilities to thrive unless there are other objectives of overriding public interest. In cooperation with other local governments and agencies, participate in a coordinated effort to educate the public concerning the protection of wildlife.

ENV Policy 1.17.6: Continue to pursue federal and State funds and permits to improve water quality conditions in the lower river. This program will ensure that dredge spoil is disposed of in an environmentally safe manner, and that living resources in Tampa Bay are not adversely impacted.

ENV Policy 1.17.7: Continue to establish and implement local ordinances that relate to identified recreational activities to prevent and control public disturbances and destruction of fish and wildlife populations in the river corridor.

ENV Policy 1.17.8: Continue to provide trash receptacles and restrooms at public boat launching facilities to minimize floating debris and water quality problems.

ENV Policy 1.17.9: Continue to hold periodic river clean ups.

ENV Policy 1.17.10: 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 preserved or excavated and documented prior to destruction.

ENV Policy 1.17.11: Work in cooperation with SWFWMD expeditiously in implementing the Minimum Flows and Levels and the Lower Hillsborough River Recovery Policy.

ENV Policy 1.17.12: Continue to pursue technologies that limit the influx of debris, oil, and other runoff from storm drainage and that increase dissolved oxygen.

ENV Policy 1.17.13: Promote environmental sustain ability 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 methods of transportation.

ENV Policy 1.17.14: 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 and staff coordination and participation.

City of Temple Terrace



Temple Terrace Comprehensive Plan Environmental Section

The Hillsborough River

ENV GOAL 2: To 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 Environmental Section. Specified coordination efforts assist in achieving ecosystem management for the Hillsborough River basin.

Coordination

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: The City shall support, coordinate, and manage the Hillsborough River with the Florida Department of Environmental Protection and the Southwest Florida Water Management District.

Stormwater Runoff

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 FDEP water quality criteria appropriate to Class I waters for this section of the River. In cooperation with SWFWMD and FDEP, 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.

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 an Consumer Services recommendations.

ENV Policy 2.2.4: The City shall 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: The City shall 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: The City shall 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 Florida Friendly Landscaping principles.

ENV Policy 2.2.8: Continue to coordinate with state and federal agencies to implement and enforce EPA 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.

EN 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 plan to mitigate the effects of 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 effluent 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.

Shorelines

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 Florida Friendly Landscaping 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: The City shall 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 could include unsafe structures such as derelict docks, non-permitted water construction, dumping trash and debris, or wildlife harassment.

ENV Policy 2.3.4: The City shall 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.

Boat Traffic

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

Design Standards

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, located and constructed 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 the 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: The City will apply the provisions of the Hillsborough River Overlay Corridor Study. The Hillsborough River Corridor Study addresses the following:

- a. The unique character of the Middle Hillsborough River
- b. Existing policies of the City's Comprehensive Plan regarding the Hillsborough River;
- c. The establishment of the general boundaries of the Middle Hillsborough River Corridor within the city;

- d. Environmental performance standards which could allow any activity so long as the use or user does **not**:
pollute the River require a seawall provide landscaping using exotic species;
- e. Strict environmental standards which provide for those activities which do not violate any goals, objectives, or policies of any part of this Section, other Sections of the Comprehensive Plan, or federal, state or local laws, ordinances, or regulations;
- f. Limitations to control development such as Floor Area Ratio's (FAR's) and height limitations based on a distance from the centerline of the River formula;
- g. Providing for visibility of the Hillsborough River by the public shall be encouraged where feasible, especially on public lands;
- h. Provision for buffers through prescriptive easement, dedication, or acquisition;
- i. Prohibition of certain new uses (e.g., parking lots, parking structures, truck service roads, loading docks, warehouses, manufacturing plants, ship building and repair, dredging equipment operators, and heavy activity uses);
- j. Incentives for locating water-dependent or water-related uses;
- k. Development controls and performance standards for such things as density/intensity; use prohibitions/incentives; landscaping; and storm-water management system design.
- l. Site specific reviews for development, excluding single-family detached development on a single lot.

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 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: The Building Department shall 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: The City shall 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.

Public Access

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.

Development Review

ENV Objective 2.8: Preserve wildlife habitats and archaeological resources.

ENV Policy 2.8.1: As part of the development review and approval process of the City of Temple Terrace, 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: The City shall review applications for draining and clearing wetlands and hydric hammocks within 500 feet of the River and its tributaries 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. The City shall coordinate such activities in the permitting process. The City shall 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: The City shall 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 the City shall 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: The City shall develop on public land a pedestrian and bicycle pathway system for access to the River. The City shall 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: The City shall 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: The City will 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.