



Natural Resources - Other (NRO) Land Alteration Permit Information

This information has been prepared for those seeking a Natural Resources Other (NRO) Permit for land alteration activities necessary to alter the land without constructing structural improvements supporting development activities. Land alterations as defined by the Land Development Code (LDC) Section 12.0 are activities, reviewable only, through this application process. The information included in this packet is intended to help you through the application submittal and review process. Prior to submittal, you may contact the Natural Resource Unit staff at (813) 627-1300 with any questions.

Land Alteration Definition (LDC Section 12.0)

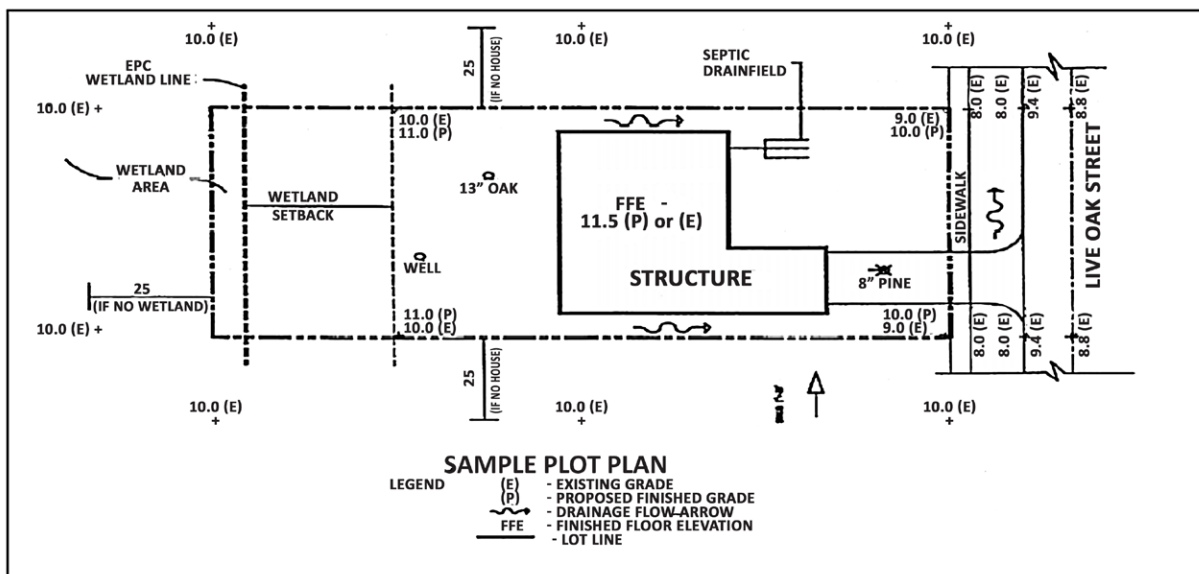
Land alteration is any activity which removes vegetation from or changes the topography of the land by grubbing, tree removal, clearing, grading, filling or excavating except for activities undertaken to maintain existing grounds.

Site Plan

A SITE PLAN must be submitted with your application. It should be drawn to scale to show the following items:

1. PROPERTY BOUNDARIES with lot dimensions and total lot square footage.
2. STREETS/ROADS abutting property.
3. ALL EXISTING and PROPOSED STRUCTURAL IMPROVEMENTS (i.e., house, drives, pools, septic tank and drainfield, patios, porches, etc.)
4. NORTH ARROW.
5. Location and type of any ENVIRONMENTALLY SENSITIVE AREAS.
6. TREE SURVEY showing the location of existing trees having a DBH (tree trunk diameter measured at (4-1/2 feet) of 5 inches or greater and the DBH and type of each tree (e.g., 10" oak, 12" maple, 20" pine)
7. EXISTING GRADES and proposed FINISHED GRADES for each corner of the property. Show any DRAINAGE FEATURES, i.e., swales or ditches. Drainage flow arrows and other methods of protecting adjacent properties must be shown. (Make sure proposed fill does not impact drainage flow).

Site Plan Example



Land Alteration Permit Procedures

A. ACTIVITIES REQUIRING A PERMIT

A Natural Resources Permit must be obtained from the Development Services Department to undertake land alteration activities. A Natural Resources Permit is needed for the following activities, unless specifically exempt per Section 4.01.03 of the Land Development Code.



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- Tree Removal (removal of any non-exempt tree 5 inches or greater in trunk diameter at 4-1/2 feet above grade also represented as DBH)
- Clearing (removal of all vegetation including trees 5 inches or greater DBH)
- Excavating or hauling of stockpiled fill material less than 10,000 cubic yards
- Filling (filling with materials other than clean fill is prohibited)
- Grading (changing the elevation or slope of the land)
- Grubbing (removal of vegetation and trees less than 5 inches DBH by mechanical means)

B. FACTORS TO BE CONSIDERED IN EVALUATING A PERMIT APPLICATION

The County will consider the following factors in evaluating a permit application and formulating recommendations.

1. The effect that the proposed land alteration will have on environmentally sensitive areas (e.g., wetlands, upland significant wildlife habitat), soil conservation, or surface water quality or flow.
2. The effect that the proposed land alteration will have on trees and other vegetation to remain on site.
3. The effect that the excavation will have on the quality of groundwater.
4. The effect that the proposed excavation will have on water levels of surface and ground waters.
5. The effect that hauling excavated material will have on public roads and bridges and on public health, safety, and welfare.
6. The necessity for compliance with other regulations, (e.g., zoning, building, subdivision, site development, engineering, stormwater, and environmental regulations).

C. FILING THE APPLICATION

After all the submittal materials have been assembled, please file your application using our online portal at HCFLGov.net/HillsGovHub. Please contact NaturalResources@HCFLGov.net with any questions regarding the submittal of your application.

DEVELOPMENT SERVICES DEPARTMENT ACTION

The County has the authority to approve, approve with conditions, or deny an application for a Natural Resources Permit, based upon whether the proposal is in compliance with the Natural Resources Regulations and meets one or more of the criteria for granting a Natural Resources Permit. These criteria are set forth in Section 4.01.14 of the Land Development Code.

Conditions and safeguards may be included as part of the permit, as necessary in each particular case. Such conditions and safeguards are based upon, and must be consistent with the purpose and intent of the Natural Resources Regulations and the Comprehensive Plan.

The County may conduct periodic inspections of the site to determine compliance with the issued permit.

Failure to comply with any conditions of the permit and the approved site plan will constitute a violation of the Land Development Code.

If the permit application is not approved, the County will email the applicant at the address listed on the application indicating conditions for resubmittal or reasons for denial of the permit application. A request may be made for the Land Use Hearing Officer review the decision made by staff regarding the application of the Natural Resources Regulations in the applicant's specific case and decide whether to modify or reverse staff's decision per the specific required findings in Section 11.04.02.B.