



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean
January 2, 2008

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Mark Sharpe, County Commissioner
601 E. Kennedy Boulevard 2nd floor
Tampa, Florida 33601

Re: Man Made Lake Density Credits – CPA 07-23

Dear Commissioner Sharpe:

The December 13, 2007 BOCC public hearing on Comprehensive Plan Amendments included item 07-23, Man Made Lake Density Credit Provisions. Essentially, this item allows for the creation of lakes in the rural areas and provides for density credit transfers to the remaining dry property.

You asked that I look into this amendment to determine if a compromise is possible that can improve our overall situation. I believe this is potentially possible but it will require more time and research because the issue is more complicated than the transfer of density credits. We must also evaluate;

- The need for and economics of harvesting fill dirt.
- The proper location of dirt excavations.
- The availability of Haul routes
- Construction techniques for pits verses lakes
- Environmental differences of pits and lakes
- Regulations for the creation of safe and environmentally functioning lakes
- Allowable densities in a rural setting
- Lot design standards

For these reasons, I suggest this item be deferred to a subsequent amendment round in order to allow for the research to occur and to provide you better guidance.

Sincerely,

Petter Aluotto, Director
Planning & Growth Management Department

PA/rc

cc: Board of County Commissioners
Pat Bean, County Administrator
Wally Hill, Assistant County Administrator
Ken Griffin, Assistant County Administrator
Paula Harvey, Planning & Zoning Division Director
Ray Chiamonte, Planning Commission

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