

EXECUTIVE SUMMARY

Meeting Date: June 11, 2007 Public Hearing
Agenda Item: Hillsborough County: CPA 07-23
Future Land Use Element Text change – Man-Made Lake “Density Credit”
Provisions

SUMMARY

A request for a text amendment to the Future Land Use Element of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* is currently under review. The Planning Commission pursuant to Florida Statutes is required to make a recommendation to the Board of County Commissioners on all proposed changes to the Comprehensive Plan.

BACKGROUND

This is a privately initiated text amendment revising policies and implementation guidelines associated with the density credit provision in the Future Land Use Element for man-made lakes within the Agricultural, Agricultural Mining, and Agricultural Rural Future Land Use Categories. The proposed text amendment is intended to allow for full gross density credits for acreage consisting of man-made lakes and expand uses designated as open space under the Open Space/Clustering provisions to include active recreational activities.

Staff has determined that this amendment would allow a suburban development pattern in the Rural Area inconsistent with the Future Land Use Element which promotes “long term, land intensive agricultural uses and large lot, low density rural residential uses” in the Rural Area. These changes are also inconsistent with the Open Space/Clustering provisions intended to protect natural resources and/or permit the continuation of agricultural activities; and to retain a rural development pattern. Reviewing agencies also raised concerns: “on the ability of the developer to a property with clustered development to provide water and wastewater service if the property is in the Rural Area”; “should open spaces be equally available to all members in the community”; and there is no reasonable assurance that adverse impacts to the environment would not occur.

RECOMMENDATION

It is recommended that the Planning Commission approve the attached resolution finding the proposed plan amendment **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan* and recommends its **DENIAL** to the Board of County Commissioners.



RESOLUTION

ITEM: CPA 07-23 Man-Made Lake "Density" Credit Provisions

Bruce P. Cury
Chair
 Jerry M. King
Vice-Chair
 Terri G. Cobb
Member-at-Large

 Seth S. Boots
 Deven W. Carty
 David H. Foster
 Edward F. Giunta, II
 Vivian M. Kitchen
 Christine Malzone
 Jacqueline R. Wilson

 Robert B. Hunter, FAICP
 Executive Director

| AYE | NAY | ABSENT | DATE: June 11, 2007 |
|---------------------------------------|-----|--------|--------------------------------------|
| | | | |
| | | | Bruce P. Cury, Chair |
| | | | |
| | | | Robert B. Hunter, Executive Director |
| On motion of _____ Seconded by _____ | | | |
| The following resolution was adopted: | | | |

WHEREAS, the Hillsborough County City-County Planning Commission, in accordance with Laws of Florida, has adopted a long-range Comprehensive Plan for unincorporated Hillsborough County entitled the Future of Hillsborough, pursuant to the provisions of Chapter 163, Part II, Florida Statutes and Chapter 97-351, Laws of Florida, as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission has received a request for a plan amendment to amend the text of the Future Land Use Element to allow for a residential development pattern in the Rural Area; within the Agricultural, Agricultural Mining, and Agricultural Rural land use categories using expanded Open Space/Cluster provisions when a borrow pit excavation naturally fills with water (creating a man-made lake). The proposed text amendment would allow for full gross density credits in these cases, where currently such uses are included for purposes of calculating gross residential densities provided the acreage of the "man-made water bodies" for the project does not exceed more than 25% of the total project acreage. If it exceeds 25%, the upland acres are now multiplied by 1.25 and that sum is added to the original upland acres for a total available to calculate maximum project density/intensity; and

WHEREAS, the Planning Commission staff reviewed the proposed text amendment, considered the existing goals, objectives and policies, along with expected future development patterns, and facilities in the Rural Area; and

WHEREAS, the Planning Commission staff found the amendment to be inconsistent with the following goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan*:

FUTURE LAND USE ELEMENT:

Objective AA-4: *The Rural Area will provide areas for long term, land intensive agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy AA-4.1:

Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified as a suburban enclave, planned village or rural community which will carry higher densities.

Objective A-5: *The concept plan is the overall, conceptual basis for the long range, Comprehensive Plan, and all plan amendments must be consistent with, and further the intent of the concept plan, which advocates focused clusters of growth connected by corridors that efficiently move goods and people between each of the activity centers.*

Objective A-6: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

Policy B-1.2:

Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy B-1.8:

The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this plan.

Conservation and Aquifer Recharge Element***Policy 2.7:***

The County shall review, amend and implement regulations which protect and conserve surface water, ground water, aquifer recharge areas and wellfields to ensure a coordinated land and water policy approach including considerations of land use types and densities, impervious surface limitations, stormwater management plans and alternative site planning and engineering techniques.

Policy 4.1:

The County shall, through the land use planning and development review process, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.

Objective 7: *Under all future growth scenarios, and to the extent it has the authority to do so, the County shall ensure compliance with State groundwater quality standards and maintain or improve current groundwater quality conditions within county boundaries.*

Policy 7.1:

Prior to permit approval, the County shall consider the Southwest Florida Water Management District's Water Resource Assessment Project (WRAP) information for determining the potential for impacts of proposed land use changes and developments in areas of high water aquifer recharge/contamination potential. The County shall also use this information when planning and siting public facilities.

Policy 19.6:

The County shall continue to encourage infilling and growth within identified and environmentally acceptable 'activity centers', and shall discourage urban sprawl, through the application of the Urban Growth Boundary concept and other means.

RESOLUTION

CPA 07-23 Man-Made Lake "Density" Credit

June 11, 2007

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the Comprehensive Plan Amendment 07-23, amending the text of the Future Land Use Element to allow for full gross density credits for "man-made" lakes resulting from borrow pit excavation and expanded uses designated as open space under the Open Space/Clustering provisions to include active recreational activities, INCONSISTENT with the *Future of Hillsborough* Comprehensive Plan and recommends its DENIAL to the Board of County Commissioners.

STAFF REPORT

CPA 07-23 Future Land Use Text change. Man-Made Lake “Density” Credit Provisions

I. PROPOSED COMPREHENSIVE PLAN AMENDMENT

A. Description of Request

Request: Privately initiated proposed text amendment to revise the Future Land Use Element, to modify and add new text in Section VI. Goals, Objectives and Policies (Open Space/Clustering subsection, Objective A-7 and Policy A-7.2, and adding two new Policies A-8.2 and 8.3) to allow for full gross density credits for man-made lakes in Agricultural/Mining-1/20 (AM), Agricultural-1/10 (A), and Agricultural Rural-1/5 (AR) plan categories.

Development Impact: The proposed changes allow for a residential development pattern that is not consistent with surrounding rural residential character in the Rural Area by using the Open Space/Clustering provision of the Future Land Use Element when a borrow pit naturally fills with water. The changes modify and add language expanding the intent of the use of clustering, as shown on the site plan, beyond retaining “natural resources within the designated ‘open space’” in a development, to “in select instances provide areas for recreational activities such as equestrian trails or fishing/aquatic activities via lake creation”. This would allow “man-made lakes” resulting from borrow pit excavation to get full gross density credit beyond what is currently allowed for man-made water bodies, in the AM, A and AR plan categories, up to a maximum of a lake of 250 acres in size.

The Plan currently allows projects which incorporate “man-made water bodies” resulting from borrow pit excavation to be included for purposes of calculating gross residential densities provided the total acreage of the conservation and preservation areas and man-made water bodies for the project does not exceed more that 25% to the total project acreage. The proposal removes the disincentive for the excavation of additional lands by allowing for retention of residential density credits.

These changes would allow a higher net density character of development pattern in the Rural Area inconsistent with the Future Land Use Element which

promotes “long term, land intensive agricultural uses and large lot, low density rural residential uses” in the Rural Area. These changes are also inconsistent with the Open Space/Clustering provisions intended to protect natural resources and/or permit the continuation of agricultural activities; and to retain a rural development pattern.

Reviewing agencies also raised concerns: on the ability of the developer of a property with clustered development to provide water and wastewater service if the property is in the Rural Area; should open spaces be equally available to all members in the community; and that there is no reasonable assurance that adverse impacts to the environment would not occur (e.g., breaching confining units, impacts to surrounding water table levels, and other natural systems).

B. Review Agency/Department Responses

Copies of agency responses are included as an attachment to this report. Hillsborough County Agencies/Departments with no objections or no significant comments to the proposed amendment are as follows:

- Hillsborough Area Regional Transit Authority (HART)
- Hillsborough County Metropolitan Planning Organization
- Hillsborough County Sheriff’s Office
- Hillsborough County Solid Waste Department

The following Hillsborough County departments and Planning Commission staff provided specific comments:

- Hillsborough County Water Resource Services
 - Infrastructure Planning Team
 - Water Resource Team
- The Planning Commission – Environmental and Public Facility Team.

Comments were not received from the following Hillsborough County Agencies/Departments.

- Hillsborough County Planning and Growth Management
- Hillsborough County School Board
- Hillsborough County Environmental Protection Commission (EPC)
- Hillsborough County Fire Rescue
- Hillsborough County Parks and Recreation Department

- Hillsborough County Public Works Department (Stormwater Management Section)

See Section IV. Review Agency Comments

C. Conformance with the Future of Hillsborough 2015 Comprehensive Plan

The proposed amendment is inconsistent with the following policies of the Future Land Use Element of the **Future of Hillsborough** Comprehensive Plan.

FUTURE LAND USE ELEMENT:

***Objective AA-4:** The Rural Area will provide areas for long term, land intensive agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy AA-4.1:

Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified as a suburban enclave, planned village or rural community which will carry higher densities.

***Objective A-5:** The concept plan is the overall, conceptual basis for the long range, Comprehensive Plan, and all plan amendments must be consistent with, and further the intent of the concept plan, which advocates focused clusters of growth connected by corridors that efficiently move goods and people between each of the activity centers.*

***Objective A-6:** New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

Policy B-1.2:

Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy B-1.8:

The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this plan.

Conservation and Aquifer Recharge Element

Policy 2.7:

The County shall review, amend and implement regulations which protect and conserve surface water, ground water, aquifer recharge areas and wellfields to ensure a coordinated land and water policy approach including considerations of land use types and densities, impervious surface limitations, stormwater management plans and alternative site planning and engineering techniques.

Policy 4.1:

The County shall, through the land use planning and development review process, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.

Objective 7: *Under all future growth scenarios, and to the extent it has the authority to do so, the County shall ensure compliance with State groundwater quality standards and maintain or improve current groundwater quality conditions within county boundaries.*

Policy 7.1:

Prior to permit approval, the County shall consider the Southwest Florida Water Management District's Water Resource Assessment Project (WRAP) information for determining the potential for impacts of proposed land use changes and developments in areas of high water aquifer recharge/contamination potential. The County shall also use this information when planning and siting public facilities.

Policy 19.6:

The County shall continue to encourage infilling and growth within identified and environmentally acceptable 'activity centers', and shall discourage urban sprawl, through the application of the Urban Growth Boundary concept and other means.

D. Staff Analysis

The proposed changes to the Future Land Use Element to allow full gross density credit for developments around borrow pits that naturally fill with water and provide active recreational uses associated with them are inconsistent with Objective AA-4, Policy AA-4.1, Objective A-5 and Policies B-1.2 and 1.8 of the Future Land Use Element, and Policy 19.6 of the Conservation and Aquifer Recharge Element. These objectives and policies are intended to retain the rural character by promoting "long term, land intensive agricultural uses and large lot, low density rural residential uses" in the Rural Area. The proposal would allow 1 acre lot development in the AR (currently allows 1 unit to 5 acres), 2 acre lot development in the A (currently allows 1 unit to 10 acres), and 4 acre lots in the AM (currently allows 1 unit to 20 acres). There are large areas of the County that

are within these plan categories which may be affected by this amendment (see attached map shows the extend of these areas).

The Plan currently allows “man-made water bodies” which result from borrow pit excavation to be included for purposes of calculating gross residential densities provided the total acreage of the conservation and preservation areas and man-made water bodies for the project does not exceed more that 25% to the total project acreage. If it exceeds 25%, the upland acres are multiplied by 1.25 , and that sum is added to the original upland acres for a total available to calculate maximum project density/intensity. The 25% cap was applied to keep the development pattern compatible with surrounding rural character. The plan also, currently does not allow any density credit for naturally occurring lakes.

The Plan currently is intended to protect existing natural resources through clustering, not promote active recreational uses on them or create amenities for new development projects. Clustering for the purposes proposed may in turn promote development patterns incompatible with the Plan’s growth management strategy for the Rural Area. Such amenities are not objectionable; however; they should not be encouraged by being granted density credits which create incompatible density patterns in the Rural Area or create potential adverse environmental impacts. The applicant has not provided significant justification as to why man-made water bodies resulting from borrow pit excavation should be treated differently/have a different standard.

The proposed changes are also inconsistent with Objective A-6 of the Future Land Use Element and Policy 2.7 of the Conservation and Aquifer Recharge Element. Currently, the Open Space/Clustering provisions are intended retain natural resources designated as “open space” within development projects.

“... By permitting clustering of units, the Plan is attempting to insure that development will occur in a manner which protects existing natural resources, retains the character of the areas surrounding protected natural resources, creates a greenway or contributes to an integrated greenway or contributes to an integrated greenway system or achieves some other public purposes...all projects which utilize clustering, should do so with the intent of preserving and protecting natural resources.”

There is a question of the “public purpose” such development allows for, in the sense that only some residents within each development would have access to the created active recreational uses, not the larger general public, nor would it be promoting or contributing to a larger public project or development activity.

Operator's of borrow pits do not have a choice as to leave a dry pit or allow it to fill with water. Nature makes this decision. In virtually all areas of the County, other than the Thonotosassa area, a borrow pit will naturally fill with water. This amendment will not encourage operators of borrow pits to create a "man-made lake" rather than a dry pit, as it is not in their control. By not approving this amendment, borrow pits in most areas of the county would still become man-made lakes and dry pits in the Thonotosassa area will still be dry pits. Approval of this amendment could have the affect of incentivising borrow pits, leading to more occurring in the County than may occur without the amendment. More of these borrow pits increases the likelihood of adverse environmental impacts and development that is inconsistent with the rural character of the area.

The County's Water Resources Services also raised a concern as to "the ability of the developer of a property with clustered development to provide water and wastewater service if the property is in the Rural Area". As projects in a given area are developed under these changes, and may accumulate over a wider area, a more suburban development pattern might prompt a perception of the need for public services; or if a change in the ground water quality causes a health issue the County could be asked to provide public water.

E. Staff Conclusions and Recommendation

In summary, Staff has reviewed and found the proposed amendment to be inconsistent with the objectives and policies identified in this report, of Future Land Use and Conservation and Aquifer Recharge Elements of the *Future of Hillsborough* Comprehensive Plan that promote "long term, land intensive agricultural uses and large lot, low density rural residential uses" in the Rural Area. It is recommended that the Planning Commission approve the attached resolution finding the proposed plan amendment **INCONSISTENT** with the *Future of Hillsborough* Comprehensive Plan and recommend **DENIAL** of this Future Land Use text amendment 07-23 to the Board of County Commissioners.

Staff Report by: Pedro Parra

Date: May 29, 2007

SECTION IV
Review Agency Comments



Memorandum

TO: Mr. Hassan Halabi, Community Planner
Hillsborough County Planning Commission

FROM: Steve Feigenbaum, Planning Manager *SF*
Hillsborough Area Regional Transit Authority (HART)

DATE: April 24, 2007

RE: CPA 07-23
Future Land Use Element Text Change
Man-Made Lake "Density Credit" Provisions

HART has reviewed the Comprehensive Plan Amendment request to revise the Future Land Use Element, to modify and add new text in Section VI. The proposal will not be a major impact to the transit system.

INTERNAL MEMORANDUM

TO: Pedro Parra

FROM: Shawn Colledge, AICP *SC*

DATE: May 25, 2007

RE: CPA 07-23 Man-Made Lake Density Credit

It is the Environmental and Public Facility team's finding that the proposed amendment is **INCONSISTENT** with the Comprehensive Plan. Specifically, CPA 07-23 is inconsistent with preventing urban sprawl as stated in Policy 19.6 of the Conservation and Aquifer Recharge Element.

"The County shall continue to encourage infilling and growth within identified and environmentally acceptable 'activity centers', and shall discourage urban sprawl, through the application of the Urban Growth Boundary concept and other means."

The proposed plan amendment would have the effect of increasing net density outside the Urban Service Area compared to current plan policy, creating development incompatible with the rural character of the area. There is valid and important public purpose in discouraging growth outside the Urban Service Area. This plan amendment is contrary to that public purpose. Proposals that have the effect of increasing density outside the Urban Service Area can encourage premature, high capital and operating cost growth in an inappropriate location in the county.

The creation of a functioning man-made lake does not mitigate the negative effects of the proposed text amendment's created incentive for increased net density, untimely and costly growth in an inappropriate location – outside the Urban Service Boundary.

Although there are existing regulations for land excavations, there is significant uncertainty with regard to the environmental effects of such excavations. Accounting for all the environmental variables and interrelated systems is not always possible. Because of this, there is not reasonable assurance that these land excavations will not result in

environmental impacts that are inconsistent with the comprehensive plan. Therefore, proposals such as this one, that would have the effect of affording an incentive to land excavation would be inconsistent with the following policies of the Conservation and Aquifer Recharge Element of the Comprehensive Plan:

“Objective 7: Under all future growth scenarios, and to the extent it has the authority to do so, the County shall ensure compliance with State groundwater quality standards and maintain or improve current groundwater quality conditions within county boundaries.”

“Policy 7.1: Prior to permit approval, the County shall consider the Southwest Florida Water Management District’s Water Resource Assessment Project (WRAP) information for determining the potential for impacts of proposed land use changes and developments in areas with high aquifer recharge/contamination potential. The County shall also use this information when planning and siting public facilities.”

“Policy 4.1: The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.”

Land excavations that fill with water can exacerbate evaporation, can breach confining areas of aquifers, deprive downstream habitats of hydration, etc. Due to these possible adverse environmental impacts, creating an incentive that can have the effect of proliferating such excavations would be inconsistent with environmental protection policies of the comprehensive plan.

Hassan Halabi

From: BLANCHETTE, SHARON [sblanche@hcsso.tampa.fl.us]
Sent: Tuesday, May 01, 2007 4:01 PM
To: Hassan Halabi
Cc: BENNINK, CARL D; MCINTURFF, DEBRA
Subject: Comprehensive Plan Amendment Reveiw Request - Due Today

Attached, please find the following response letters *(please note that we have placed 00 in front of the last 2 digits to meet our system's needs.):*

CPA-06-0022
CPA-07-0001
CPA-07-0024
CPA-07-0025
CPA-07-0026
CPA-07-0027
CPA-07-0028
CPA-07-0029

The following CPA's in this batch were also reviewed, however this agency has no comments at this time.

CPA-07-0021
CPA-07-0022
CPA-07-0023

CPA-07-0030 did not have enough data for a complete review. Upon receipt of additional information, our response will be forwarded.

If you have any questions, please do not hesitate to call.

Thank you,

Sharon M. Blanchette
Senior Secretary
Hillsborough County Sheriff's Office
Research and Development Bureau
813-247-8075 / Fax 813-247-8087



BOARD OF COUNTY COMMISSIONERS

Brian Blair
Rose Ferlita
Ken Hagan
Al Higginbotham
Jim Norman
Mark Sharpe
Kevin White

Office of the County Administrator
Patricia G. Bean

Deputy County Administrator
Wally Hill

Assistant County Administrators
Kenneth C. Griffin
Carl S. Harness
Manus J. O' Donnell

MEMORANDUM

DATE: May 1, 2007
TO: Planning Commission
FROM: Chris Snow, AICP, Principal Planner
Solid Waste Management Department
SUBJECT: REVIEW OF CPAs 6-22, 7-1, 7-21:30

The Solid Waste Management Department (SWMD) has reviewed the Comprehensive Plan Amendments cited above, and has the following comments:

1. The adopted level of service for solid waste in Hillsborough County is 2 years of permitted landfill space, with 10 years of raw land under the control of the County available.
2. The County currently has 15- 20 years of permitted landfill space and additional area available to permit.
3. There is no initial capital investment required to maintain an adequate Level of Service with the projected impacts from the changes in the Land Use classifications.
4. Any annual operating costs resulting from the projected impacts will be recovered through the rates established for the Solid Waste Management System.
5. The SWMD has an extensive CIP program to maintain and expand its solid waste management system.

Please contact me at 276-8408 should you have any questions.

CJS/cjs

Hassan Halabi

From: Mario Cabana [CabanaM@HillsboroughCounty.ORG]
Sent: Tuesday, May 01, 2007 5:01 PM
To: Hassan Halabi
Cc: Jim Jeffers; T. Barton Weiss
Subject: CPA 07-23 Future Land Use Element Text Change.

Hasan:

I have reviewed CPA 07-23 Future Land Use Element Text Change proposing full gross density credits for man-made lakes and have the following comments.

Open Space/Clustering - Existing language states that "all projects that which utilize clustering should do so with the intent of preserving and protecting natural resources." Whether "man-made lakes" meets this intent or deviates from it should be considered.

Objective A-7 - No objection, proposed language seems inclusive of the general public good.

Policy A-7.2 - Staff should consider the prior intent of the existing policy for open spaces, specifically should open spaces be equally available to all members in the community (i.e., conservation areas, preservation areas mitigation areas and nature observation and hiking)?
Creating a large man-made lake would seem to result in exclusion of community members not owning boats or interested in fishing. Similarly, equestrian use is exclusive.

Policy A-8.2 - Staff should confirm that the first provision prohibits augmentation with groundwater to create the man-made lakes. Regarding the integrity of ecosystems and the size limit proposed (250 acres), it is often difficult to accurately predict the post-mining affects (alterations) to the pre-excising hydrologic and hydrogeologic systems, and the natural systems that have evolved and become dependent over many hundreds of past years. If the intent is to preserve ecosystems, the best course would likely be not to mine the land in the first place.

Rationale/Justification for Proposed Amendment

With regard to comments about the "legitimate public purpose" of the current Plan policies, staff should investigate why the policies were put in place. I can only surmise that the current Plan policies were developed as disincentives to borrow pit operations in response to public oppositions to having a proliferation of borrow pits. Further, the current Plan policies result in promoting preservation of land and natural resources.

It is positive that the proposed changes would only apply to altered lands, however, impacts can still result to nearby natural systems and each project should be reviewed case by case.

Regarding the argument that "land excavation that results in the creation of an attractive lake is essentially penalized relative to dry land excavation", this was likely the intended outcome (i.e., disincentive) of the policy; staff should investigate the original intent of current policy.

It is not clear what the extent of "rehabilitation of existing lakes created" would occur beyond what is already required by mining permits.
The proposal should quantify the definition of "rehabilitation".

Lakes can retain water for percolation, however this needs to be balanced with the impacts to pre-existing hydrologic cycle and the natural systems that are dependent upon it.

It is agreed that the "Approval of the requested amendment may positively affect the marketplace for land excavation activities."

Staff should consider whether this is consistent with the intent of prior policy.

It is not clear how existing policy "restricts choice in rural residential living environments".

It is not clear how existing policy "encourages dry land excavation over lake creation."
It would seem current policy results in both types, lake creation and dry.

In order for us to be the "Best County" in the Nation, please take a moment to complete our survey. Click on the link listed below. Also list your company name in the comments section. http://hcbocc.websurveyor.net/wsb.dll/13/WRS_Q3_2007.htm?WSB28=WRT

Mario A. Cabana, P.G.
Project Manager
Water Resource Team
Hillsborough County Water Resource Services
925 E. Twiggs Street
Tampa, FL 33602
(813) 272-5977, extension 43306
cabanam@hillsboroughcounty.org

Hassan Halabi

From: Kevin Moran [MoranK@HillsboroughCounty.ORG]
Sent: Tuesday, May 01, 2007 4:54 PM
To: Hassan Halabi
Cc: Chuck Hammett; Jim Jeffers
Subject: CPA 07-23 Future Land Use Element Text Change

Mr. Halabi,

This proposed Future Land Use Element Text change could allow for densities that would preclude the construction of wells and septic tanks in the Rural Area. As you are aware the WRS does not have a method for providing service to developments outside of the Urban Service Area.

The text change should include a discussion on the ability of the developer of a property with clustered development to provide water and wastewater service if the property is in the Rural Area.

Kevin S. Moran, P.E.
Infrastructure Planning Team
Hillsborough County Water Resource Services
925 E. Twiggs St.
Tampa FL 33602
813 272-5977

MEMORANDUM

DATE: April 23th, 2007

TO: Pedro Parra

FROM: Bud Whitehead, Transportation Section

RE: CPA 07-23 - Future Land Use Element Text Change - Man-Made Lake
"Density Credit" Provisions

Staff has reviewed the proposed text changes to the Future Land Use Element.

The proposed amendment, in and of itself, will not change transportation impacts.

If approved and applied to specific parcels of land in the future, the specific transportation impact of that proposal and the surrounding transportation system will be evaluated.