

MEMORANDUM

FROM: Kelly M. Holland, Wetlands Management Division, EPC

THROUGH: Bob Stetler - Director, Wetlands Management Division, EPC

TO: Reggie Sanford - Air Division, EPC

DATE: November 25, 2008

SUBJECT: EPC REVIEW OF AMENDED COMPREHENSIVE PLAN AMENDMENT REQUEST 08-09 \ FUTURE LAND USE MAP CHANGE / LUTZ LAKE FERN ROAD WEST OF THE SUNCOAST PARKWAY / FOLIO # 061837.0000 \ AMENDMENT INFORMATION RECEIVED BY E-MAIL NOVEMBER 24, 2008 \ STR 6-27-18

Staff from the Wetlands Management Division of the Environmental Protection Commission of Hillsborough County (EPC) has reviewed the amended information for the subject Comprehensive Plan Amendment (CPA) request. Due to the reduction in acreage and inclusion of the site into the Urban Service Area, the Wetlands Management Division no longer objects to the request as amended subject to the following comments/conditions:

1. Wetlands exist within the parcel boundaries as indicated through review of aerial photography, the Soil Conservation Service soils maps and previous field reviews by EPC staff.
2. Review of this CPA request by EPC staff does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
3. Development within wetlands of Hillsborough County which destroys, reduces, or impairs the wetland or which contributes to the present or potential future destruction, reduction, or impairment of the environmental benefits provided by the wetland, or a portion thereof, constitutes pollution as defined by Chapter 84-446, Laws of Florida, as amended. Impacts to wetlands are prohibited except unless specifically authorized in

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writing by the EPC Executive Director or his authorized agent. Pursuant to EPC Wetland Rule Section 1-11.07(1), Rules of the EPC, "[w]ritten authorization may be given to conduct proposed development affecting wetlands only if reasonable use of the land cannot be accomplished without affecting the wetland."

4. EPC staff requires that all efforts be taken to avoid or reduce wetland impacts prior to submittal of any site development plans. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure proposed lots, re-align roadways, and make other changes necessary to avoid or minimize wetland impacts.
5. Any activity interfering with the integrity of wetland(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or his authorized agent, pursuant to Section 1-11.07, Rules of the Commission, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and Chapter 1-11, Rules of the EPC.

If you have any questions or need further assistance, please feel free to call me at 813-272-5960, extension 1222.

kmh