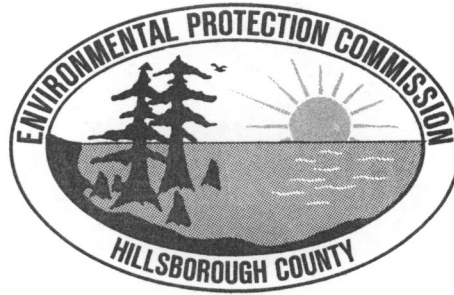


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Legal 627-2602 Wetlands 627-2630
Water 627-2670 ERM 627-2650
Air 627-2660 Lab 272-5157

Executive Director
Richard D. Garrity, Ph.D.

December 4, 2008

Melissa Zornitta, AICP, Executive Planner
Hillsborough County City-County Planning Commission
601 E. Kennedy Blvd., 18th Floor
Tampa, FL 33602

Dear Ms. Zornitta,

Thank you for the opportunity to comment on the revised Plan amendment CPA 08-09, concerning land use off Lutz Lake Fern Road. The revised reduction in acreage of land does change the comments offered by the Environmental Protection Commission (EPC). Comments from our agency are as follows:

A. Wetlands Management Division

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 wetland acreage, 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 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.

B. Air Management Division

No comment

C. Waste Management Division

No comment

D. Water Management Division

No comment

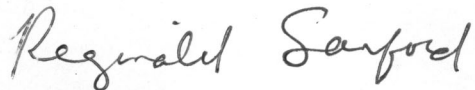
E. Environmental Resource Management Division

No comment

EPC Comments
CPA 08-09

Thank you, again, for the opportunity to comment on the revised amendment CPA 08-09. If you should have any questions, please feel free to contact me at 627-2600, ext. 1254 or Sanford@epchc.org.

Sincerely,

A handwritten signature in cursive script that reads "Reginald Sanford".

Reginald Sanford
Chief, Enforcement and Analysis
Air Division