

October 2, 2008

Ms. Krista Kelly, AICP  
Executive Planner  
The Planning Commission  
601 E. Kennedy Blvd.  
Tampa, FL 33601-1110

**Re: CPA 08-11 – Van Dyke Road and Gunn Highway  
Recommended Development Conditions**

Dear Ms. Kelly:

Tampa Bay Water staff offer the following recommended development conditions for CPA 08-11 Van Dyke Road and Gunn Highway. The proposed 27.9 acre development is located on the west side of the intersection of Van Dyke Road and Gunn Highway in Hillsborough County. The proposed future land use is NMU-3 (Neighborhood Mixed Use 3 per acre).

The site is located in a Zone 2 Wellhead Protection Area within the wellfield mitigation area of the Cosme-Odessa Wellfield. The nearest public supply well is located approximately 1,000 feet southeast of the proposed development.

Tampa Bay Water's overriding concern is the protection of the public drinking water supply. Thank you for considering our recommendations for development conditions for the CPA 08-11 Van Dyke and Gunn Highway site.

**Water Quality and Drainage:**

1. The subject property shall be required to comply with the requirements of the Hillsborough County Wellhead and Surface Water Resource Protection Ordinance.
2. Development of the project shall not result in Levels of Service for off-site drainage structures below acceptable standards as established in the adopted Hillsborough County Comprehensive Plan and Land Development Code, as may be amended from time to time.
3. The project's stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 17-25 and

40D-4, or 40D-40, Florida Administrative Code (FAC), and Hillsborough County stormwater management requirements as may be amended from time to time. Treatment shall be provided by biological filtration wherever feasible. Best Management Practices for reducing adverse water quality impacts as required by the regulations of Hillsborough County and other appropriate regulatory bodies shall be implemented. In addition, the applicants/developers shall comply with the following design requirements:

- a) All swales shall be fully vegetated and operational.
  - b) Dry stormwater, retention/detention areas, including side slopes and bottoms, shall be vegetated as required.
  - c) The applicants/developers or other responsible entities shall ensure that the stormwater management system is being properly maintained in keeping with its design and is providing the level of stormwater storage and treatment as established in the Environmental Resource Permit.
  - d) Should the applicants/developers discover that any portion of the stormwater system is not being adequately maintained or that the system is not functioning properly, the applicants/developers shall within seven (7) days, report such fact to the County and shall promptly undertake any necessary repairs or modifications to the system. The Developer's Report(s) shall include any such problems and the necessary repairs or modifications to remedy them, as well as what repairs or modifications to the system have been undertaken since the previous Report(s).
  - e) Landscape and irrigation shall be in conformance with the Land Development Code in effect at the time of preliminary plan/site plan approval.
  - f) The applicants/developers should advise future residents of seasonal variations within created water features and should not be perceived as lakes with constant water levels.
4. Stormwater design shall include low impact development techniques (LIDS) to reduce the discharge of pollutant loads into receiving water bodies and to facilitate all stormwater exiting the site in meeting all applicable state water quality standards.

5. No wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a more natural state so that historic wetland water levels and flow quantities are restored.
6. The historic, average, rainfall volume discharged from the site should be maintained post development. The applicants/developers shall propose stormwater design solutions which achieve this goal such as use of swale systems and reducing treatment volume requirements to the extent the permitting agencies (Hillsborough County and SWFWMD) can allow.

**Water Resource Protection:**

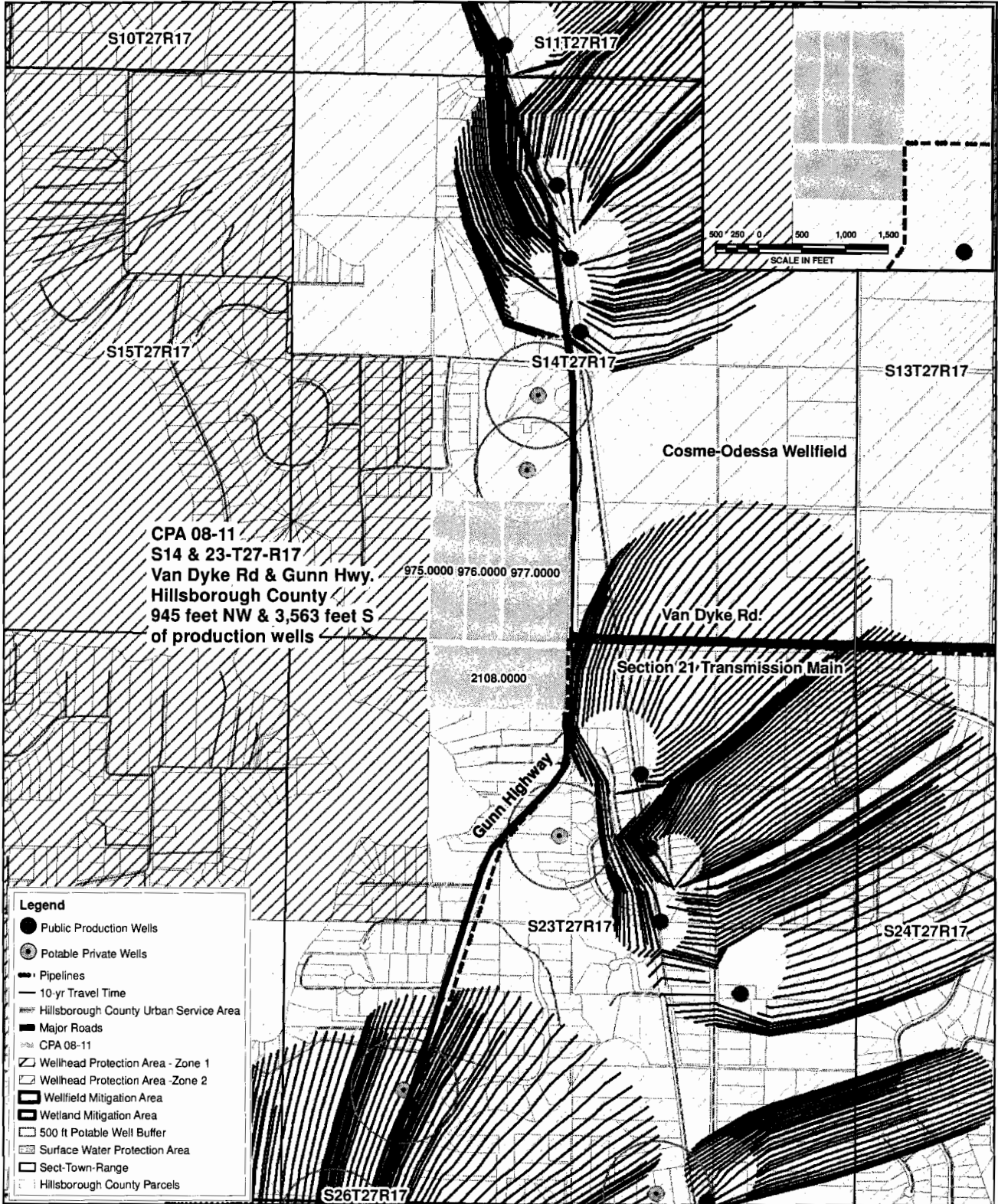
7. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event shall contact with the limestone aquifer be allowed. A soil boring program shall be implemented to determine the depths and thickness of the clay confining unit and depth to limestone. If no clay confining unit is present, a minimum of five (5) feet of soil shall be maintained above the limestone. If the site is within one mile of a production well, a minimum of ten (10) feet of soil shall be maintained above the limestone.
8. Should any noticeable soil slumping or sinkhole formation become evident, the applicants/developers shall immediately notify the County, Tampa Bay Water and the Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
  - a) If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
  - b) Take immediate measures to ensure no surface water drains into the affected areas.
  - c) Visually inspect the affected area.

- d) Excavate and backfill as required to fill the affected area and prevent further subsidence.
  - e) Use geotextile materials in the backfilling operation, when appropriate.
  - f) If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
  - g) If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
9. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.

Tampa Bay Water staff appreciates the opportunity to review and comment on land development-related activities. Please contact me at (727) 796-2345 if you have any questions, or if you need any further information.

Sincerely,

Ivana Kajtezovic  
Environmental Planner



- NOTES:**
1. THIS FIGURE WAS GENERATED FOR FOR REFERENCE PURPOSES.
  2. THIS FIGURE IS GENERATED IN COLOR. PHOTOCOPIING IN BLACK AND WHITE WILL RESULT IN THE LOSS OF THE PRESENTED DATA.
  3. WELL SHAPEFILES AND CAPTURE ZONES PROVIDED BY TAMPA BAY WATER.
  4. PARCEL AND ROAD SHAPEFILES PROVIDED BY HILLSBOROUGH, PASCO, AND PINELLAS COUNTIES (2008).
  5. WELL HEAD PROTECTION ZONES PROVIDED BY HILLSBOROUGH AND PASCO COUNTIES (2008).
  6. MAJOR ROAD SHAPEFILE PROVIDED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (2008).

**TAMPA BAY WATER**  
2575 ENTERPRISE ROAD  
CLEARWATER, FLORIDA

**HILLSBOROUGH COUNTY  
COMPREHENSIVE PLAN AMENDMENT  
CPA 08-11 VAN DYKE RD & GUNN HWY**

SCALE: AS SHOWN  
OCTOBER 2008

**PBS** **FIGURE 1-1**