



Hillsborough Area Regional Transit Authority

### Memorandum

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

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

DATE: September 22, 2008

RE: CPA 09-01  
Lutz Lake Fern Road west of Suncoast Parkway  
Future Land Use Text & Map Change  
Folio No. 12940.0000 & 12944.0000

HART has reviewed the above Comprehensive Plan Amendment request to amend the Future Land Use Element to change boundaries of the Keystone-Odessa Planning Area. Transit service is over six miles away from this location. Although Keystone- Odessa and Lutz are included in the Needs Plan of the Transit Development Plan, transit is not prioritized in the community plans. Density increase along Lutz Lake Fern Road will create an environment supportive of transit service. Operating funds and capital funding of transit vehicles will be needed to extend transit services to this area.

HART has no objection to the proposed request if the future development will include the following to promote alternative transportation options.

1. Sidewalks should be provided along the front of the property Lutz Lake Fern Road connecting to interior sidewalks and pedestrian paths within the development to contribute to safe pedestrian mobility. The sidewalks must comply with the Americans with Disabilities Act standards for accessibility design.
2. The developer will include internal bike paths in the design.
3. The development will include a gathering place for residents to meet for express transit services, vanpools and carpools.

If you have any questions concerning these comments, please phone Linda Walker at (813) 223-6831, extension 2212 or send e-mail to [walkerl@gohart.org](mailto:walkerl@gohart.org).