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Executive Director
Richard D. Garrity, Ph.D.

MEMORANDUM

FROM: P. Daniel Alberdi, Jr., Wetlands Management Division, EPC
TO: Heather Lamboy, AICP, The Planning Commission *PDA*
DATE: October 3, 2006
SUBJECT: EPC REVIEW OF COMPREHENSIVE PLAN AMENDMENT REQUEST 07- 05
(RIVERVIEW RIVERFRONT DISTRICT)

Staff from the Wetlands Management Division of the Environmental Protection Commission of Hillsborough County ("EPC") has conducted a preliminary review of the subject Comprehensive Plan Amendment ("CPA") Request and **supports** the CPA as proposed subject to the following comments/conditions:

1. Wetlands, including the Alafia River and tributaries, exist within the general overall 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."

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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 and wetland setbacks 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) 627-2600, extension 1266.

pda/ksg

cc: Shawn College, The Planning Commission