

**SUBJECT: EPC REVIEW OF REZONING PETITION # XXXX FOR THE XXXXX PROPERTY/
FOLIO#s XXXX/ SITE PLAN DATED RECEIVED XXXX BY PGMD; XXXX BY
EPC/ STR XXXX**

Dear XXXX:

Staff from the Wetlands Management Division of the Environmental Protection Commission of Hillsborough County (EPC) has reviewed the above-referenced site plan and has no objections to the petition provided the following statement is included as a final zoning condition. The construction and location of any proposed wetland crossings/impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

Recommended Zoning Condition

- **Approval of this zoning petition by Hillsborough County 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.**

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland areas, which have not been delineated. Knowledge of the actual extent of the wetlands is necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11, Wetlands, Rules of the EPC. Prior to the issuance of any building or land alteration permits or other development, the wetlands must be field delineated in their entirety by EPC staff and the wetland line surveyed. Once delineated, wetland surveys must be submitted for review and formal approval by EPC staff. The approved wetland line must be incorporated into the development of a site plan. The wetland line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation/Preservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- The acreage of the wetland areas, and associated wetland setbacks, may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the parcel configurations and infrastructure layout to avoid wetland and wetland setback impacts.
- The site plan depicts wetland impacts which have not been authorized by the Executive Director of the EPC. 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. This is prohibited except as to what is specifically authorized in writing by the Director or his authorized agent.

- As proposed, the site plan would require encroachments into the Wetland Preservation and Conservation Area Setbacks.
- A 50-foot and 30-foot setback must be maintained around each Wetland Preservation and Conservation Area, respectively, and the setback lines must also be shown on all future plan submittals. Land alterations within the wetland setbacks are restricted, as per the Land Development Code (LDC) of Hillsborough County. Exceptions are allowed only with specific recommendation of the EPC and with approval of the Natural Resources Review Team of the Hillsborough County Planning and Growth Management Department, and/or the Land Use Hearing Officer.
- 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 of Chapter 1-11, Rules of the EPC.

If you have any questions or need further assistance, please feel free to contact me at (813 627-2600, ext. ----.

Sincerely,

Wetlands Management Division
Environmental Protection Commission
of Hillsborough County

cc: PGMD
Owner/Agent