

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

Dear XXXXX:

Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) has completed a review of the above referenced project and **objects** to the rezoning and site plan as proposed based on the following:

Recommendation Rationale

- A site inspection conducted by EPC staff XXXXX revealed that wetlands pursuant to Chapter 1-11, Rules of the EPC, exist on site. The onsite wetland areas appear to be more extensive than those depicted on the subject plan. As a result, the development as proposed would likely result in wetland impacts which have not been authorized by the Executive Director of the EPC, as required under Chapter 1-11, Wetlands, Rules of the EPC.
- To receive a recommendation of approval from the EPC Wetlands Management Division, it will be necessary to redesign the site plan in a manner that comports with the requirements of Chapter 1-11, Wetlands, Rules of the EPC. Pursuant to section 1-11.05, Rules of the EPC, "[d]evelopment 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 ... is prohibited except to the extent as may be specifically authorized in writing by the Executive Director or his authorized agent." Section 1-11.07(1), Rules of the EPC, additionally provides that "[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 ..."

INFORMATIONAL COMMENTS:

- 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 to EPC staff for review and formal approval. Once approved, the surveyed 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 infra-structure 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 EPC staff.

Sincerely,

Director
Wetlands Management Division
Environmental Protection Commission
of Hillsborough County

Environmental Scientist
Wetlands Management Division
Environmental Protection Commission
of Hillsborough County

cc: PGMD
Owner/Agent