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Air	627-2660	Lab	272-5157

Executive Director
Richard D. Garrity, Ph.D.

December 28, 2006

REC'D JAN 3 - 2007

Biff Craine, Esq.
Bricklemeyer, Smolker & Bolves, P.A.
500 East Kennedy Blvd., Suite 200
Tampa, FL 33602

SUBJECT: EPC REVIEW OF REZONING PETITION # 07-0159 MM FOR THE CAREY FARMS PROPERTY/FOLIO #s 68100.000 & 68101.0000 / SITE PLAN REVISION DATE 11-07-06 / PLAN RECEIVED BY PGMD 11-8-06 / PLAN RECEIVED BY EPC 11-29-06 / STR 20-29S-20E

Dear Mr. Craine:

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 EPC Wetland Line approved by EPC staff on November 14, 2006 is accurately depicted on the submitted site plan.

- As proposed, the site plan would require encroachments into the Wetland Conservation Area Setbacks. A 30-foot setback must be maintained around each Wetland 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. Please be advised that EPC staff will not support any wetland setback encroachments as the plan is conceptual and can be redesigned to avoid wetland impacts and setback encroachments.
- As the site plan depicts a proposed underground retention stormwater management system, make certain to calculate surface water basins and existing volumes to wetlands from a design storm (no less than 2.33 YR/ 24 HR, no greater than 25 YR/ 24 HR) and ensure that the volumes to the wetlands in the post condition are not reduced by greater than 10%, and if possible 5%. Also, ensure that the hydroperiods of all wetlands are maintained within the post development condition.
- 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. 1251.

Sincerely,



Jackelyn Acevedo
Environmental Scientist II
Wetlands Management Division
Environmental Protection Commission
of Hillsborough County

cc: Teresa Montalvo, PGMD
Carey Farms - Owner

Jla/pda/wr