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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: August 24, 2026	COMMENT DATE: June 10, 2026
PETITION NO.: 26-0974	PROPERTY ADDRESS: 14702 Bellamy Rd and 5911 Ehrlich Road, Tampa
EPC REVIEWER: Abbie Weeks	FOLIO #: 0029900100, 0029900300
CONTACT INFORMATION: (813) 627-2600 X 1101	STR: 01-28S-17E
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: From AS-1 to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	n/a
WETLAND LINE VALIDITY	n/a
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands are generally located as depicted on the site plan
RECOMMENDED ZONING RESUBMITTAL COMMENTS:	
1. The Planned Development as proposed on the site plan would result in wetland impacts for proposed gas-station development and associated parking and stormwater facilities which have not been authorized by the Executive Director of the Environmental Protection Commission (EPC). EPC staff recommends that the applicant redesign this site plan to utilize the available upland areas and avoid impacts to the wetlands, pursuant to the EPC Wetlands rule, Chapter 1-11, Rules of the EPC and the adopted Basis of Review for Chapter 1-11. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted <u>directly to EPC</u> for review. 2. The subject property contains wetland/other surface waters (OSW) areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any	

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building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.

INFORMATIONAL COMMENTS:

- 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 proposed development layout to avoid wetland impacts.
- Please note that the construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and Basis of Review. Please be aware that a submittal provides no reliance that the wetlands may be developed as proposed and that EPC staff cannot approve plans at the construction phase if unapproved wetland impacts are depicted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Waste Division Comment:

- The "Application for the Installation or Upgrade of Pollutant Storage Tank Systems" must be submitted for work involving the installation or upgrade of regulated pollutant storage tank systems pursuant to Chapters 62-761 F.A.C. or 62-762 F.A.C. and Chapter 1-12, Rules of the EPC. This application must be submitted at least 30 days PRIOR to initiation of installation/upgrading activities to the Storage Tank Compliance Department (STC) of the Environmental Protection Commission of Hillsborough County at 3629 Queen Palm Dr., Tampa, FL 33619. Submit this completed application with site plans, certified buoyancy calculations (if applicable) and a check or money order payable to the Environmental Protection Commission of Hillsborough County for \$170.00. Please note that this office will not process incomplete applications. Please contact Amanda Moseley if you have any questions at 813-627-2600 ext. 1333.

aow/

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