



## AGENDA

### KEYSTONE-ODESSA AND LUTZ COMMUNITY PLANS UPDATES JOINT ADVISORY COMMITTEE MEETING #6

**Location:** Keystone Recreation Center  
17928 Gunn Hwy., Odessa, FL 33556

**Time:** Sign-in 6:15 P.M. Meeting 6:30 PM to 8:00 PM

**Date:** Tuesday, June 22, 2010

**Welcome:** We would like to take a few minutes to go around the room and have new participants introduce yourselves if you have not already done so. Please tell us what interests bring you to the meeting and if you are representing others (Civic or neighborhood organization, Church, business association, business, development industry, landowners, law enforcement, fire and safety, and education interests, etc.)

- + Email and Comments from May 11, 2010 Keystone-Odessa and May 13, 2010 Lutz
- + Joint Environmental Presentations
  - + Stormwater Runoff and Master Planning - Rick Cabrera, and Frank Deese, Hillsborough County Public Works, Keith Wiley, Natural Areas (ELAPP)
  - + Environmental Protection – Hillsborough County Environmental Protection Commission, Peter Owens, M.E., P.E., Professional Engineer II. Wetlands Management Division
  - + Mitigation Projects - Hillsborough County Environmental Protection Commission, Michael S. Thompson, Assessment Section Manager, Wetlands Management Division
- + For Keystone-Odessa Summary of Lakes and Well Protection (Brian L. Miller, R.S. Environmental Administer Hillsborough County Health Department and Planning and Growth Management (Peter Aluotto, Director Planning and Growth Management and Paula Harvey, Director of Planning & Zoning Division) presentations.
- + For Lutz Summary of Water Resources Services Department (John McCary and Kevin Moran, Professional Engineer II, Jim Jeffers: Section Manager: Infrastructure Planning, Records and GIS, Engineering Services Group, Water Resources Services) presentation

#### **Schedule/Topic of upcoming meetings**

- **July 13 –Transportation and Transit** (Transportation and Sidewalks– Public Works and MPO Long Range Plan)
- **August 10– Utilities (Water, Stormwater, Wastewater, and Solidwaste – Public Works)**

**Adjourn**

**Southwest Florida Water Management District**

**Background Contact only**

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Background documents used as a baseline in the development of both the Keystone-Odesa and Lutz Community Plans in 1998 and 1999:

- Pre-Strategy Report: Linking Land and Water Management in Northwest Hillsborough County “1996”
- Linking Land and Water Management in Northwest Hillsborough County “1997”

**Planning & Growth Management Department**

**Contact only**

John Michael Stevenson, P.G.  
Senior Hydrologist  
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Work Phone 813.276.8370  
FAX 813.272.5149

<b>Suggested:</b>	Rick Cabrera (Stormwater Runoff) 813-276-8399	Presenter
	Frank Deese (Stormwater Master Plans) 813-276-8302	Possible Presenter
	John Schrecengost (natural areas) 813-276-8302	Possible Presenter

**Hillsborough County - Environmental Resources Management Division**

**Presenter**

Peter Owens, M.E., P.E.  
Professional Engineer II  
Wetlands Management Division  
Environmental Protection Commission  
3629 Queen Palm Drive  
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813-627-2600 Ext. 1247  
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**Hillsborough County Environmental Protection Commission**

**Presenter**

Michael S. Thompson  
Assessment Section Manager  
Wetlands Management Division  
3629 Queen Palm Drive

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[Thompson@EPCHC.org](mailto:Thompson@EPCHC.org)

Mitigation project

## ENVIRONMENTAL POLICIES AND STRATEGIES

### KEYSTONE-ODESSA

Water Quality and Quantity Goals (Wetlands, Open Space, Environment, Wildlife, and Natural Systems)

Improving existing protection and understanding of water resources found in the Keystone-Odessa area like wellfield and lake/creek protection, is recognized as a high priority needed to ensure healthy ground and surface water resources for humans and the environment. Specifically, the Rocky and Brushy Creeks and the Brooker Creek riverine system are to be protected and preserved.

The community seeks to create continuity and connectivity to surrounding communities through designation of a system of greenways and open space preserves. To do so it will continue to designate areas including acquired ELAPP areas, parks, wetlands and greenways/trails to be part of a system of open space preserves to remain protected from development in perpetuity. The County is asked to consider the transfer of development rights for potential reserve areas currently designated as significant wildlife habitat area, lands approved for purchased ELAPP, and wellhead protection buffer areas, to be adopted as part of the land development code. To promote continuity and connectivity and to protect and preserve natural areas the community recognizes the following approaches:

- density calculations for clustered developments in the community will be based on upland areas;
- no density credits will be assigned to wetland areas for new development;
- stormwater management plans that contribute to the open space system of preserve areas and protect the historic drainage patterns of the community's drainage basins should be developed; and,
- regulations or other mechanisms that provide land designated as open space be maintained in perpetuity should be explored and placed into the land development code, where appropriate.

Improving existing protection of water resources is a high priority. To ensure healthy lakes and wetlands for aesthetics and recreation by preserving the aquifer and moving water in a natural way:

- Excessive withdrawals of groundwater for new development that reduces both the resource and its potable qualities will be avoided to ensure safe and adequate ground and surface resources for all users and the environment;
- Current natural drainage systems, like wetland sloughs and bayheads, will be improved and/or maintained by removing exotics and reducing public supply wellfield pumping;
- The County with local agencies will study drainage and flooding problems in the Hog Island area;
- Habitat areas for viable wildlife populations will be protected through public acquisition of land and voluntary dedications and through other incentive programs;
- The County will study, and amend as necessary, current comprehensive plan policies and the land development code, to ensure the protection and sustainability of lake resources for the long term;
- New lakefront development shall be required to retain a natural vegetative buffer, for the water quality and wildlife benefits it affords. New hardened shoreline is prohibited, and existing hardened shoreline shall not preclude the requirement for the preservation of a vegetative buffer. However, these requirements should recognize the provision for recreational access which minimizes impacts to these natural resources;
- In recognition of the perception among residents, that the variance process for lakefront environmental protection regulations is failing to adequately protect lake associated natural resources, the County shall review and amend this process, as necessary;
- Densities and intensities on lake front property should be restricted in order to protect water quality. This would recognize the need for regulations, specific to water front property, which will protect the natural resource in the long term;
- In recognition of the importance of lake associated wetlands to the ongoing health and sustainability of the lake resource, lake associated wetlands should have protection in excess of isolated wetlands;

- The County should strengthen its efforts to educate lakefront property owners. This is considered the most effective method of protecting lake water quality on developed lake shorelines. A significant amount of natural resource degradation is the result of uninformed property owners; and
- The County should expand its lake watershed study program in an effort to systematically address the problem of natural resource degradation in Hillsborough County.

## ODESSA

Water Quality and Quantity (Wetlands, Open Space, Environment, Wildlife, Natural Systems)

The community seeks to create continuity and connectivity to surrounding communities through designation of a system of greenways and open space preserves. This can be accomplished by designating areas including acquired ELAPP areas, parks, wetlands and greenways/trails to be part of a system of open space preserves to remain protected from development in perpetuity. The County is asked to consider the transfer of development rights for potential reserve areas currently designated as significant wildlife habitat area, lands approved for purchased ELAPP, and wellhead protection buffer areas, to be adopted as part of its land development code. To promote continuity and connectivity and to protect and preserve natural areas the community recognizes the following approaches:

- the development of stormwater management plans that contribute to the open space system of preserve areas and protect the historic drainage patterns of the community's drainage basins should be developed; and,
- the regulations or other mechanisms ensure that lands designated as open space will be maintained in perpetuity should be explored and placed in the land development code, where appropriate.

Improving existing protection of water resources is a high priority. To ensure healthy lakes and wetlands for aesthetics and recreation by preserving the aquifer and moving water in a natural way:

- Excessive withdrawals of groundwater for new development that reduces both the resource and its potable qualities will be avoided to ensure safe and adequate ground and surface resources for all users and the environment;

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