

1.0 APPLICATION SUMMARY

Applicant: Masonic Park and Youth Camp, Inc.
FLU Category: A/R (Agricultural Rural – 1 DU per 5 acres)
Service Area: Rural
Site Acreage: 199.91
Community Plan Area: Little Manatee South and South Shore Areawide Systems
Overlay: None



Introduction Summary

PD 91-0174 was modified in 2023 under MM 22-1639 to increase the number of allowable RV spaces from 36 to 120 at an RV Park and youth camp site located at the east corner of 301 and Willow Road intersection. The applicant is requesting modifications to reduce the area designated for RV park use and to seek relief from the strict adherence of Land Development Code (LDC), Section 6.11.110.

Existing Approval(s)	Proposed Modification(s)
Site development to allow a youth camp and 120 Recreational Vehicle (RV) spaces.	Relief from LDC requirements pertaining to Recreation Vehicle Parks and reduce the area designated for RV park use.

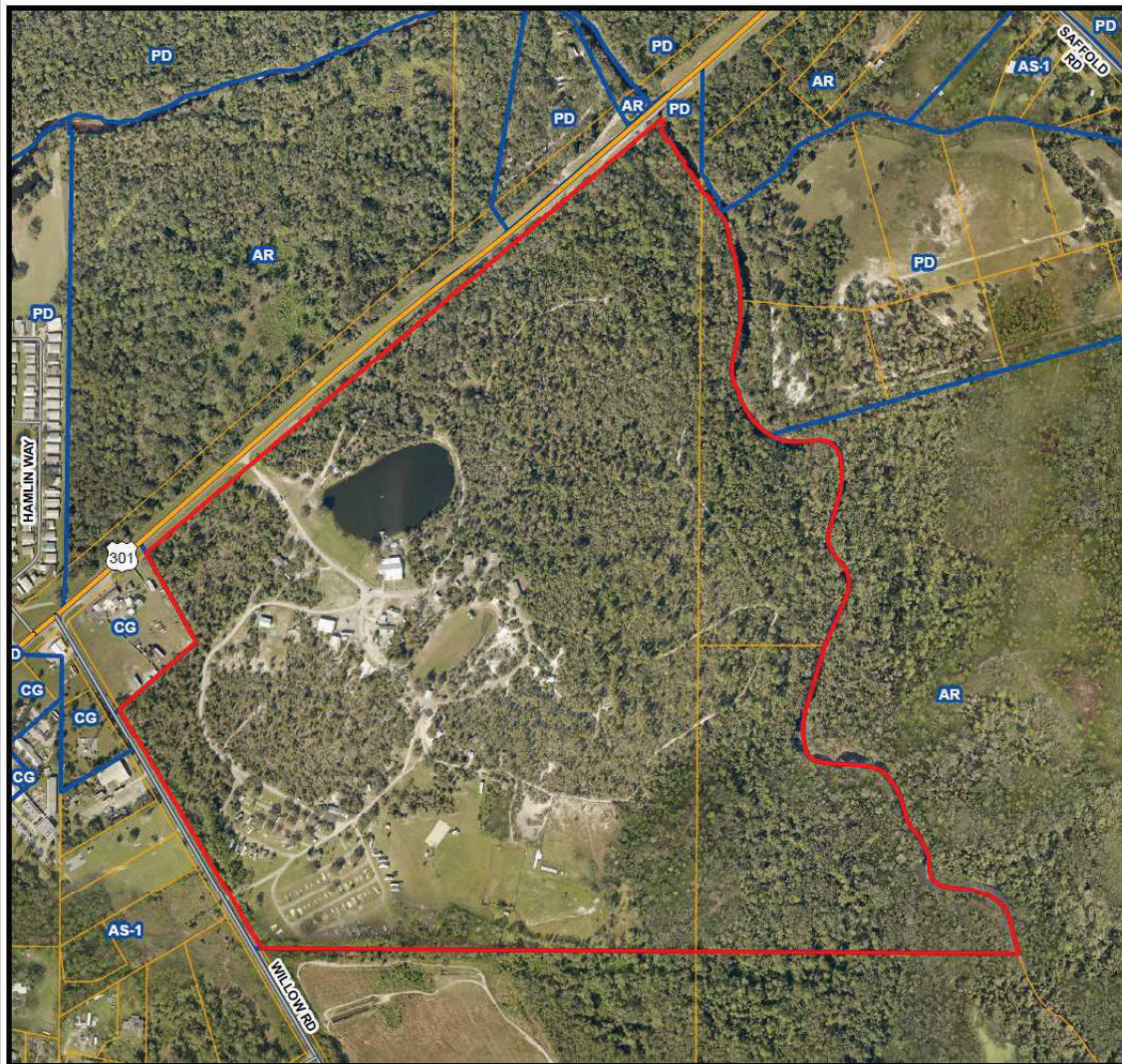
Additional Information

PD Variation(s)	None
Waiver(s) to the Land Development Code	LDC 6.11.110 – Mobile Home Park and Recreational Vehicle Parks Subsections: B. Internal Roadways, E. Storm Shelters, I.2 Unit Area, and I.3. Setback Development Standards.

Planning Commission Recommendation N/A	Development Services Recommendation Not Supportable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP
PRS 24-0632

Folio: 57988.0000, 79726.0000, 79727.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

0 480 960 Feet

STR: 30-32-20, 25-32-19

NOTE: Every reasonable effort has been made to assure the accuracy of the map. Hillsborough County does not assume any liability arising from use of the map. Hillsborough County makes no warranty, representation or guarantee as to the content, reliability, accuracy, timeliness, or completeness of any of the information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County expressly disclaims any representation and warranties, including without limitation the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:
 1. Any errors, omissions, or inaccuracies in the information provided hereafter; or
 2. Any action made, in whole or in part, based on any action or reliance upon any information or data provided hereafter.

Date: 04/09/2024 Path: G:\ZONING\GIS\Data\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

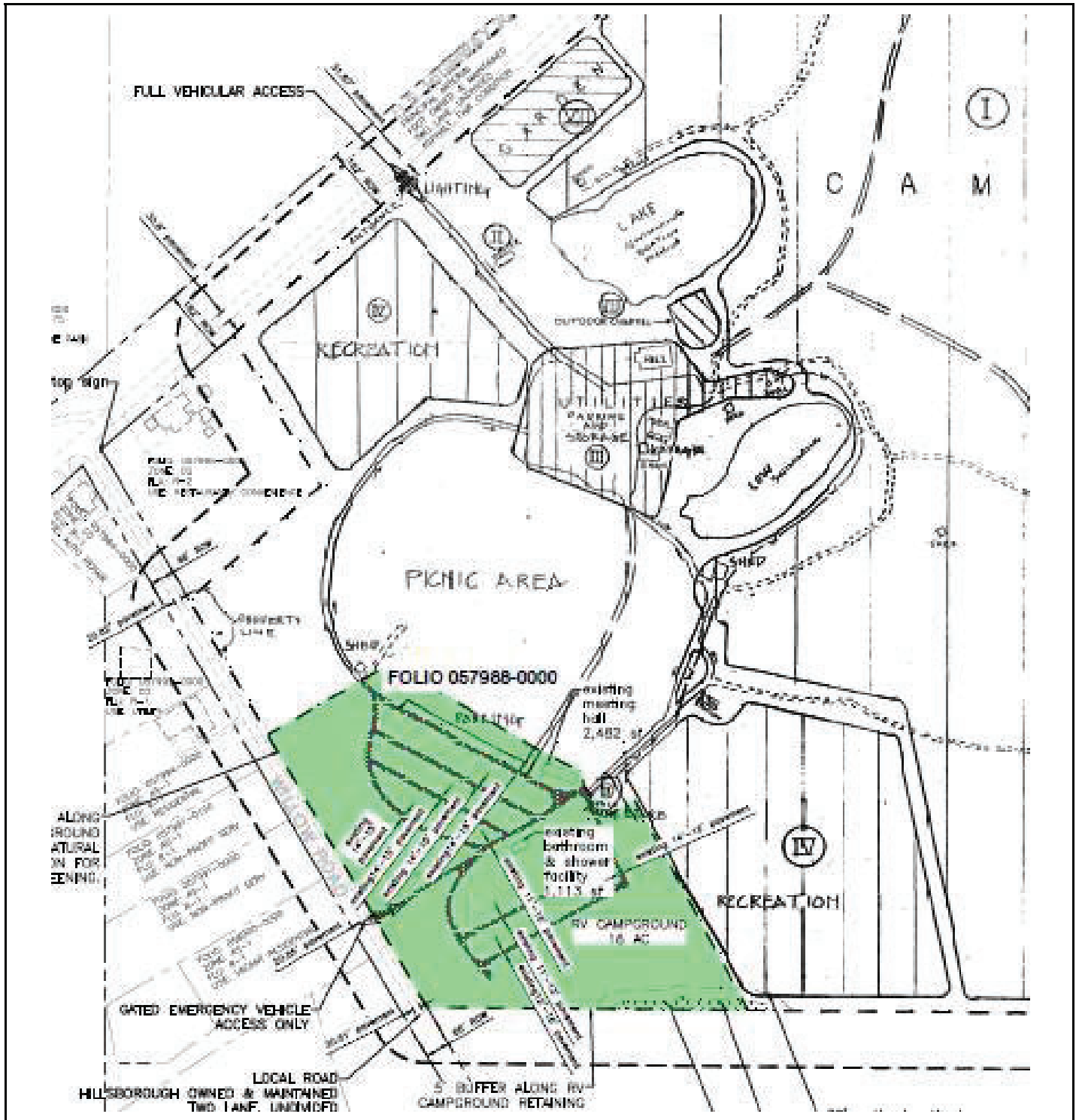
Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use
North	AR	1 du/5 ga F.A.R.: NA	Agriculture and related	Little Manatee River State Park
	PD 91-0175	6 mobile home or RV lots per acre	Mobile home or RV park	Mobile home park
	PD 17-0576	1 RV Space per acre of RV designated area, 6 Cabins (3,046 SF combined maximum), 1,424 SF of Office	paddle craft rental, camping, picnic, RV parking, cabin rental, and with accessory dwelling	Campground and lodging
South	AR	1 du/ga F.A.R.: NA	Agriculture and related	Undeveloped, County owned
East	AR	1 du/5 ga F.A.R.: NA	Agriculture and related	Undeveloped
	PD 14-0974	1 du/ga F.A.R.: NA	Single-family residential	Undeveloped

Adjacent Zonings and Uses - Continued

West	CG	0 du/ga FAR: 0.27	Retail and service	Retail
West	PD 05-0214	1 du/ga F.A.R.: 0.50	Hotel, sit-down restaurant, and as-1 uses	Undeveloped
West	CG	0 du/ga FAR: 0.27	Retail and service	Automotive Repair
West	CG	0 du/ga FAR: 0.27	Retail and service	Wireless Communications Facility
West	AS-1	1 du/ga F.A.R.: NA	Agriculture and single- family	Open storage and warehouse
West	AS-1	1 du/ga F.A.R.: NA	Agriculture and single- family	Outdoor recreation
West	AS-1	1 du/ga F.A.R.: NA	Agriculture and single- family	Undeveloped

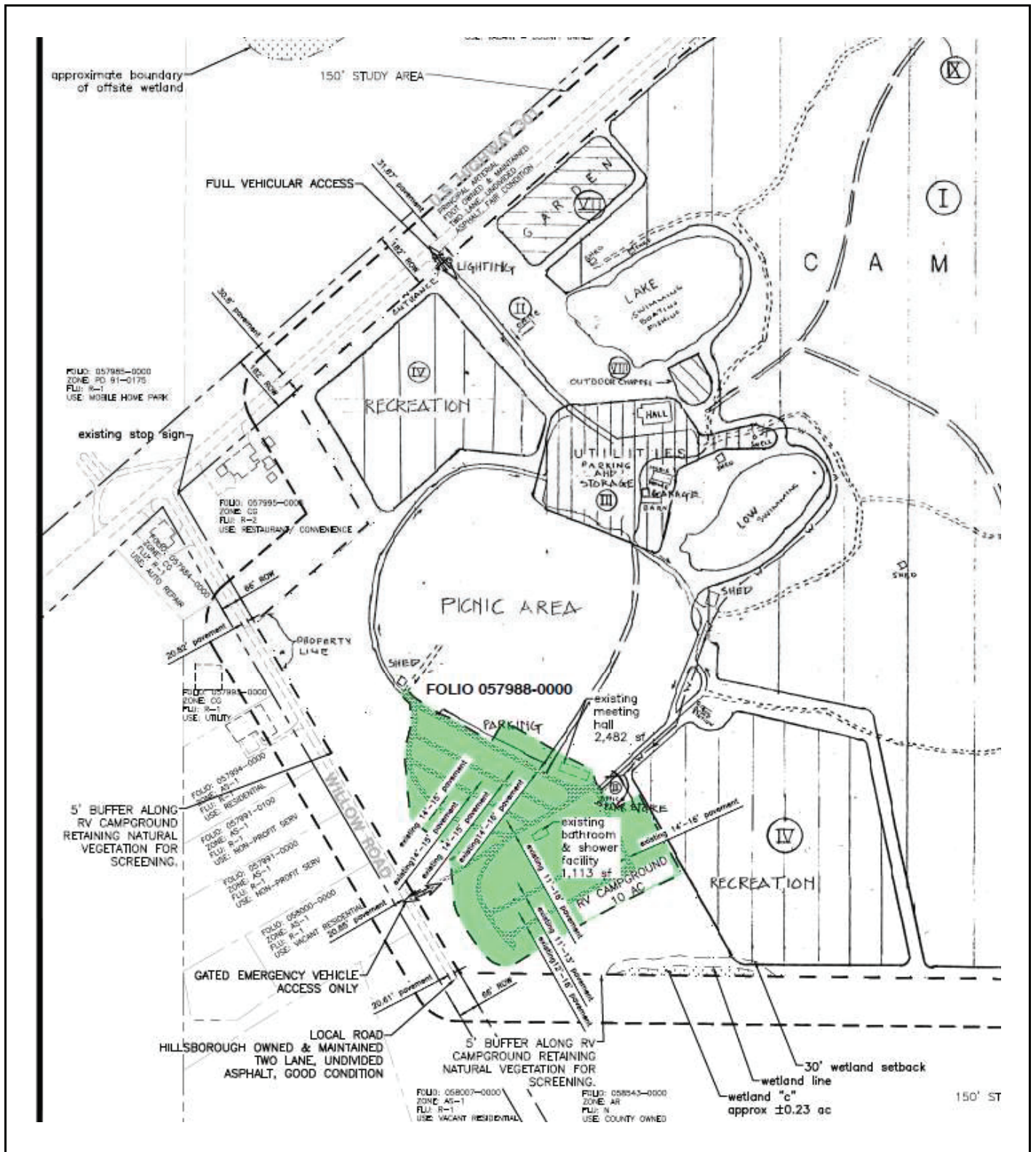
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	Unknow (See Report)	Unknown (See Report)	Unknown (See Report)
Proposed			
Difference (+/-)	NA	NA	NA

The proposed modification does not impact trip counts.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes: The proposed modification does not impact changes to connectivity or cross access.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees:				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses, the proposed site configuration, which includes a reduction in RV Park area to minimize the potential impacts to environmentally sensitive land, identified within this report, staff finds the proposed modification to the configuration of the RV Park Area compatible with the existing zoning districts and development pattern in the area. However, staff is not supportive of relief from certain RV Park design requirements as outlined below in the recommendation section.

5.2 Recommendation

The specific relief sought by the Applicant is, simply for the Applicant to leave the RV Area as it is, with no site plan review required because no new work is proposed to be done. However, staff finds that the current noncompliant configurations associated with the nonconforming setbacks and area per recreational vehicle unit were established during a time when the current standards were in place. The minimum setback and area requirements in LDC, Section 6.11.110.I are five feet on the front and sides, and the minimum unit area of a premises used or occupied for use of a recreational vehicle is 2,000 square feet. Although the application contends that adhering to these minimum standards would require the loss of several recreational vehicle units and the shifting of electric and sewage hookups, the application neither proposes an alternative minimum setback nor minimum area requirements. Therefore, staff does not have sufficient information to evaluate the appropriateness of the request to modify the subject setback and minimum lot area requirements, especially considering configuration of the park was not approved in accordance applicable site development standards as the park increased the number of spaces beyond the maximum allowed without meeting the development requirements following the approval for a maximum of 36 spaces in 1991.

New recreational vehicle parks with 25 spaces or more which are not located within the hurricane vulnerability zone are required to include a storm shelter in accordance with the LDC, Section 6.11.110.E. Because the recreational vehicle park does not appear to be in a hurricane vulnerability zone as defined in the Comprehensive Plan, staff presently does not have sufficient information to support a waiver of the storm shelter requirement.

Additionally, the Transportation Division found the waiver to reduce the minimum roadway width unsupportable and that the current 11 to 16-foot roadway widths do not meet the minimum safety requirements. Development Services concludes that due to the potential safety hazards related to inadequate roadway widths, that a recommendation of approval cannot be supported. Furthermore, the requested relief from the LDC, Section 6.03.02 requirements regarding External and Internal Sidewalk Connection including internal ADA-accessible connections requires LUHO approval and cannot be approved through the minor modification process.

Based on the above considerations, staff recommends denial of the request.

6.0 PROPOSED CONDITIONS

NA

Zoning Administrator Sign Off:



SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary

APPLICATION NUMBER: PRS 24-0632

ZHM HEARING DATE: NA

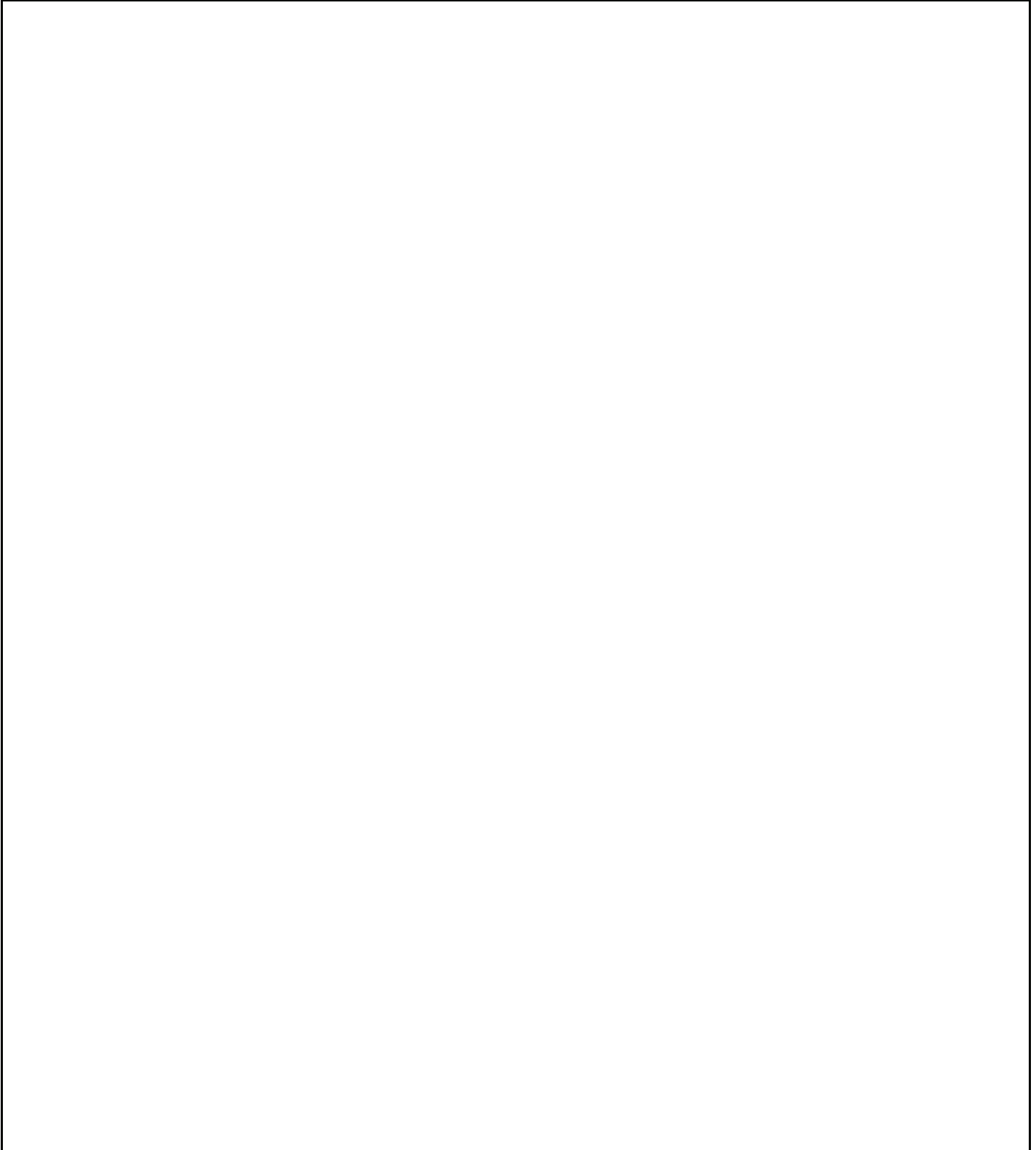
BOCC LUM MEETING DATE: JUNE 11, 2024

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



NO.	DATE	REVISION DESCRIPTION

602 S. MILITARY TRAIL, SUITE 101
WILMAUMA, FL 32598
TEL: 904.255.1100
WWW.BBOGGSENGINEERING.COM

**MASONIC PARK AND YOUTH CAMP
PD MODIFICATION**
WILMAUMA, FL 32598

DATE: 07/23/23
DESIGNED BY: MCM
DRAWN BY: RBT
PROJECT NO: 22159
SCALE: 1/8" = 1'-0"



DRAWING TITLE:
PD PLAN
SHEET NO: **PD**

SITE DATA

1. SITE ADDRESS: 18050 US 301, WILMAUMA, FL 32598
2. PROPERTY OWNER: MASONIC PARK AND YOUTH CAMP, INC.
3. FOLIO NUMBERS & ACRES: 057989-0000: 156.9 AC, 079757-0000: 25.37 AC, 079758-0000: 15.00 AC, 079759-0000: 15.00 AC, TOTAL WETLAND ADJACENT: 33.3 AC
4. PROPERTY ZONING: PD 91-0174
5. FUTURE LAND USE: A/R
6. PLANNING AREA: SOUTH SHORE & LITTLE MANATEE SOUTH CAMPGROUNDS & RV PARK (48 SPACES)
7. EXISTING USE: CAMPGROUNDS & RV PARK (48 SPACES)
8. PROPOSED USE: 120-UNIT RV PARK WITH 163 CAMPSPACES MAX.
9. FLOOD ZONE: THIS PROPERTY LIES WITHIN FLOOD ZONE "X" & "AE" AS DEPICTED ON FEMA FLOOD MAP 12057C0008T, DATED 8/28/2008.
10. DEVELOPMENT REQUIREMENTS WITHIN MODIFICATION AREA:
 CAMPGRROUND AREA: 14 ACRES
 MAXIMUM F.A.R.: 0.25
 MAXIMUM IMPERVIOUS: 60%
 MAXIMUM RV SPACES: 120 RV SPACES
 EXISTING RV LOT SIZE: 10' x 14' (MIN.)
 EXISTING RV LOT SIZE VARIATIONS: TO REMAIN AS HISTORICALLY USED
 MAXIMUM BUILDING HEIGHT: 15'
11. BUILDING SETBACKS: RV CAMPGROUND
12. WILLOW ROAD (EAST) 25' SETBACK
ADJACENT PROPERTY (SOUTH) 25' SETBACK
13. UTILITY SERVICE: PROJECT IS WITHIN RURAL SERVICE AREA AND UTILIZES SEPTIC AND WELL SERVICE. ALL UTILITIES WILL BE PROVIDED BY AN EXISTING, PRIVATE SEPTIC/DRAINFIELD SYSTEM.
14. RESERVATIONS & EXCLUSIONS: THE PROJECT IS LOCATED ALONG THE US 301 SCENIC CORRIDOR, NOT WITHIN AN OVERLAY DISTRICT, NOT WITHIN A LOCAL HIGH HAZARD PROTECTION AREA, NOT WITHIN SURFACE WATER RESOURCE PROTECTION AREA, NOT WITHIN POTABLE WATER WELLFIELD PROTECTION AREA, AND NOT WITHIN A DESIGNATED HISTORIC LANDMARKS OR ARCHEOLOGICAL SITES IN PROJECT AREA OR WITHIN 150' PROJECT STUDY AREA.
15. ENVIRONMENTALLY SENSITIVE AREAS: THE ENVIRONMENTALLY SENSITIVE AREAS ARE THE WILDERNESS AREA, THE WETLANDS, AND THE BUFFER AREAS. THE WETLANDS MUST BE PROTECTED AND BUFFERS MAINTAINED IN ACCORDANCE WITH THE LDC.

PD PLAN NOTES:

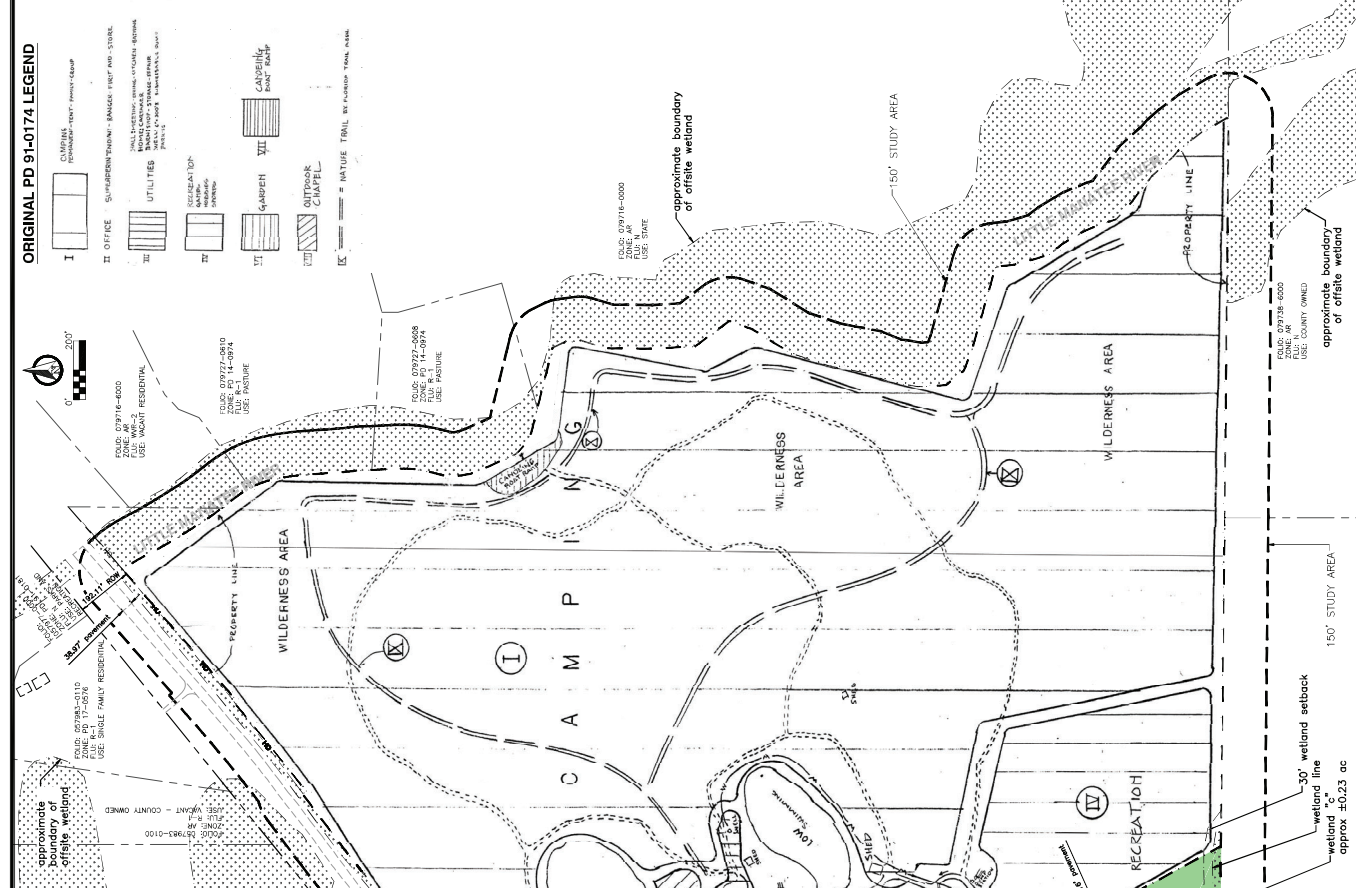
1. ALL EXISTING UTILITIES WILL BE MAINTAINED AND PRIVATELY MAINTAINED AND MAY BE GATED. ROADWAYS SERVING THE RV PARK USE SHALL COMPLY WITH SEC. 6.11.11(0)B OF THE LDC'S STANDARDS.
2. FUTURE SITE IMPROVEMENTS MAY REQUIRE STORMWATER INFRASTRUCTURE. STORMWATER INFRASTRUCTURE CAN BE LOCATED ANYWHERE WITHIN THE PROJECT AREA AS LONG AS IT COMPLIES WITH THE STANDARDS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE AND ANY OTHER APPLICABLE JURISDICTIONAL AGENCY.
3. PUBLIC TRANSIT FACILITIES WILL BE PROVIDED IF REQUIRED. THEY MUST BE CONSIDERED WITH SEC. 6.03.09 OF THE LDC.
4. NO AREAS PROPOSED FOR PUBLIC PARK LANDS OR SCHOOL SITES.
5. EXISTING ACCESS POINTS TO REMAIN AS SHOWN ON PLAN; WILLOW RD ACCESS WILL INCLUDE A KNOX BOX OF SIMILAR DEVICE ACCEPTABLE TO THE FIRE MARSHALL.
6. PROJECT DRAINWAYS ARE GATED AND PRIVATELY MAINTAINED.
7. EXTERNAL SIDEWALKS MAY BE PROVIDED IF REQUIRED PURSUANT TO SEC. 6.03.02 AND THE COUNTY ENGINEER'S SIDEWALK PROTOCOL. INTERNAL SIDEWALKS WILL BE PROVIDED IN ACCORDANCE WITH SEC. 6.03.02 OF THE LDC.
8. EXISTING PAVEMENT WIDTHS SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE ZONING CONDITIONS AND APPLICABLE LDC SECTIONS FOR REQUIRED STANDARDS/IMPROVEMENTS.
9. INTERNAL VEHICULAR CIRCULATION PATHS ARE CONCEPTUAL AND MAY BE REFINED AND RECONFIGURED DURING THE SITE/CONSTRUCTION PLAN REVIEW PROCESS.

VARIATION REQUEST:

1. THE PROPOSED MODIFICATION TO PD 91-0174 REQUESTS A VARIATION TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE AND THE LDC. THE VARIATION REQUESTS THAT THE PROPERTY WILL RETAIN THE EXISTING, NATURAL TREE CANOPY AND VEGETATION IN ORDER TO TYPE A BUFFERING AND SCREENING STANDARDS.

LEGEND

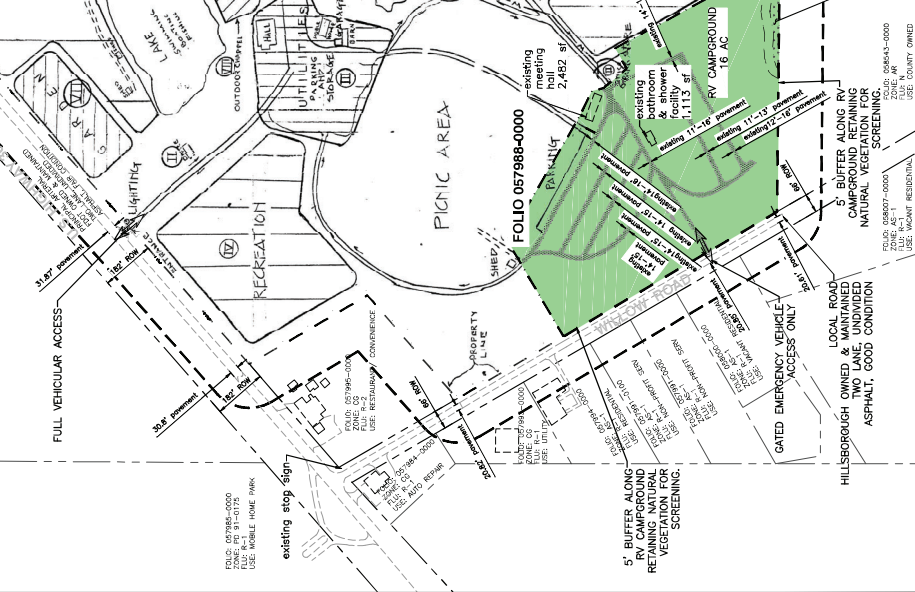
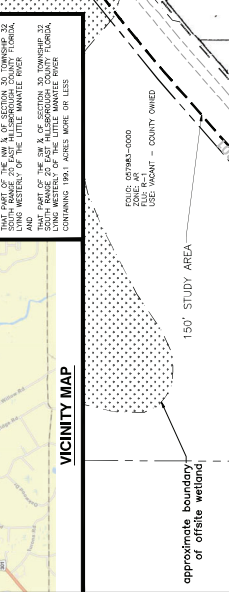
- PROPERTY LINE
- EXISTING INTERNAL DRIVEWAY
- EXISTING EDGE OF PAVEMENT
- WETLAND SETBACK
- EXISTING NATURAL TRAIL
- RV CAMPGROUND AREA
- DRIVING INTERNAL DRIVEWAY
- WETLAND
- WETLAND SETBACK
- WETLANDS/STREAMS



LEGAL DESCRIPTION

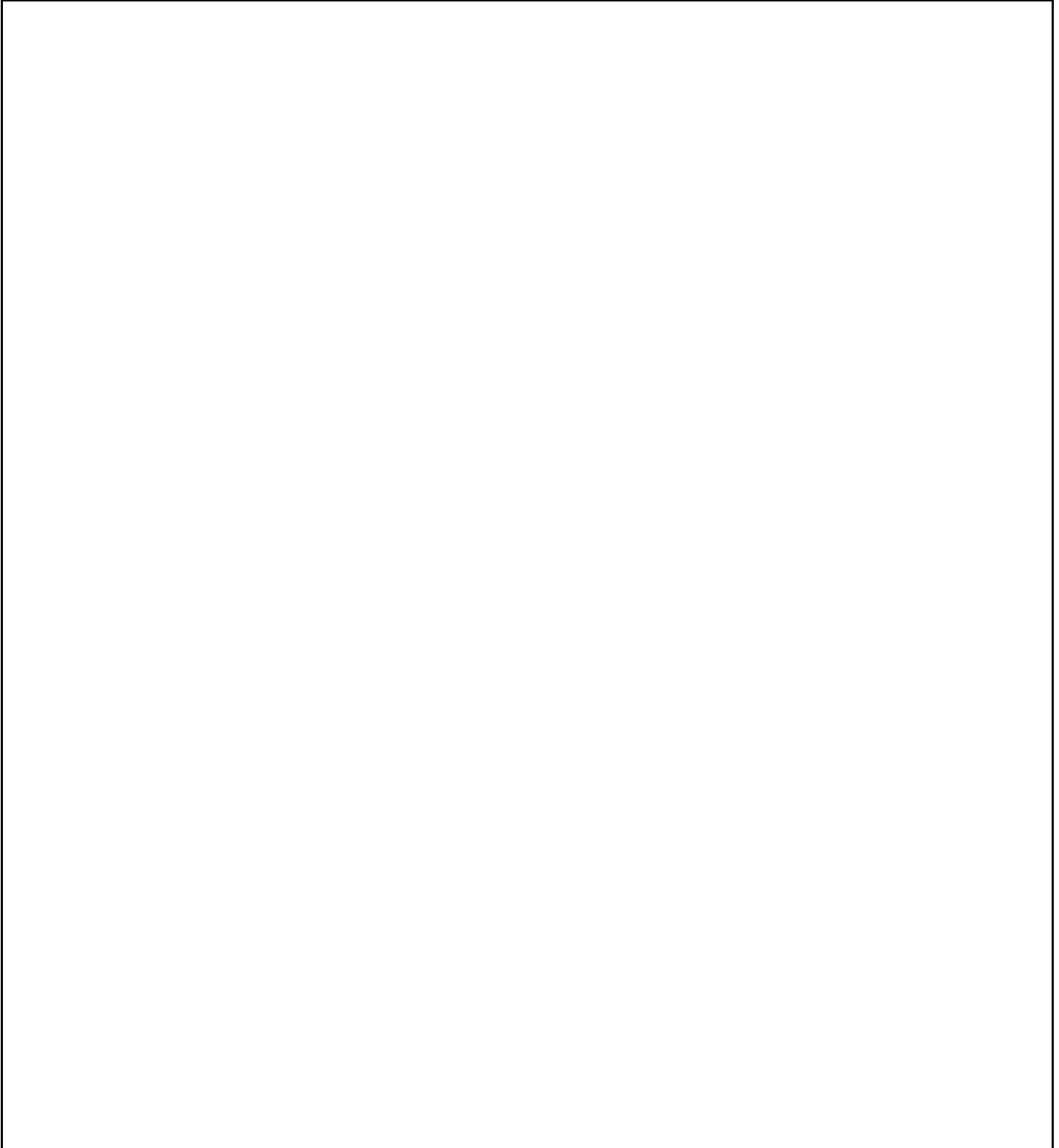
THAT PART OF THE SE 1/4 OF SECTION 25, TOWNSHIP 32 NORTH, RANGE 18 EAST, AND RANGE 19 EAST, COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, BEING THE SOUTHWEST CORNER OF THE EASTERN BRANCH OF THE LITTLE MANATEE RIVER, AS SHOWN ON THE SOUTH AND WEST SIDES OF THE EASTERN BRANCH OF THE LITTLE MANATEE RIVER, EASTERN RIGHT OF WAY LINE, A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET, THENCE WESTERLY A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET, THENCE WESTERLY A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET TO THE POINT OF BEGINNING, CONTAINING 19.8 ACRES MORE OR LESS.

THAT PART OF THE SW 1/4 OF SECTION 25, TOWNSHIP 32 NORTH, RANGE 18 EAST, AND RANGE 19 EAST, COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, BEING THE SOUTHWEST CORNER OF THE EASTERN BRANCH OF THE LITTLE MANATEE RIVER, AS SHOWN ON THE SOUTH AND WEST SIDES OF THE EASTERN BRANCH OF THE LITTLE MANATEE RIVER, EASTERN RIGHT OF WAY LINE, A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET, THENCE WESTERLY A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET, THENCE WESTERLY A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET TO THE POINT OF BEGINNING, CONTAINING 19.8 ACRES MORE OR LESS.



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



NO.	DATE	REVISION DESCRIPTION

B-BOGGS
ENGINEERING, LLC
607 S. Lake Shore Blvd. Suite 101
Wimauma, FL 33598
Phone: 813-274-9100
www.boggsengineering.com

**MASONIC PARK AND YOUTH CAMP
PD MODIFICATION
WIMAUMA, FL 33598**

PROJECT NO:
22159
DATE: 10/16/22
DESIGNED BY: MCM
DRAWN BY: RBT
APPROVED BY: [Signature]



DRAWING TITLE:
PD PLAN
SHEET NO.:
PD

SITE DATA

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3. FOLIO NUMBERS & ACRES: 057989-0000: 156.3 AC, 057977-0000: 25.37 AC, 057976-0000: 1.00 AC, TOTAL WETLAND ADJACENT: 33.3 AC
4. PROPERTY ZONING: PD 91-0174
5. FUTURE LAND USE: A/R
6. PLANNING AREA: SOUTH SHORE & LITTLE MANATEE SOUTH
7. EXISTING USE: 120-UNIT RV PARK & CAMPGROUND (63 COMPUESTES MAX. WITH 163 CAMPSITES MAX.)
8. PROPOSED USE: 100-UNIT RV PARK & CAMPGROUNDS (63 COMPUESTES MAX. WITH 163 CAMPSITES MAX.)
9. FLOOD ZONE: AREAS WITHIN 100-YEAR FLOOD ZONE "X" & "AE" AS DEPICTED ON FEMA FLOOD MAP 12057C02890A, DATED 6/28/2008.
10. DEVELOPMENT REQUIREMENTS WITHIN MODIFICATION AREA:
CAMPGROUND AREA: 10 ACRES
EXISTING BUILDING AREA: 3,594 SF
MAXIMUM F.A.R.: 0.25
MAXIMUM RV SPACES: 100
MAXIMUM RV DENSITY: 120 UNITS/199,91 AC = 1.66 UNITS/AC
EXISTING RV LOT SIZE VARIES; TO REMAIN AS HISTORICALLY USED
MAXIMUM BUILDING HEIGHT: 15'
11. BUILDING SETBACKS: 25' SETBACK
RV CAMPGROUND: 25' SETBACK
ADJACENT PROPERTY (SOUTH) 25' SETBACK
12. UTILITY SERVICE: PROJECT IS WITHIN RURAL SERVICE AREA AND UTILIZES SEPTIC AND WELL. SANITARY SERVICE WILL BE PROVIDED BY AN EXISTING, PRIVATE WELLS/DRAINFIELD SYSTEM
13. RESERVATIONS & EXCLUSIONS: THE PROJECT IS LOCATED ALONG THE US 301 SCENIC CORRIDOR, A DESIGNATED SCENIC CORRIDOR. THE PROJECT IS NOT WITHIN A SPECIFIC ZONE NOT WITHIN WETLAND PROTECTION AREA, NOT WITHIN SURFACE WATER RESOURCE PROTECTION AREA, NOT WITHIN A MINIMUM LOT SIZE, WIDTH AND BUILDING COVERAGE NOT APPLICABLE. NO KNOWN MAN-MADE WATER BODIES WITHIN PARCEL BOUNDARIES. NO HISTORIC OR ARCHAEOLOGICAL SITES IN PROJECT AREA OR WITHIN 100' PROJECT STUDY AREA.
14. ENVIRONMENTALLY SENSITIVE AREAS: THERE ARE NO EXISTING WETLANDS LOCATED IN THE SOUTHEASTERN CORNER OF THE MODIFICATION AREA. THE WETLANDS MUST BE PRESERVED AND BUFFERS MAINTAINED IN ACCORDANCE WITH THE LULU.

PD PLAN NOTES:

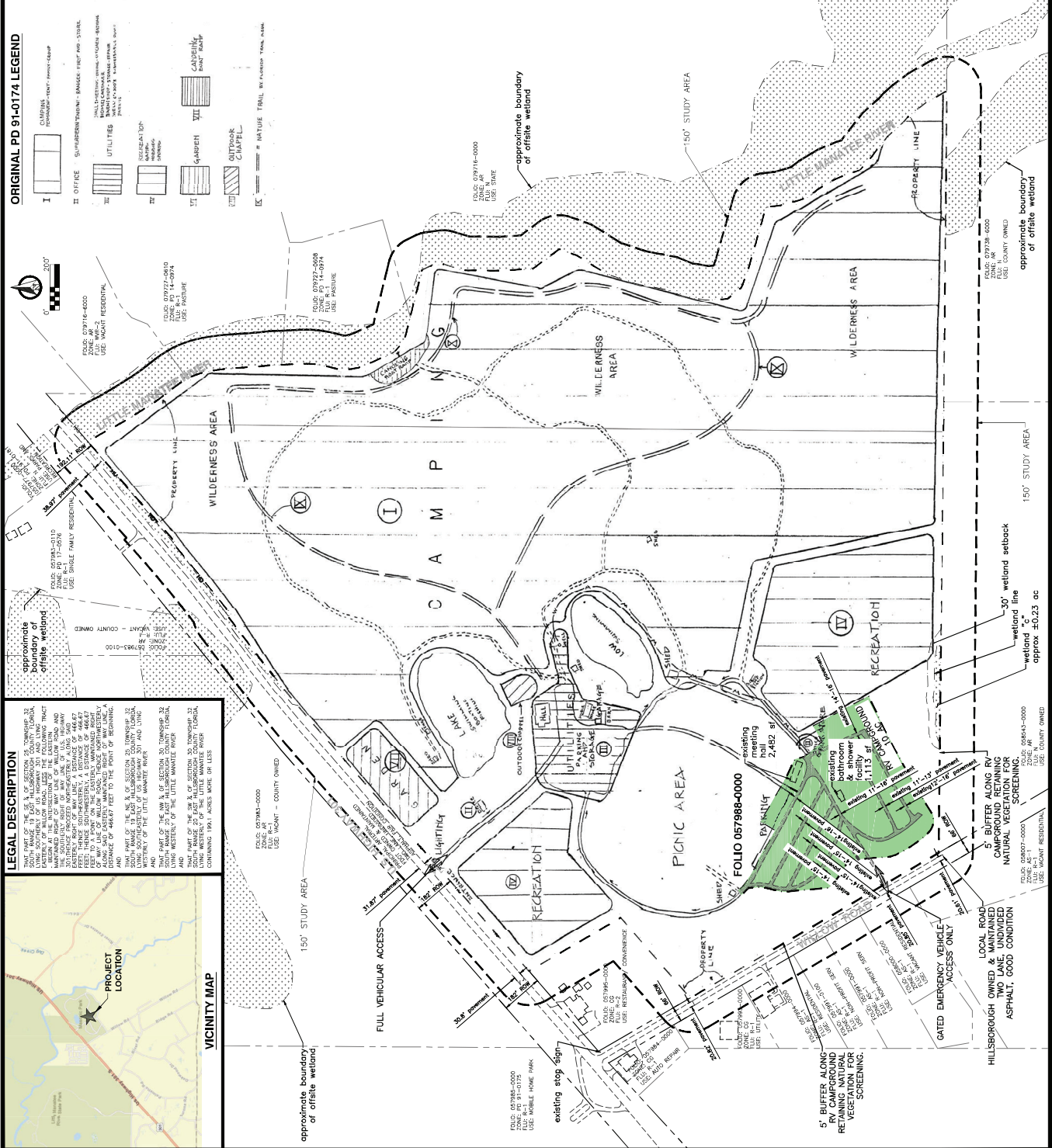
1. ALL EXISTING FEATURES WILL BE PRIVATELY OWNED AND MAINTAINED AND MAY BE GATED.
2. FUTURE SITE IMPROVEMENTS MAY REQUIRE STORMWATER INFRASTRUCTURE. STORMWATER INFRASTRUCTURE CAN BE LOCATED ANYWHERE WITHIN THE MODIFICATION AREA. THE HILLSBOROUGH COUNTY DEVELOPMENT CODE AND ANY OTHER APPLICABLE JURISDICTIONAL AGENCY.
3. NO AREAS PROPOSED FOR PUBLIC PARK LANDS OR SCHOOL SITES.
4. EXISTING ACCESS POINTS TO REMAIN AS SHOWN ON PLAN; WILLOW RD ACCESS TO BE FOR EMERGENCY USE ONLY. THE GATED WILLOW RD ACCESS SHALL INCLUDE A KNOX BOX OR SIMILAR DEVICE ACCEPTABLE TO THE FIRE MARSHAL.
5. PROJECT ORIGINS ARE GATED AND PRIVATELY MAINTAINED.
6. SUBWAYS PRESIDENT TO LULU SEC. 03.002 MAY BE PROVIDED IF DETERMINED NECESSARY BY THE COUNTY ENGINEER.
7. INTERNAL VEHICULAR CIRCULATION PATHS ARE CONCEPTUAL, AND MAY BE PERMITTED/RELOCATED/RECONFIGURED DURING THE SITE/CONSTRUCTION PLAN REVIEW PROCESS.

PREVIOUSLY APPROVED VARIATION UNDER MM 22-1838:

1. THE PROPOSED MODIFICATION TO PD 91-0174 REQUESTS A VARIATION TO THE HILLSBOROUGH COUNTY DEVELOPMENT CODE 6.06.010. THE PROPERTY WILL RETAIN THE EXISTING NATURAL TREE CANOPY AND VEGETATION IN LED 30 TYPE A BUFFERING AND SCREENING STANDARDS.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- EXISTING INTERNAL DRIVEWAY
- EXISTING EDGE OF PARCEL
- WETLAND
- WETLAND SETBACK
- DRIVING MAINTURE TRAIL
- INGRESS/EGRESS



ORIGINAL PD 91-0174 LEGEND

I OFFICE

II OFFICE

III UTILITY

IV UTILITY

V UTILITY

VI UTILITY

VII UTILITY

VIII UTILITY

IX UTILITY

X UTILITY

XI UTILITY

XII UTILITY

XIII UTILITY

XIV UTILITY

XV UTILITY

XVI UTILITY

XVII UTILITY

XVIII UTILITY

XIX UTILITY

XX UTILITY

XXI UTILITY

XXII UTILITY

XXIII UTILITY

XXIV UTILITY

XXV UTILITY

XXVI UTILITY

XXVII UTILITY

XXVIII UTILITY

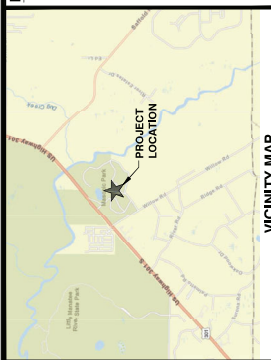
XXIX UTILITY

XXX UTILITY

LEGAL DESCRIPTION

THAT PART OF THE SE 1/4 OF SECTION 25, TOWNSHIP 32 NORTH, RANGE 18 WEST, AND LINDY ROAD, COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, BEING THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF THE LITTLE MANATEE RIVER TO THE SOUTH AND NORTH OF THE U.S. HIGHWAY 301, EASTERN RIGHT-OF-WAY MAY BE A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET TO THE POINT OF BEGINNING, CONTAINING 199.4 ACRES MORE OR LESS.

THAT PART OF THE SE 1/4 OF SECTION 25, TOWNSHIP 32 NORTH, RANGE 18 WEST, AND LINDY ROAD, COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, BEING THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF THE LITTLE MANATEE RIVER TO THE SOUTH AND NORTH OF THE U.S. HIGHWAY 301, EASTERN RIGHT-OF-WAY MAY BE A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET, THENCE SOUTHWESTERLY A DISTANCE OF 466.67 FEET TO THE POINT OF BEGINNING, CONTAINING 199.4 ACRES MORE OR LESS.



APPLICATION NUMBER: PRS 24-0632

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: JUNE 11, 2024

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/28/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: LMS/ South

PETITION NO: PRS 24-0632

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects for the reasons outlined below.

OBJECTION RATIONALE

- The applicant is asking for relief from internal roadways pavement width required per LDC Section 6.11.110 “Internal Roadways”. These geometric requirements minimum fire safety standards for roadways. Reduction from the minimum for safety cannot be supported by Transportation Staff. There is no code-related process for seeking relief from the minimum roadway standard for fire safety.
- The applicant failed to provide detailed technical justification as to why relief from the internal sidewalk or external sidewalk is appropriate. Hillsborough County has requirements for sidewalks that help provide for future connections even if sidewalks do not connect to another nearby existing sidewalk. If a sidewalk is not required now, a pedestrian network in the future will not be possible.
- The applicant is also asking for relief from the internal and external sidewalk requirements for the LDC 6.03.02. which require internal and external sidewalks. A LUHO Variance is required to seek relief from external sidewalks. The applicant has not applied for or received a variance for sidewalks to be approved by the LUHO. Without the variance and based on Land Development Code 6.03.02 requirements, transportation must object to the proposed minor modification.
- Staff does not support the rationale that the site should be allowed to remain in its current state based on its operating in its existing conditions. As was discussed in the 22-1639 rezoning, development on-site could not be confirmed to have gone through the proper processes, which requires that all undocumented expansion onsite be brought up to code.
- No relevant LDC or internal policy has changed since the 22-1639 major modification was approved that would impact the internal drive and pedestrians’ facility requirements for either Section LDC 611.110 or 6.03.02. Since the facts of the case and required compliance have not changed, transportation staff cannot support relief from the requirement. and thus the minor modification as proposed.

INTERNAL ROADWAY ISSUE

The request to exempt the 120-unit RV area from LDC section 6.11.110.B (Internal Roadways) is not supportable by transportation review. The requirement for a minimum of 20 feet pavement within 25 feet roadway for recreational vehicles is based on the minimum requirements for fire safety access. The

request indicates that the existing pavement would be sufficient for fire trucks using the existing stabilized surface however the existing pavement widths of 11-16 feet do not meet the minimum safety requirements. If the existing pavement were to have an obstruction, the roadway would not be wide enough for two-way traffic and a fire truck would not have enough pavement to navigate, as non paved surfaces do not allow for access by for emergency services. It is for this reason transportation objects the minor modification.

EXTERNAL AND INTERNAL SIDEWALK ISSUE

Hillsborough County Land Development Code Section 6.03.02 requires external sidewalks regardless of the presence of a sidewalk to connect to and internal ADA-accessible connection between all uses. The Applicant is asking for relief from these requirements. The justification submitted lacks technical justification to support relief. Procedurally, asking from sidewalk relief would require an approved variation for sidewalks through the LUHO process. The applicant has not submitted nor gotten approval of that variation through the LUHO process. Staff cannot support relief from this requirement without additional justification and official approval of a variance from the LUHO for relief from sidewalks.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to Planned Development (PD) #91-0174, most recently modified by MM 22-1639. The proposed minor modification requests to seek relief from the LDC section 6.11.110 for internal roadway and LDC section 6.03.02 for internal and external sidewalk connection. Based on the justification submitted by the applicant, transportation staff objects to the proposed minor modification, the rationale for the objection is included in this report.



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 31, 2023.

1. The maximum density must not exceed the land use plan category (A/R) for any new development.
2. The following existing uses shall be permitted on-site and any expansion of intensification thereof must meet applicable regulations:
 - a. All legally permitted principal and accessory RV park activities, youth camp, buildings or structures existing or occurring on the subject parcel on September 11, 1991. Evidence of such uses, activities, structures, may be provided by aerial or ground photographs; affidavits from one or more persons; receipts; business documents, deeds, and permits.
 - b. The project totaling 199.91 acres, is limited to a 120 unit RV park and a youth camp consisting of a maximum of 63 campsites with a maximum capacity of 159campers.
 - c. New development, together with any uses or site development which was not legally permitted on or before September 11, 1991 amended be permitted through the site/construction plan review process and brought into conformance with applicable Hillsborough County Land Development Code (LDC), Transportation Technical Manual and other applicable standards. Regardless of the above, portions of the site which may have been previously constructed prior to the above date or legally permitted and constructed thereafter (subject to the above verification), but which are being affected by new development or development which was not properly permitted (e.g. the driveway into the proposed project) shall be brought into conformance with all applicant current rules and regulations. Concurrent with the next increment of development, the developer shall submit documentation showing which portions of the site existed prior to the above date and which portions were legally permitted after the above date.
 - d. All AS-1 zoning district uses shall be permitted including youth camp.
 - e. Management units, Recreational areas and structures, Service buildings and structures, including boat docks, and ramps for use by overnight guests of the campground or RV Park.
 - f. Accessory uses and structures which are customarily accessory and clearly incidental to the recreational vehicle park, and youth camp subject to the Zoning Code, as amended.
 - g. Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, may be allowed in the park. These uses shall be located, designed and permitted to serve only overnight guests of the campground or RV Park and shall present no visible signs from any area outside the park.
 - h. Recreational vehicle park and youth camp shall not be open to the general public, but shall be for the use of the membership organizations and their guests.
 - i. Consistent with LDC requirements, in calculating the allowable density/intensity of the uses listed within 2.c., above, 120 ac. of project area were utilized to obtain the RV Park density, and the remaining 79.9 ac. were utilized to obtain the allowable maximum campground density of 159 campers. The restriction of a maximum of 63 campsites is not an LDC restriction, but rather was

necessary to ensure the project did not exceed the 50-trip threshold by which a transportation analysis would be required. Notwithstanding the above, while many of the project structures and amenities are shared between the RV Park and camp uses, the physical placement of the RV units shall be restricted to the 16 ac. RV Park area shown on the PD site plan.

The maximum trip generation assumed to establish the approved access management conditions to support the campground and RV Park uses is 50 or fewer peak hour trips. Should the number of trips generated by the project for these uses exceed this peak hour trip generation rate, additional access management improvements may be required at the time of site development permitted.

3. The project shall be limited to and served by one (1) vehicular access connection to US 301 and one (1) emergency access to Willow Rd. The emergency access shall be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall.
4. Recreational vehicles or similar vehicles shall comply with LDC Section 6.11.110 – Mobile Home Parks and Recreational Vehicle Parks.
5. All on-site conservation/preservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Development Review Services Department prior to Site Development Plan approval.
6. All new structures and/or impervious areas on-site shall be set back a minimum of thirty/fifty (30/50) feet from the boundaries of the on-site conservation/preservation and any adjacent conservation/preservation contiguous to any property boundary of the site, except as specifically approved.
7. During construction, hay bales or other erosion-prevention control devices shall be staked with the setback areas around each wetland to prevent soil erosion into the wetlands.
8. Prior to Site Development Plan approval the hydroperiods of wetland shall be established by the County Environmental Protection Commission, and maintained during and after construction. This is required early so that the natural hydroperiod elevations will be incorporated into the drainage plans.
9. For new development and RV spaces over 36, the drainage plans and calculations shall be submitted to the Hillsborough County Environmental Protection Commission (EPC) through Hillsborough County. Prior to Site Development Plan approval, the owner shall submit to EPC a copy of the Southwest Florida Water Management District Stormwater Permit or Exemption for the project.
10. For new development, the owner shall provide illumination sufficient to provide safe public ingress and egress. Such access points shall be visible at night from a distance of two hundred (200) feet in all directions which vehicles travel. Lighting shall be positioned to minimize the impacts on adjacent properties.
11. New development shall be in accordance with all applicable regulations and ordinances, including applicable subdivision and Site Development Regulations.
12. Notwithstanding anything on the site plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the PD boundaries.

13. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) 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.
14. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
16. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
17. Existing vegetation to credit for Type A screening may need to be supplemented with additional plant material if the opacity falls below 75%.
18. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
19. The requested modification identifies potential development within 100 feet of the Little Manatee River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06.A.6 of the Land Development Code.
20. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
21. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
22. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
23. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

24. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
25. The subject application is adjacent to the Upper Little Manatee River Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
26. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination. (The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed.).
27. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/28/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: LMS/ South

PETITION NO: PRS 24-0632

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects for the reasons outlined below.

OBJECTION RATIONALE

- The applicant is asking for relief from internal roadways pavement width required per LDC Section 6.11.110 “Internal Roadways”. These geometric requirements minimum fire safety standards for roadways. Reduction from the minimum for safety cannot be supported by Transportation Staff. There is no code-related process for seeking relief from the minimum roadway standard for fire safety.
- The applicant failed to provide detailed technical justification as to why relief from the internal sidewalk or external sidewalk is appropriate. Hillsborough County has requirements for sidewalks that help provide for future connections even if sidewalks do not connect to another nearby existing sidewalk. If a sidewalk is not required now, a pedestrian network in the future will not be possible.
- The applicant is also asking for relief from the internal and external sidewalk requirements for the LDC 6.03.02. which require internal and external sidewalks. A LUHO Variance is required to seek relief from external sidewalks. The applicant has not applied for or received a variance for sidewalks to be approved by the LUHO. Without the variance and based on Land Development Code 6.03.02 requirements, transportation must object to the proposed minor modification.
- Staff does not support the rationale that the site should be allowed to remain in its current state based on its operating in its existing conditions. As was discussed in the 22-1639 rezoning, development on-site could not be confirmed to have gone through the proper processes, which requires that all undocumented expansion onsite be brought up to code.
- No relevant LDC or internal policy has changed since the 22-1639 major modification was approved that would impact the internal drive and pedestrians’ facility requirements for either Section LDC 611.110 or 6.03.02. Since the facts of the case and required compliance have not changed, transportation staff cannot support relief from the requirement. and thus the minor modification as proposed.

INTERNAL ROADWAY ISSUE

The request to exempt the 120-unit RV area from LDC section 6.11.110.B (Internal Roadways) is not supportable by transportation review. The requirement for a minimum of 20 feet pavement within 25 feet roadway for recreational vehicles is based on the minimum requirements for fire safety access. The

request indicates that the existing pavement would be sufficient for fire trucks using the existing stabilized surface however the existing pavement widths of 11-16 feet do not meet the minimum safety requirements. If the existing pavement were to have an obstruction, the roadway would not be wide enough for two-way traffic and a fire truck would not have enough pavement to navigate, as non paved surfaces do not allow for access by for emergency services. It is for this reason transportation objects the minor modification.

EXTERNAL AND INTERNAL SIDEWALK ISSUE

Hillsborough County Land Development Code Section 6.03.02 requires external sidewalks regardless of the presence of a sidewalk to connect to and internal ADA-accessible connection between all uses. The Applicant is asking for relief from these requirements. The justification submitted lacks technical justification to support relief. Procedurally, asking from sidewalk relief would require an approved variation for sidewalks through the LUHO process. The applicant has not submitted nor gotten approval of that variation through the LUHO process. Staff cannot support relief from this requirement without additional justification and official approval of a variance from the LUHO for relief from sidewalks.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to Planned Development (PD) #91-0174, most recently modified by MM 22-1639. The proposed minor modification requests to seek relief from the LDC section 6.11.110 for internal roadway and LDC section 6.03.02 for internal and external sidewalk connection. Based on the justification submitted by the applicant, transportation staff objects to the proposed minor modification, the rationale for the objection is included in this report.

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
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 Michael Owen
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DIRECTORS

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 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: June 11, 2024</p> <p>PETITION NO.: 24-0632</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: April 26, 2024</p> <p>PROPERTY ADDRESS: 18050 South U. S. Highway</p> <p>FOLIO #: 0797270000, 0579880000 and 0797260000</p> <p>STR: 25-32S-19E and 30-32S-20E</p>
<p>REQUESTED ZONING: Minor Modification to an existing PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	EXPIRED
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands are scattered throughout the site,
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) 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. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The 	

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wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

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 may contain wetland/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 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.
- 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.
- 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.

kmh / app

ec: Jaime.Maier@hwhlaw.com

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** May 9, 2024

Agency: Natural Resources **Petition #:** 24-0632

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees. **This statement should be identified as a condition of the rezoning.**
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 4/8/2024
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 4/17/2024
PROPERTY OWNER: Masonic Park and Youth Camp, Inc. **PID:** 24-0632
APPLICANT: Masonic Park and Youth Camp, Inc.
LOCATION: 18050 South US-301 Hwy. Wimauma, FL 33598
FOLIO NO.: 79727.0000, 79726.0000, 57988.0000

AGENCY REVIEW COMMENTS:

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan at this time, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no objection.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: PRS 24-0632 REVIEWED BY: Clay Walker, E.I. DATE: 4/9/2024

FOLIO NO.: 79727.0000, 79726.0000, 57988.0000 .

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .