



PD Modification Application: MM 22-1639

Zoning Hearing Master Date: June 20, 2023

BOCC Land Use Meeting Date: August 8, 2023

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 approved in 1991 to allow the property located at the east corner of 301 and Willow Road intersection for the development of a youth camp and RV park with 36 RV spaces. The applicant is requesting a modification to allow an increase from 36 RV spaces to 120 RV spaces.

Existing Approval(s)	Proposed Modification(s)
Site development to allow a youth camp and 36 Recreational Vehicle (RV) spaces.	Site development to allow a youth camp and 120 RV spaces.

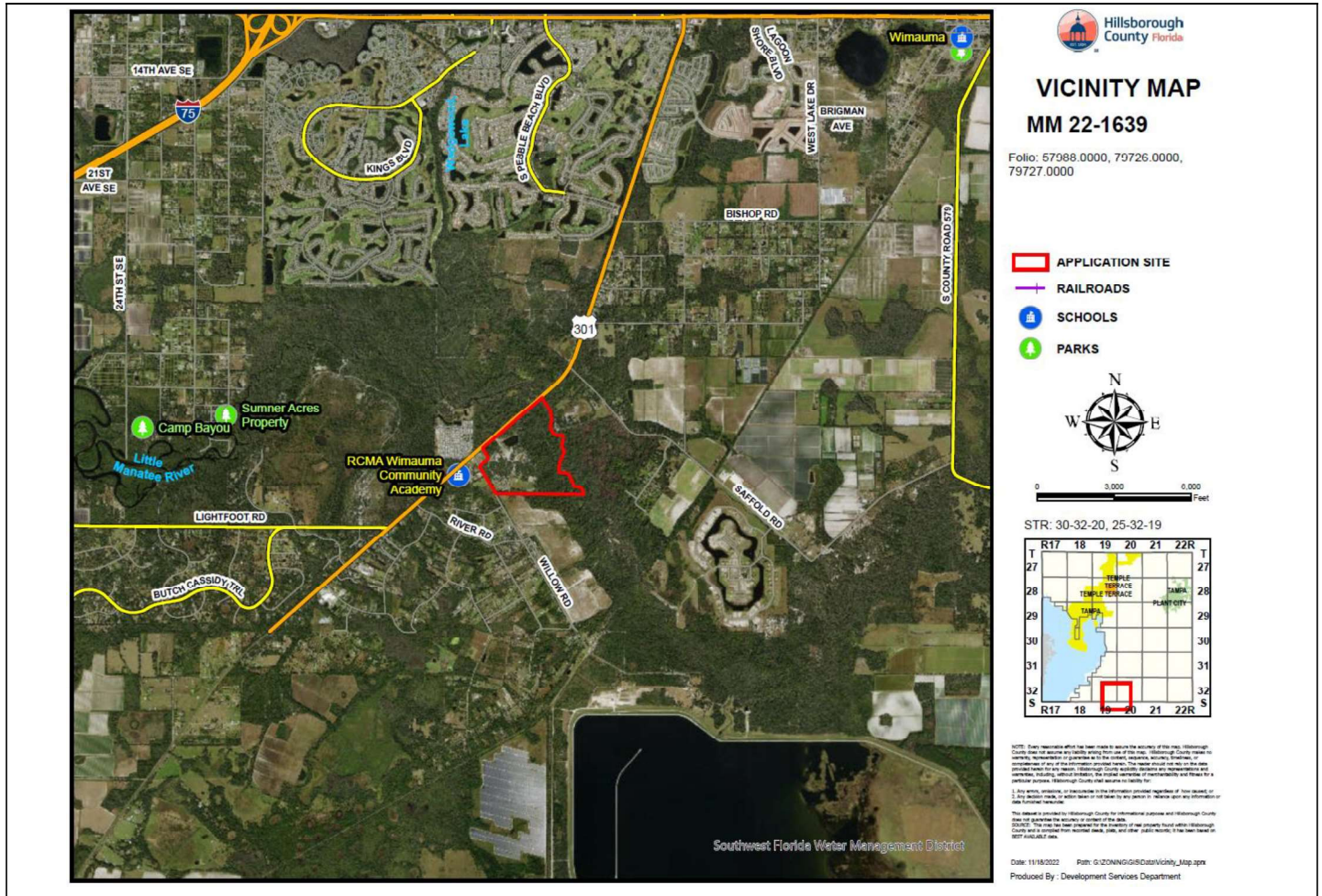
Additional Information

PD Variation(s)	LDC 6.06.04 – Off-Street Vehicular Use Area Buffer
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation Consistent	Development Services Recommendation Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The subject property is located along the south side of S US Highway 301 (US 301) and the east side of Willow Road in the Little Manatee South Community Plan Area. The abutting US 301 right-of-way to the north is 182 feet wide and is currently constructed as a 2-lane undivided highway with a posted speed limit of 60 mph. The uses to the North of US 301 include Little Manatee River State Park, the Little Manatee Springs Mobile Home Park and an outdoor recreation with lodging establishment. The Little Manatee River State Park property is zoned AR (Agricultural Rural). The Canoe Outpost – Little Manatee River and Mobile Home Park are zoned PD. The adjoining property located at the southeast corner of U 301 and Willow Road is zoned CG (Commercial General) and is developed for retail use.

The Willow Road Right-of-Way to the west is 66 feet wide and constructed as a 2-lane County Collector Road with a posted speed limit of 30 mph. The properties to the west of Willow Road are zoned CG and AS-1 (Agricultural, Single-Family). Uses along the west side of Willow Road include an auto repair business, communications tower, vacant land, open storage, and an outdoor recreation facility.

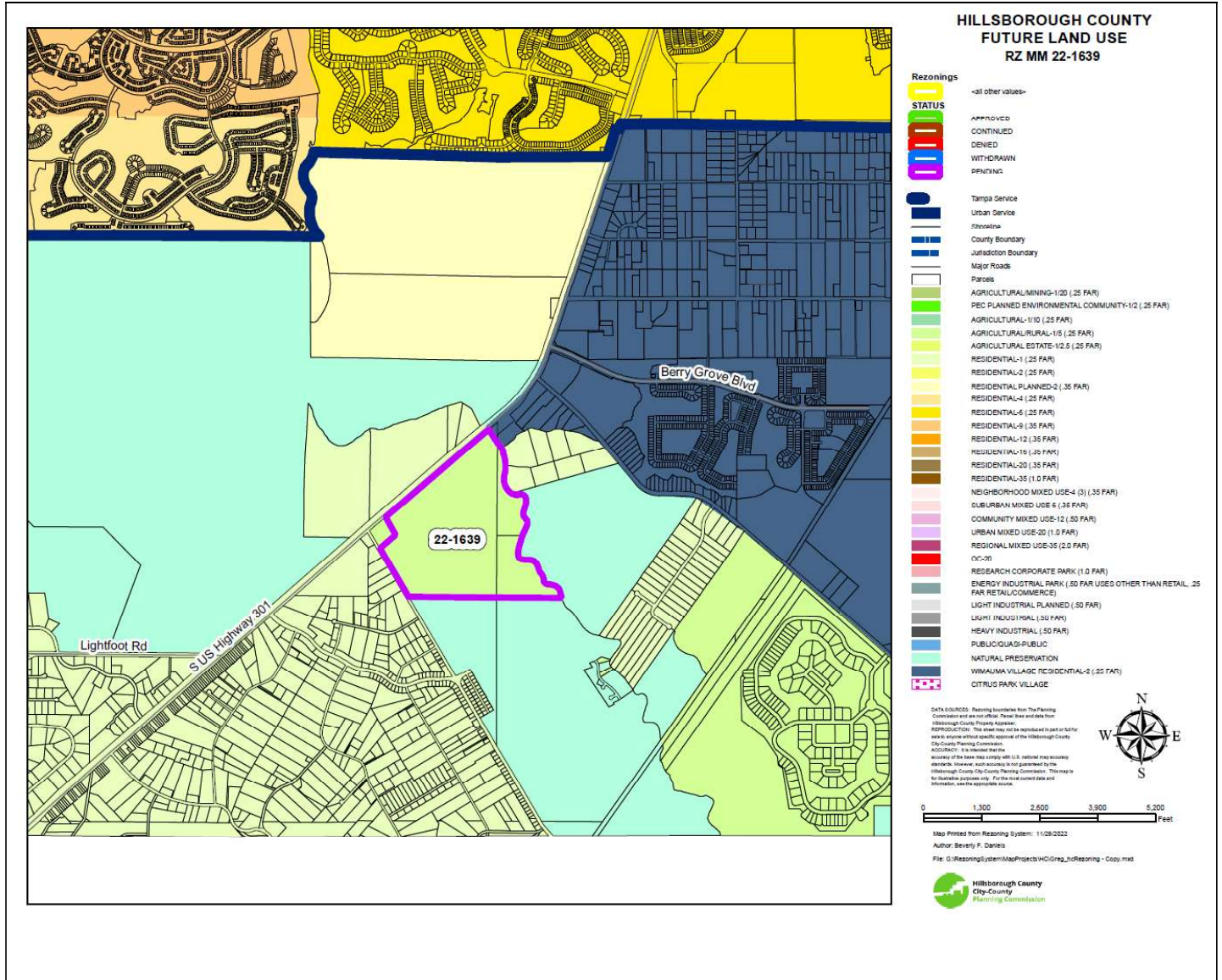
The adjoining property to the south is zoned AR and is vacant land owned by the County.

The properties opposite of the Little Manatee River to the East include an undeveloped PD that is approved for up to 42 single-family dwellings and vacant lands zoned AR.

The eastern portion of the subject property is developed for campground use. Other uses in the immediate vicinity include the Beth-El Farmworker Ministry, vacant lands, and single family residential on properties zoned AS-1.

2.0 LAND USE MAP SET AND SUMMARY DATA

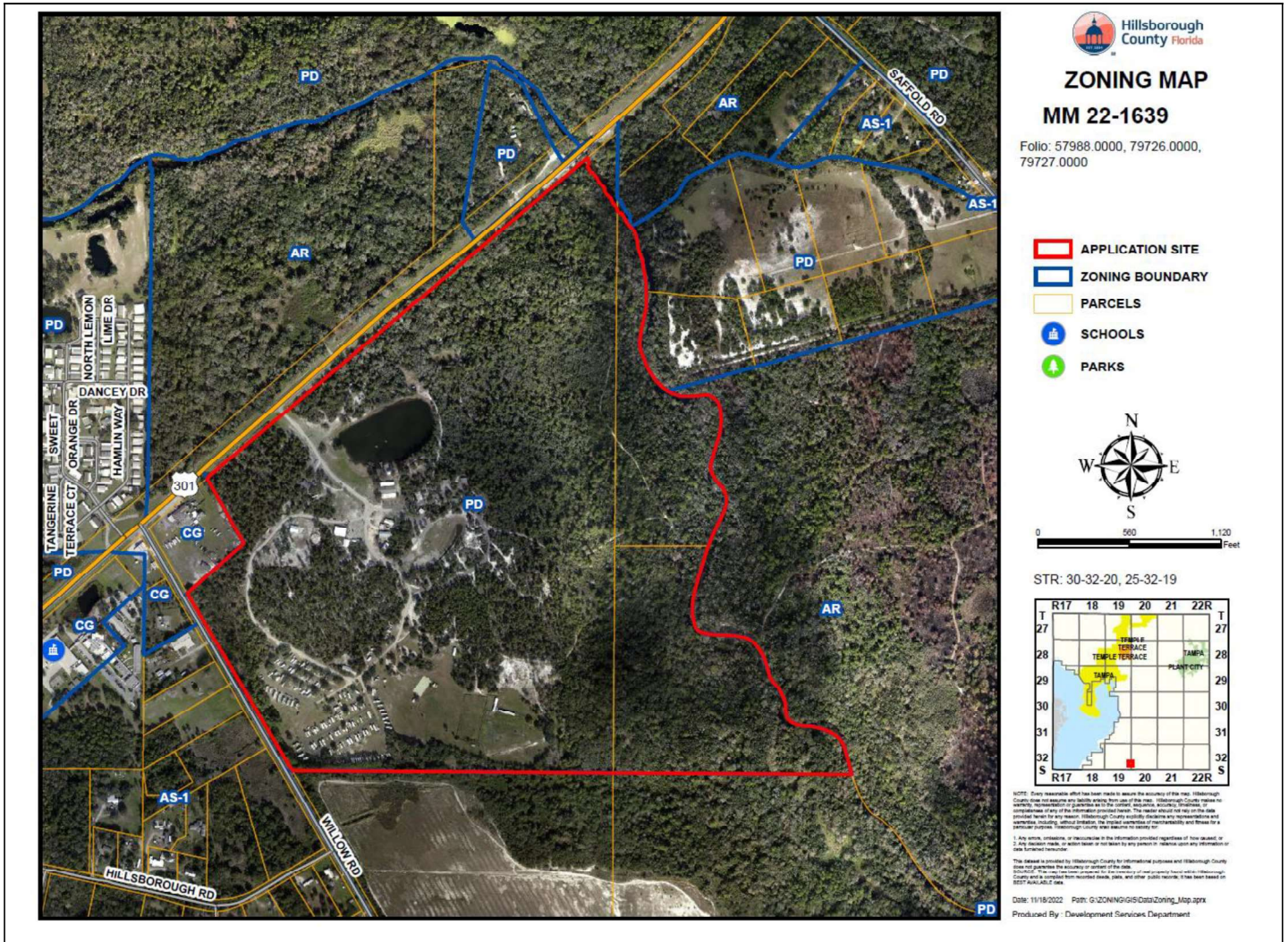
2.2 Future Land Use Map



Subject Site Future Land Use Category	A/R (Agricultural Rural) – 1 DU per 5 acres
Maximum Density/F.A.R.	1 dwelling units per 5 gross acres (du/ga) / 0.25 FAR
Typical Uses	Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

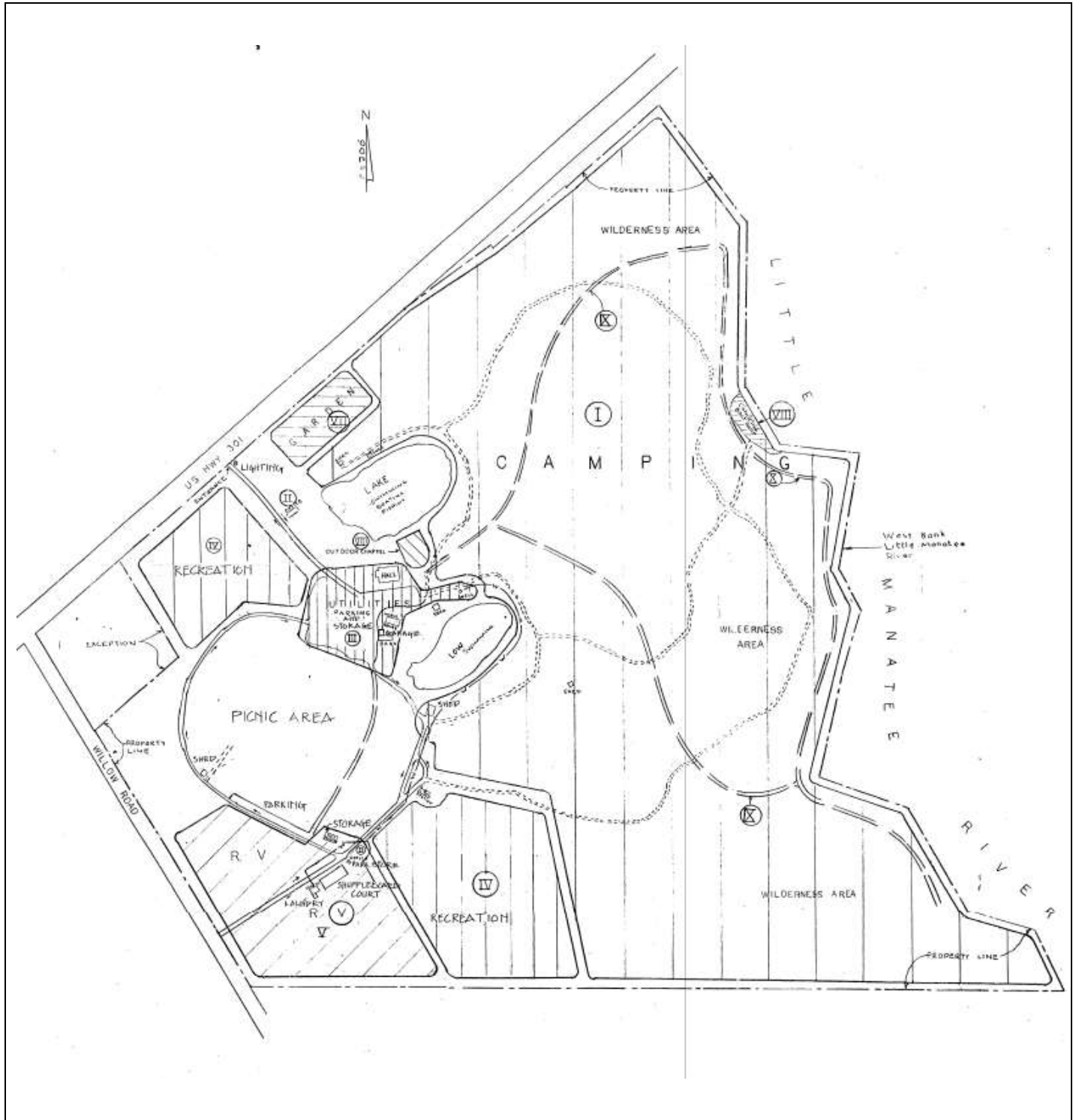
Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use
North	AR	1 du/5 ga F.A.R.: NA	Agriculture and related	Little Manatee River State Park
	PD 91-0175	6 mobile home or RV lots per acre	Mobile home or RV park	Mobile home park
	PD 17-0576	1 RV Space per acre of 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

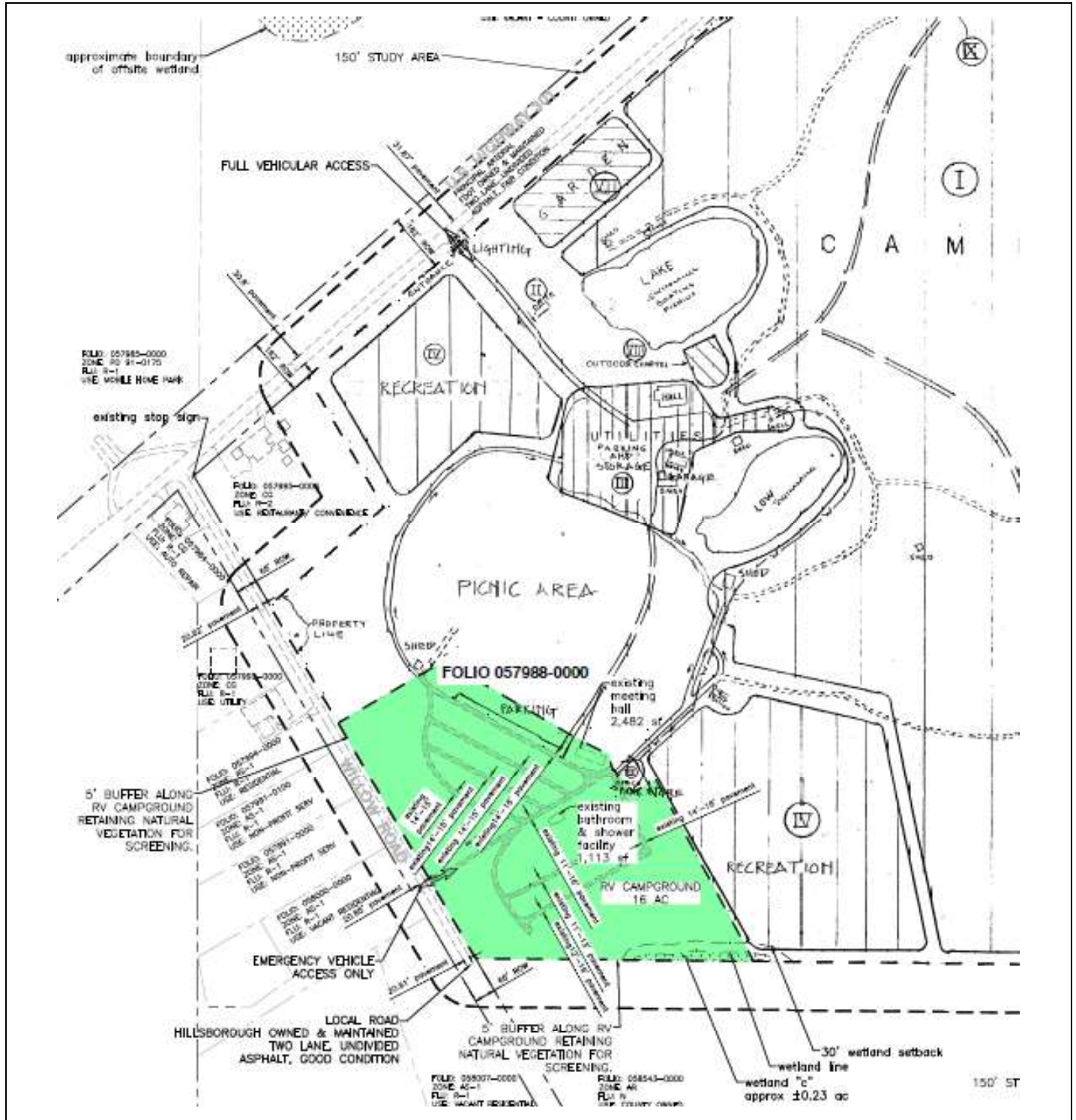
2.0 LAND USE MAP SET AND SUMMARY DATA

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
33 rd Street SE	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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 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	490 (est.)	38	49
Difference (+/-)	-Unknown	Unknown	Unknown

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance 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	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	EPC Approval needed on revised plans
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 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	

Check if Applicable: <input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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: RV campsites (Per 1,000 s.f.) Mobility: \$1,607*84 = \$134,988 Park: \$1,327*84 = \$111,468 Fire: \$ 299*84 = \$ 25,116				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the amount of existing dense natural vegetation that would serve as the required perimeter buffering and screening, which would effectively seclude the RV use from the public right-of-way and neighboring properties, staff supports the proposed variation from LDC Section 6.06.04 for off-street vehicular use areas buffering and screening requirements.

Based on the proposed site configuration and the adjacent zonings and uses, which include a significant amount of recreational use, identified within this report, staff finds the proposed modification to PD 91-0174 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to site plan certification, applicant shall revise the site plan to:

- Correct the site plan note 7 to display the correct existing uses. Staff notes that there were no restrictions on campground size under the 91-0174 PD approval. Staff also notes that there zoning conditions showed only 24 RV spaces were permitted.
- Correct site plan note 8 to display the correct proposed uses relative to the campground use. Reference above PD conditions.
- Delete note 11. Staff notes that the entire PD is within the modification area, and as such this note is confusing. Allowable location of the 120 RV units has been addressed via zoning condition.
- Modify note 1 under “PD Plan Notes” to change the word “FOR” to substitute the word “SERVING”.
- Modify note 3 under “PD Plan Notes” to add “—see conditions of zoning approval for proposed access restrictions” to the end of the statement. Alternatively, delete note 3 – staff believes these items are address under notes 6 and 7.
- Replace note 8 with a statement reading “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”. Staff notes that the County Engineer’s Sidewalk Protocol will govern implementation of external sidewalks within the rural services area.
- Modify note 9 to add at the end “See zoning conditions and applicable LDC sections for required standards/improvements.”
- Add a new note stating, “Internal vehicular circulation paths are conceptual, and may be redesigned/relocated/reconfigured during the site/construction plan review process.”
- Modify the note reading “Emergency Vehicle Access Only” to instead stated “Gated Emergency Vehicle Access Only”.

Approval – ~~The conditions of approval for the PD MU zoning district to satisfy zoning conformance procedures mandated by the 2020 Future of Hillsborough County Comprehensive Plan, are as stated below. Approval is based on the General Development Site Plan, and all data shown, defined, described, noted, referenced, and listed thereon. Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 31, 2023.~~

1. The maximum density must not exceed the land use plan category (~~RR-P~~ A/R) for any new development.
2. The following existing uses shall be permitted on-site ~~and any expansion or 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 ~~park project~~ totaling 204 199.91 acres, is limited to the ~~originally approved 36 a 120 single-unit RV spaces park and a youth camp consisting of a maximum of 63 campsites with a maximum capacity of 163 campers.~~
 - a-c. New development, together with any uses or site development which was not legally permitted on or before September 11, 1991 shall meet the applicable regulations in the Zoning Code, as 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

~~b.d.~~ All AS-1 zoning district uses shall be permitted including youth camp.

~~e.e.~~ Management units, Recreational areas and structures, Service buildings and structures, including boat docks, and ramps for use by ~~park patrons only~~ overnight guests of the campground or RV Park.

~~d.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, ~~and designed~~ and permitted to serve only ~~patrons of the park~~ overnight guests of the campground or RV Park and shall present no visible signs from any area outside the park.

~~e.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.

~~f.j.~~ Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development and use of the property shall be limited to that which does not exceed 50 peak hour trips.

~~3.~~ All existing access points shall be permitted on U.S. Hwy 301 and Willow Rd. 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.~~ The Planning and Zoning Department is authorized to approve minor changes in the approved General Development Site Plan, as long as the changes are in harmony with the original General Development Site Plan, but shall not have the power to approve changes that constitute a conceptual modification.

~~5.~~ Recreational vehicles or similar vehicles placed on site for greater than 180 consecutive days shall comply with the Flood Damage Control Ordinance regulations LDC Section 6.11.110 – Mobile Home Parks and Recreational Vehicle Parks.

~~6.~~ For new development and any RV spaces over 24 the owner shall show on the General Development Site Plan, the approximate boundaries of all environmentally sensitive area(s), and shall label the area(s) therein "Conservation/Preservation Area". The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission (EPC) staff, and the owner shall submit evidence of approval from EPC of the Conservation/Preservation area boundaries prior to Detailed Site Plan approval.

~~7.6.~~ 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.

- ~~8.7.~~ 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 ~~by the Land Alteration and Landscaping Variancee Review Board and as provided in the County Zoning Code in Section 7.28.~~
- 9.8. 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.
- ~~10.9.~~ 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.
- ~~11.10.~~ For new development and RV spaces over 24, the drainage plans and calculations shall be submitted to the Hillsborough County Environmental Protection Commission (EPC) through Hillsborough County the Development Review Department. 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.
- ~~12.11.~~ 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.
- ~~13.12.~~ New development shall be in accordance with all applicable regulations and ordinances, including applicable subdivision and Site Development Regulations.
- ~~14.~~ This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at time of application for subsequent development orders or permits to allow issuance of such development orders or permits. Approval of this rezoning shall not affect the rights of the owner to legal non-conforming use status, provided that all applicable criteria pertaining to qualifying for such status are complied with.
- ~~15.13.~~ Within ninety (90) days of the zoning conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the County Planning and Zoning Department, seven copies of a site plan for certification reflecting all the conditions outlined above.
14. Notwithstanding anything on the site plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the PD boundaries.
- ~~16.15.~~ Parking shall be provided in accordance with Sec. 6.05 of the Hillsborough County LDC.
16. 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.
17. 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.
18. 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).

19. 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.
20. Existing vegetation to credit for Type A screening may need to be supplemented with additional plant material if the opacity falls below 75%.
21. 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.
22. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
23. 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.
24. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the preliminary plans submitted through the Land Development Code's Site Development process to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.
25. 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.
26. 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.
27. 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.
28. 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.
- 20;29. 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.
30. 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.

21.31. 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.)

22.32. 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.

Zoning Administrator Sign Off:



J. Brian Grady
Tue Jun 13 2023 08:26:40

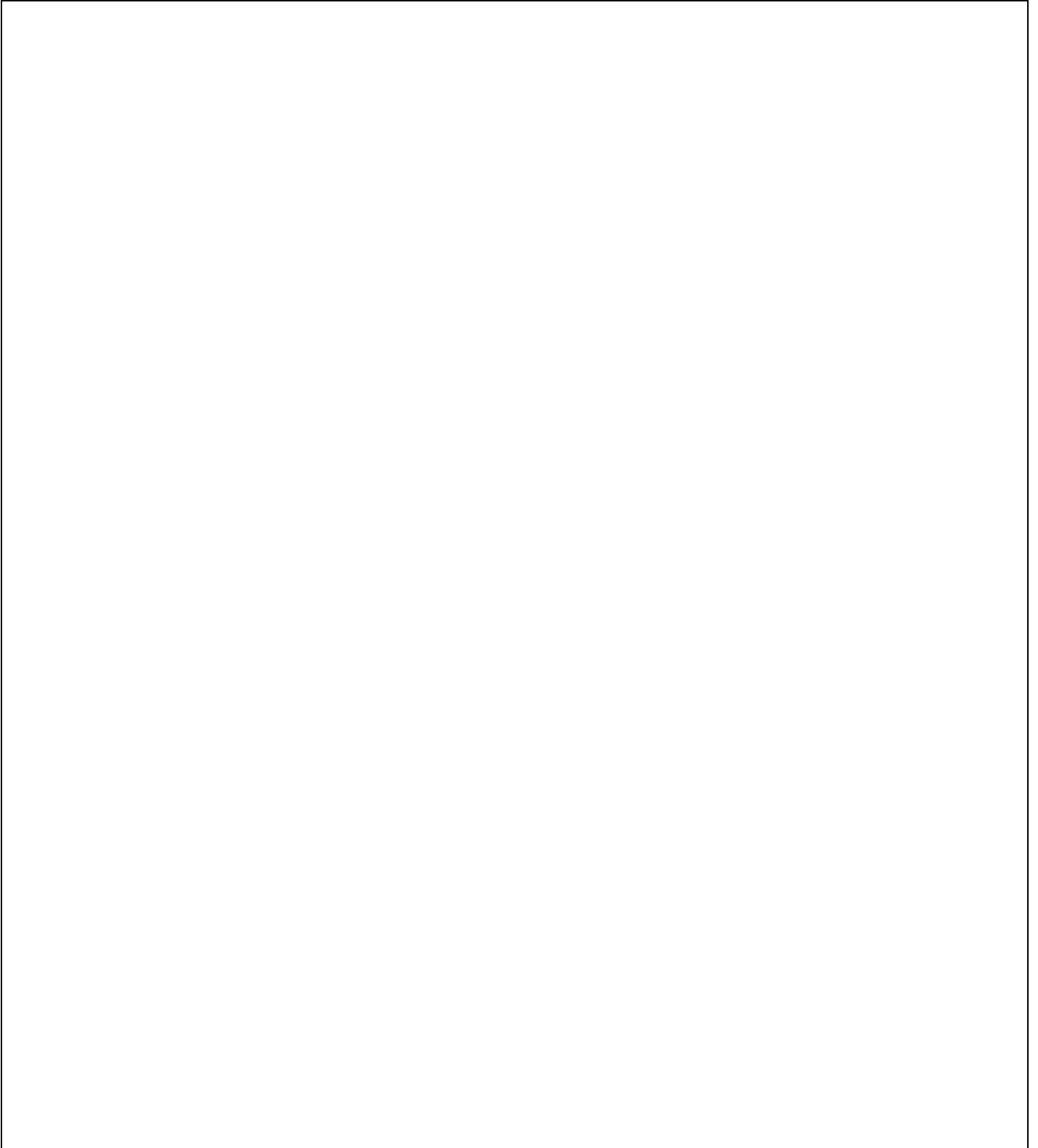
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

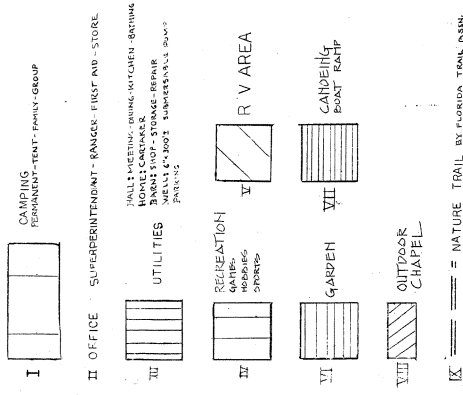
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



PURPOSE

TO PRESERVE FLORIDA'S NATURAL HABITAT
 THE PARK CONTAINS MANY RARE PALM AND ADORA EAST DISSEMINATING
 IN THE HILLSBOROUGH COUNTY AREA.
 TO PROMOTE THE CHARACTER OF YOUTH IN THE AREAS OF BILGION, MORTUITY,
 PARADISE, LONGHOOT, SELF-RELIANCE, SEVERNPEET, ATHLETICS, AND LEADERSHIP
 IN AN OUTDOOR ATMOSPHERE
 TO PROVIDE AN AREA FOR OUTSIDE ACTIVITIES AND FORDUCATION
 OF ALL AGE THE FLORIDA AND PALMS OF THE EAST AND OF FLORIDA

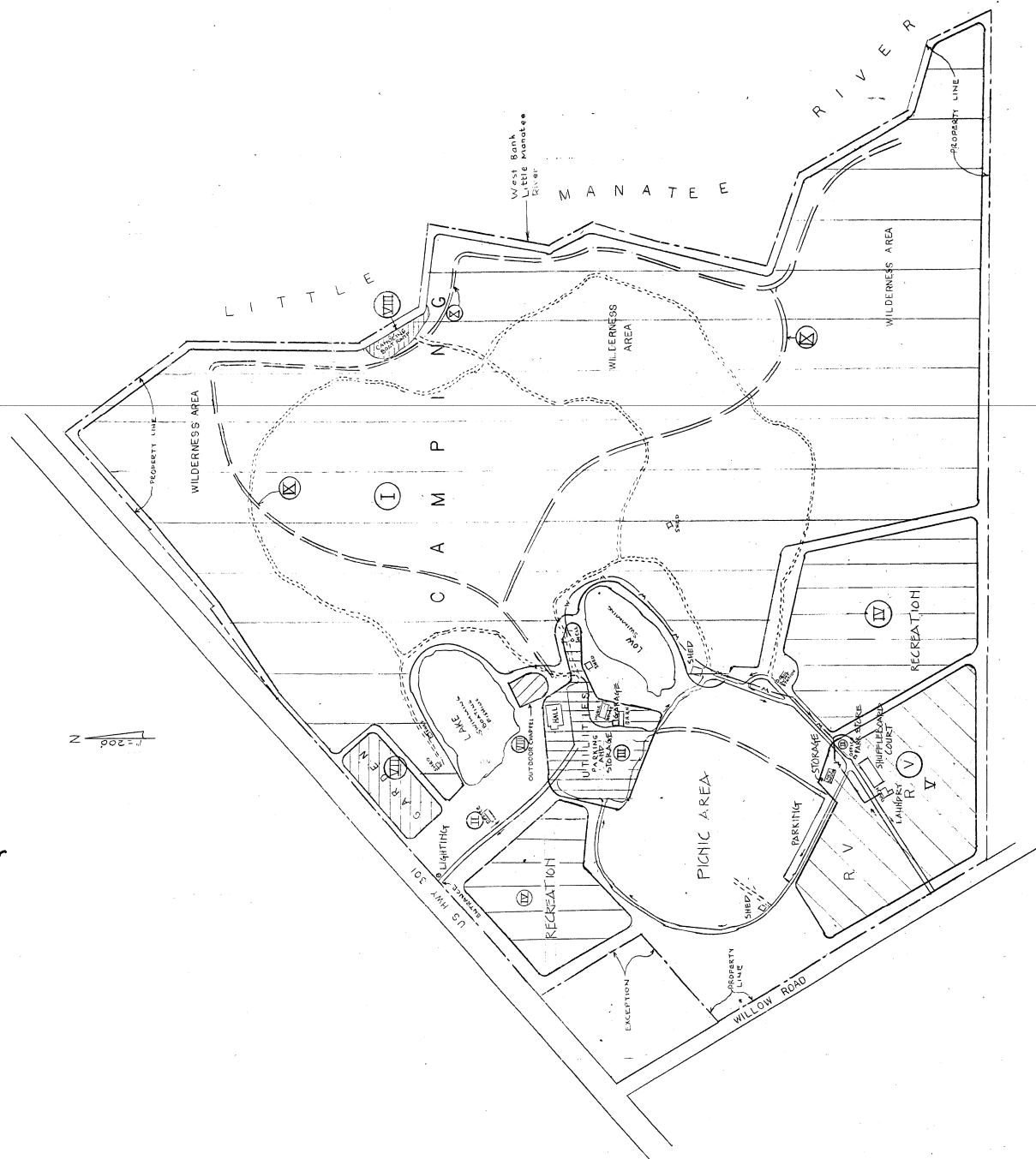


MASONIC PARK AND
 YOUTH CAMP INC

PLAN OF DEVELOPMENT

18050 U S HIGHWAY 301 S, WIMAUMA, FL

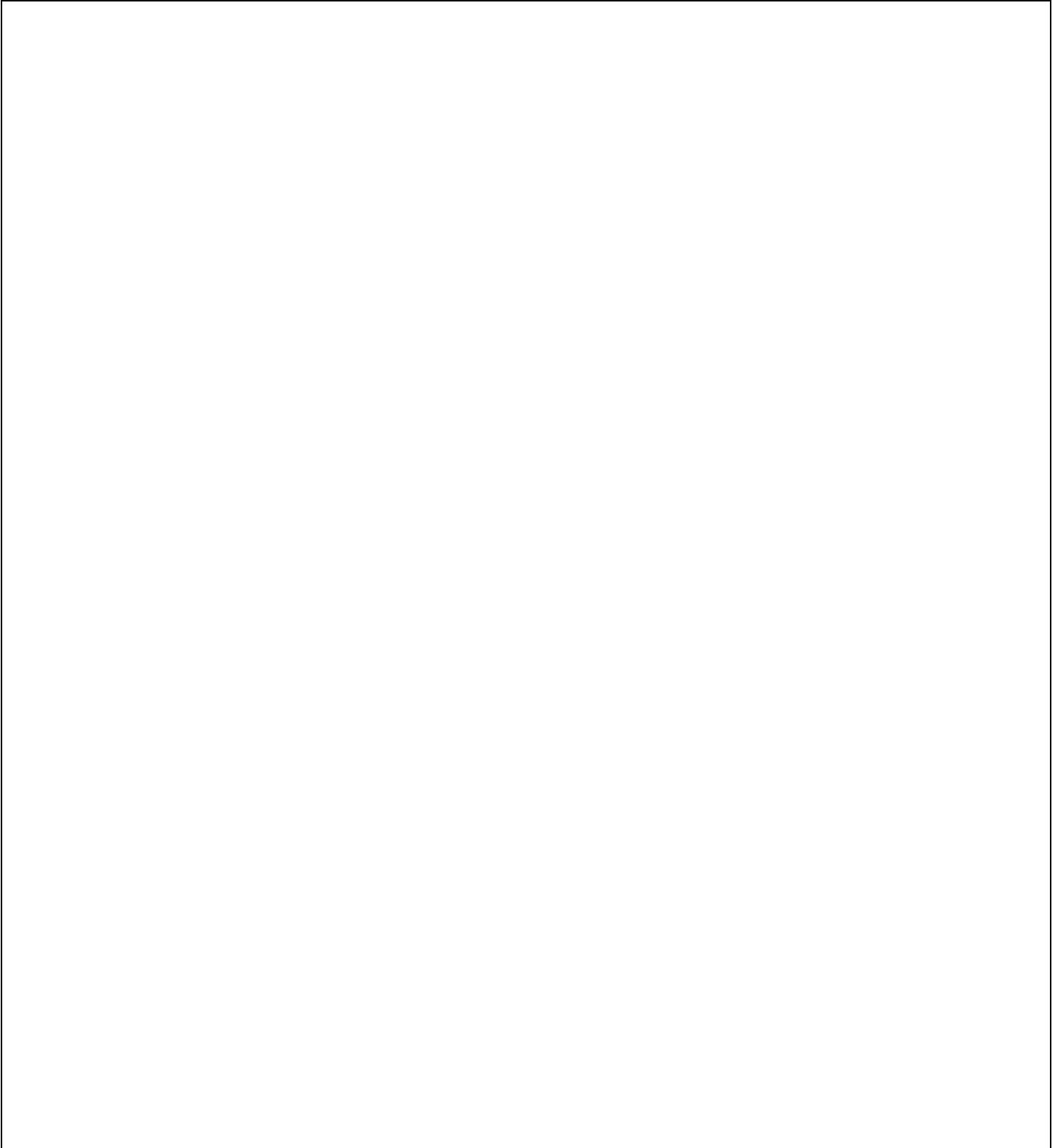
SCALE 1"=200' AUGUST 21, 1981 DWG. NO. 2



91-074-182

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services

DATE: 6/11/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

COMMUNITY PLAN/ SECTOR: LMS/South

PETITION NO: MM 22-1639

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

2. The following existing uses shall be permitted on-site and any expansion or 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.
 - a.b. 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.
 - c. The ~~park project~~, totaling ~~204~~ 199.91 acres, is limited to a 36-120 single-unit RV spaces park and a youth camp consisting of a maximum of 63 campsites with a maximum of 163 campers.
 - b.d. New development, together with any uses or site development which was not legally permitted on or before September 11, 1991 shall ~~the meet the applicable regulations in the Zoning Code, as 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.
 - e.e. All AS-1 zoning district uses shall be permitted, including youth camp.
 - d.f. Management units, Recreation areas and structures, Service buildings and structures, including boat docks, and ramps for use by ~~park patrons only~~ overnight guests of the campground or RV Park.
 - e.g. 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.

- ~~f.h.~~ 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, ~~and~~ designed and permitted to serve only overnight guests of the campground or RV Park patrons of the park and shall present no visible signs from any area outside the park.
- i. 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.
- ~~g.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.
- k. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development and use of the property shall be limited to that which does not exceed 50 peak hour trips.

[Staff is recommending these changes to comply with portions of the applicant's request. The applicant proposed strikethrough of certain portions of this condition that required them to provide evidence that certain structures were legally permitted together with any expansion of intensification of the project. Subsequent to the previous zoning conformance action (i.e. 91-0174) it appears that the applicant expanded the project without obtaining the proper permits and approvals. Many (and possibly all) of these elements illegally constructed (for example internal driveways) do not meet County standards. The applicant previously sought a variety of waivers/exceptions in an attempt to "grandfather" those portions of the development. Staff raised a number of issues and concerns which were never formally responded to; however, the applicant subsequently withdrew its requests for those waivers; however, they (perhaps in error) maintained strikethrough of certain related language. Regardless, staff cannot support a project which seeks to potentially grandfather improperly constructed items within site. As such, staff is proposing a series of supportable changes which require the applicant to obtain approval for anything not properly grandfathered, constructed or permitted after the above referenced date). The above uses were also adjusted after working with zoning staff and the applicant's transportation representative to ensure that the proposed uses accurately reflect the traffic letter in the record (which indicates that no study was required because the project generates fewer than 50 peak hour trips).

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. ~~All existing access points shall be permitted on US 301 and Willow Rd.~~

[Staff is recommending these changes, together with new conditions separately addressing pedestrian access, to reflect the project's proposed access plan).

4. RV Park uses shall comply with LDC Sec. 6.11.110 and other applicable standards and regulations. Campground uses shall comply with LDC Sec. 6.11.20 and other applicable standards regulations. ~~Recreational vehicles or similar vehicles placed on-site for greater than 180 consecutive days shall comply with the Flood Damage Control Ordinance.~~

[Staff is recommending these changes to reflect new or amended rules which have subsequently been adopted relative to length of stay and other requirements governing the proposed uses. Given the intensification of the site, it is appropriate to update these conditions to regulate activity based on these new rules.]

New Conditions

1. Notwithstanding anything on the site plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the PD boundaries.
2. Parking shall be provided in accordance with Sec. 6.05 of the Hillsborough County LDC.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the site plan to:
 - Correct the site plan note 7 to display the correct existing uses. Staff notes that there were no restrictions on campground size under the 91-0174 PD approval. Staff also notes that there zoning conditions showed only 24 RV spaces were permitted.
 - Correct site plan note 8 to display the correct proposed uses relative to the campground use. Reference above PD conditions.
 - Delete note 11. Staff notes that the entire PD is within the modification area, and as such this note is confusing. Allowable location of the 120 RV units has been addressed via zoning condition.
 - Modify note 1 under “PD Plan Notes” to change the word “FOR” to substitute the word “SERVING”.
 - Modify note 3 under “PD Plan Notes” to add “—see conditions of zoning approval for proposed access restrictions” to the end of the statement. Alternatively, delete note 3 – staff believes these items are address under notes 6 and 7.
 - Replace note 8 with a statement reading “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”. Staff notes that the County Engineer’s Sidewalk Protocol will govern implementation of external sidewalks within the rural services area.
 - Modify note 9 to add at the end “See zoning conditions and applicable LDC sections for required standards/improvements.”
 - Add a new note stating, “Internal vehicular circulation paths are conceptual, and may be redesigned/relocated/reconfigured during the site/construction plan review process.”
 - Modify the note reading “Emergency Vehicle Access Only” to instead stated “Gated Emergency Vehicle Access Only”.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a Major Modification (MM) to previously approved PD 91-0174, which was a zoning conformance approval granting approval for certain uses on site as noted in the zoning conditions. The applicant is seeking to modify the zoning to expand the RV Park portion of the site to a maximum of 120 units. As such, the applicant is having to commit to a corresponding decrease in the potential campground use portion of the site, due to applicable density/intensity regulations. The applicant is also proposing to change access configuration, such that all vehicular access will occur to/from US 301. FDOT reviewed the site and determined that no access modifications or site access improvements are needed to support these two uses and the proposed access configuration.

The applicant had initially proposed a strikethrough of certain portions of existing conditions that required them to provide evidence that certain structures were legally permitted together with any expansion of intensification of the project. Subsequent to the previous zoning conformance action (i.e. 91-0174) it appears that the applicant expanded the project without obtaining the proper permits and approvals. Many (and possibly all) of these

elements illegally constructed (for example internal driveways) do not meet County standards. The applicant previously sought a variety of waivers/variations in an attempt to “grandfather” those portions of the development.

Staff raised a number of issues and concerns relating to ADA accessibility, internal driveway compliance, etc. which were never formally responded to; however, the applicant subsequently withdrew its requests for those waivers; however, they (perhaps in error) maintained strikethrough of certain related language. Regardless, staff cannot support a project which seeks to potentially grandfather improperly constructed items within site. As such, staff is proposing a series of supportable changes which require the applicant to obtain approval for anything not properly grandfathered, constructed or permitted after the above referenced date). The above uses were also adjusted after working with zoning staff and the applicant’s transportation representative to ensure that the proposed uses accurately reflect the traffic letter in the record (which indicates that no study was required because the project is generates fewer than 50 peak hour trips).

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter indicating that the project generates fewer than 50 peak hour trips, and therefore no traffic analysis was required to support the proposed zoning modification. It would be extremely difficult, if not impossible, for staff to prepare an accurate comparison of the difference in the trip generation potentially between the existing zoning and proposed zonings, given that the lack of specificity in the zoning conformance approval as to specific amount of campsites which were approved, a lack of data in the record about what amount and type of existed on September 11, 1991, and differences in the ways density/intensity for such uses were calculated between the original zoning conformance approval and today, etc.

Instead, staff has prepared a summary, utilizing data from the 11th Edition of the Institute of Transportation Engineer’s Trip Generation Manual, showing the worst-case trip generation impacts of the proposed use, as based on the proposed development changes and conditions of zoning approval.

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit
120 Unit RV Park (ITE LUC 416)	320 (est.)	9	16	21	11
Campground with max. of 63 campsites (ITE LUC 416)	170 (est.)	5	8	11	6
Total:	490 (est.)	38		49	

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 301 is a 2-lane, undivided, principal arterial roadway owned and maintained by the Florida Department of Transportation (FDOT). The roadway is characterized by +/- 12-foot wide travel lanes in average condition. The roadway lies within a +/- 180-foot-wide right-of-way in the vicinity of the proposed project. There are no sidewalk present along US 301 in the vicinity of the proposed project. There are +/- 4-foot wide bicycle facilities (on paved shoulders) present on both sides of US 301 in the vicinity of the proposed project.

SITE ACCESS/ SITE CIRCULATION

Vehicular access to the site is proposed from US 301 via a single access connection. A gated emergency access is proposed to Willow Rd.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS Information for the adjacent roadway segment is shown below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	Manatee County Line	SR 674	D	C

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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
US 301	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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	Unknown (See Report)	Unknown (See Report)	Unknown (See Report)
Proposed	490 (est.)	38	49
Difference (+/-)	Unknown	Unknown	Unknown

*Trips reported are based on net new external trips unless otherwise noted.

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

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:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 20, 2023 Report Prepared: June 8, 2023	Petition: MM 22-1639 18050 US Highway 301 South <i>South of US Highway 301 South, east of Willow Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Agricultural/Rural - 1/5 (1 du/5 ga; 0.25 FAR)
Service Area	Rural
Community Plan	Little Manatee South, Southshore Areawide Systems
Rezoning Request	Major modification to Planned Development (PD 91-0174) to increase the number of RV spaces from 36 to 120 at Masonic Park and Youth Camp
Parcel Size (Approx.)	199.9 +/- acres
Street Functional Classification	US Highway 301 South – State Principal Arterial Willow Road – County Collector
Locational Criteria	N/A
Evacuation Area	A, B, D, E



Context

- The subject site is located south of US Highway 301 South and east of Willow Road on approximately 199.9 acres.
- The site is in the Rural Area and within the limits of the Little Manatee South and Southshore Areawide Systems Community Plans.
- The site has a Future Land Use designation of Agricultural/Rural - 1/5 (AR-1/5), which allows for consideration of up to 1 dwelling unit per 5 gross acres and a maximum Floor Area Ratio (FAR) of 0.25. Typical uses in the AR-1/5 include farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. Non-residential uses shall meet established locational criteria for specific land use.
- The subject site is surrounded by several designations. Residential-1 (RES-1) is located to the north, southeast and southwest. To the north, northwest, east and south is designated Natural Preservation (N). Further northeast is designated Wimauma Village Residential-2 (WVR-2). Surrounding uses include the Little Manatee River and County owned conservation land to the east, agricultural land, a mobile home park, single family residential, and some light commercial.
- The subject site is zoned Planned Development (PD 91-0174) and classified as Masonic Park and Youth Camp. In the general vicinity, the site is surrounded by PD zoning, Agricultural Rural (AR) zoning, and Agricultural, Single-Family (AS-1) zoning. There are a few parcels of Commercial General (CG) zoning to the west of the subject site.
- There are approximately 32.3 acres of wetlands on the subject site.
- The applicant requests a Major modification to Planned Development (PD 91-0174) to increase the number of RV spaces from 36 to 120 at Masonic Park and Youth Camp.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

Future Land Use Element

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: Rural Area Densities *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

Land Use Categories

Objective 8: *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Policy 8.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Environmental Considerations

Objective 13: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- *Wetlands are considered to be the following:*
 - *Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element*
 - *Man-made water bodies as defined (including borrow pits).*
- *If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
 - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category*
- *If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*

- Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
- That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Objective 17: Neighborhood and Community Serving Uses Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

Livable Communities Element:

Little Manatee South

Goal 1 Community Character

Strategies: **Community Design**

The goal of the Little Manatee South Community Plan is to preserve and enhance the sense of place, space and privacy currently enjoyed by its residents. To this end, the Community desires to ensure that new development protects the community's environmental assets, maintains community character, and is compatible with existing neighborhoods. In order to preserve these desirable characteristics of the area the Community Plan encourages:

- *Any new development should be respectful of existing natural preservation areas, creeks, bayous, scenic vistas and/or public spaces. Incentives should be provided in the Land Development Code to encourage provision of additional buffers (above current minimum code requirements) and other environmental enhancements (e.g., establishment of wildlife corridors, of environmental areas through removal of nuisance species and planting of native species, provision of public open space, establishment of water quality monitoring programs).*
- *To encourage new development to provide for the protection and enhancement of wildlife corridors, incentives in the form of increased densities as provided for in this community plan should be provided for enhancements beyond existing levels through a table of performance standards. These are to be determined in the Land Development Code.*

Goal 2 Protect Environmental Areas

Strategies

Long term planning is critical for this area so as to avoid piecemeal, unplanned development which will result in the loss of the community's character. The community's character includes natural preservation and conservation areas; rivers, creeks, bayous and wetland systems; and open vistas. These include:

Little Manatee River

All development will recognize and support the following environment features identified on the Concept Map:

- *Wildlife Corridors*
- *Natural Preservation Land*
- *Parks (Heritage Park, Little Manatee River State Recreation Area, etc.)*
- *ELAPP, SWIM (Rock Pond), and other Conservation Area*
- *Little Manatee River and its identification as a Blueways Paddle Trail*

Goal 5 Economic Development

Strategies

To promote economic growth and support ecologically based recreation, commercial fishing, and ecotourism opportunities the following will be undertaken:

Ecotourism:

Support wildlife observation, photography, boating access to the Gulf of Mexico and Little Manatee River, (canoeing/kayaking, hiking, fishing, hiking, bicycling, horseback riding, and camping) as defining by Eco-Tourism Objective 27 and Policies 27.1 and 27.2 of the Future Land Use Element.

Development Patterns:

- Preserve and enhance open space and incorporate into new development as appropriate,*
- Retain and preserve natural amenities,*
- Allow for new development in character with existing Little Manatee South Community.*

Southshore Areawide Systems

Cultural/Historic Objective

The community desires to:

2. Utilize the environmental features of SouthShore as assets that attract tourism to the area. Promote the development of ecotourism opportunities for both economic and educational benefit.

- Promote ecotourism that respects and draws upon the natural environment. Recognize ecotourism opportunities within publicly owned lands by improving public access and parking within SouthShore. Improve citizen awareness of public access to County owned lands within SouthShore.*

Economic Development Objective

The community desires to pursue economic development activities in the following areas:

3. Tourism

a. Ecotourism – Capitalize on this expanding industry.

Recreation and Open Space Section

Objective 1.4: *Provide diverse recreational programming opportunities that reflect community needs for all ages and abilities, facilitate athletic and outdoor activities, promote the overall health of the community, and support tourism while prioritizing programming and activities for residents.*

Policy 1.4.7: *Expand ecotourism in Hillsborough County. Promote, as a Destination Site, the Tampa Bay Wilderness Area as an interconnected network of conservation parks and preserves with adequate public access.*

Policy 1.4.8: *Focus on future programming for wilderness area Destination Sites, including enrichment and educational programs centered on environmental education, ecotourism, adventure sports, fitness activities, historical/cultural programs, special events, and rentals.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located south of US Highway 301 South and east of Willow Road on approximately 199.9 acres. The site is in the Rural Area and within the limits of the Little Manatee South and Southshore Areawide Systems Community Plans. The applicant requests a Major Modification to Planned Development (PD 91-0174) to increase the number of RV spaces from 36 to 120 at Masonic Park and Youth Camp. Surrounding uses include the Little Manatee River and County owned conservation land to the east, agricultural land, a mobile home park, single family residential, and some light commercial.

The subject site is in the Rural Area, which is intended for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment. Furthermore, the site is in the Residential-1 Future Land Use category which is intended for rural residential uses, rural scale neighborhood commercial, office and multipurpose projects when locational criteria is met. The applicant is proposing to expand the number of RV spaces in an existing park, which consistent with the rural character intended for the Rural Area and typical uses found in the RES-1 Future Land Use category. The conversion rate for RV's is 1 RV per gross acre of land, therefore the maximum number of RV's that could be considered on the site is 199. The proposed 120 RV's is well below the maximum possible. Also, wetlands make up less than 25% of the site's acreage. Therefore, the proposal is consistent with Objective 8, Policy 8.1 and Policy 13.3 of the Future Land Use Element (FLUE).

The proposed rezoning meets the intent of Objective 16 and associated policies relating to neighborhood protection. The applicant is requesting a variation from the Type A buffering and screening requirement. The request is to utilize the existing mature tree canopy and vegetation along Willow Road in place of a new buffer. The subject site is surrounded by existing recreational uses on site, conservation land, some light commercial uses, and some single family residential uses. The existing vegetation and conservation land on and surrounding the site acts as a buffer from the surrounding uses. Furthermore, main access to the site is located off of US Highway 301 and emergency access is limited to Willow Road, which will restrict traffic from the single family neighborhoods to the west. At the time of filing this report, there were no Transportation Department comments on the site plan dated May 31, 2023 and therefore not considered during this analysis.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern near this area is US Highway 301 South is rural in nature and mainly characterized by agricultural and conservation land, a mobile home park, single family residential, and some light commercial uses. The nature of the proposed rezoning is consistent with this policy direction.

The subject site meets the intent of the Little Manatee South and Southshore Areawide Systems Community Plans as recreational programming, preservation of natural areas and tourism are identified as goals. The proposed improvements to the RV area will expand the opportunity for ecotourism and further the goals outlined in the Community Plans.

The proposal is consistent with Objective 4 and Policies 1.4.7 and 1.4.8 of the Recreation and Open Space Section. The increase in RV spaces promotes ecotourism in the County and allows for the continuation of programming in Masonic Park and Youth Camp.

Overall, staff finds that the proposed Major Modification would allow for development that is consistent with the Rural Area and supports the vision of the Community Plan areas. The proposed modification would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the County Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 22-1639

Rezonings

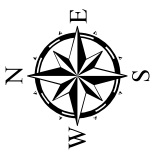
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The boundaries and data are for informational purposes only and are not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the boundaries and data are for informational purposes only. The map is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 11/28/2022
 Author: Beverly F. Daniels
 File: C:\Rezonings\System\MapProjects\HC\Gis\Rezonings - Copy.mxd

