

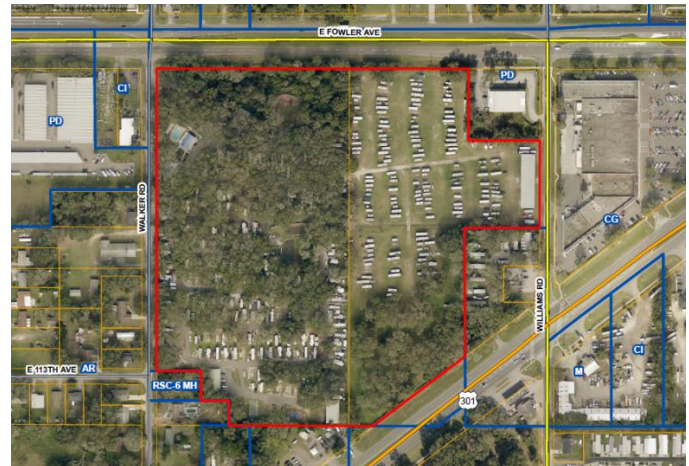
PD Modification Application: MM 23-0617

Zoning Hearing Master Date: January 16, 2024

BOCC Land Use Meeting Date: March 19, 2024

1.0 APPLICATION SUMMARY

Applicant: Happy Traveler RV Park & Resort LLC
FLU Category: Suburban Mixed Use-6 (SMU-6)
Service Area: Urban
Site Acreage: 28.3 MOL
Community Plan Area: Thonotosassa
Overlay: None



Introduction Summary:

PD 89-0052, most recently modified by PRS 18-0407 is currently approved for RV/boat storage in Parcels A and C, commercial general (CG) uses in Parcels B, RV campground /park site in Parcel D, and contractor office and mini warehouse in Parcel E. The existing approved entitlements will remain as option 1. The request for a major modification is to add a second option for the property with folio# 61059.0000 to develop a 94-unit mobile home park and a maximum of 10,890 square feet of mini storage and boat and RV storage. The request utilizes the incentives for the Mixed-Use Policy 19.3 in the Comprehensive Plan for a density bonus.

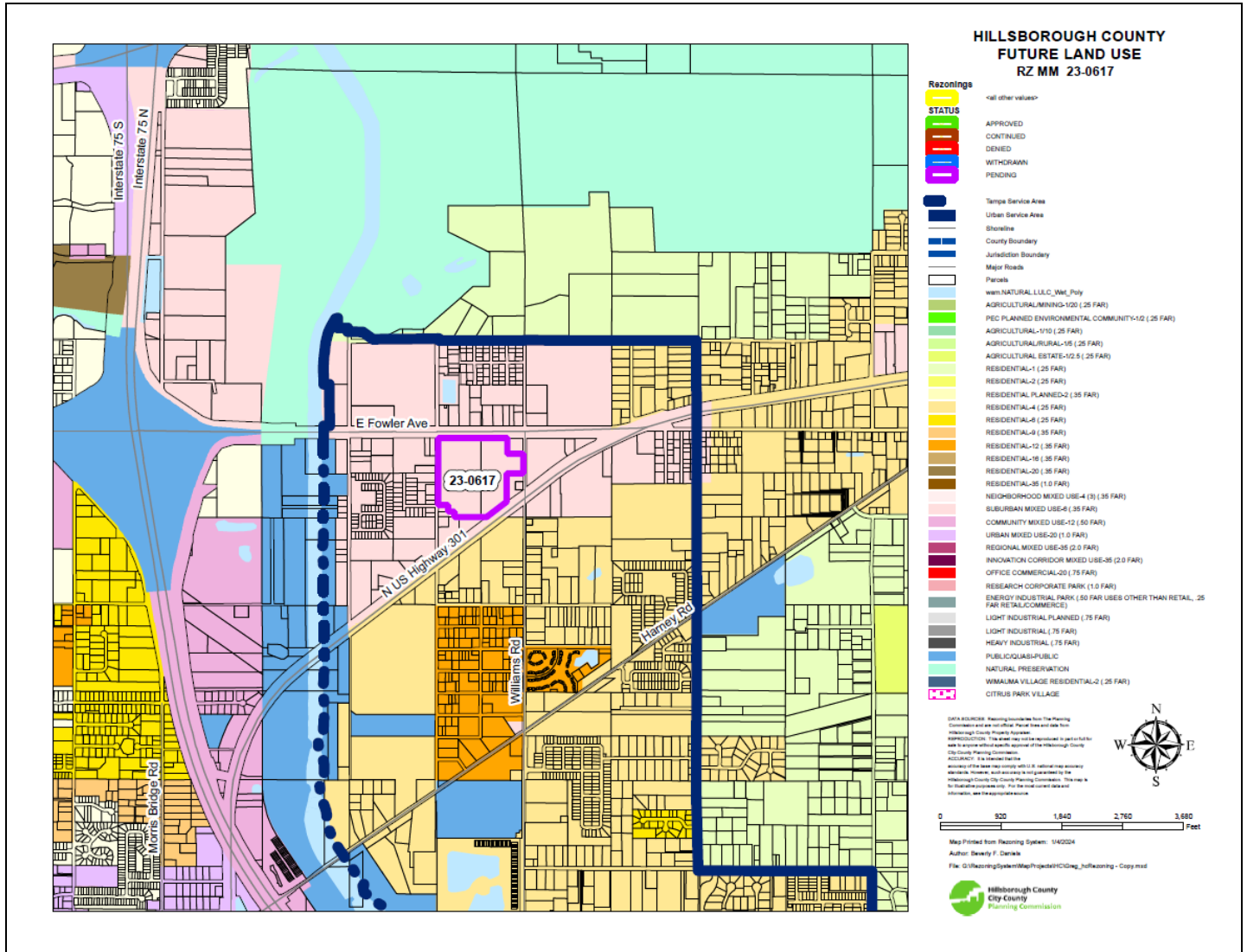
Existing Approval(s):	Proposed Modification(s):
Currently approved for RV/boat storage in Parcels A and C, commercial general (CG) uses in Parcels B, RV campground /park site in Parcel D, and contractor office and mini warehouse in Parcel E.	Add a second option to develop a 94-unit mobile home park and a maximum of 10,890 square feet of mini storage and boat and RV storage. The existing approved entitlements will remain as option 1.

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	LDC Section 6.11.110.I.1. The minimum unit area of a premises used or occupied as a single-family mobile home space, which includes the space for placement of one mobile home, parking, and outdoor space for that mobile home, shall be a minimum of 2,800 square feet.

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

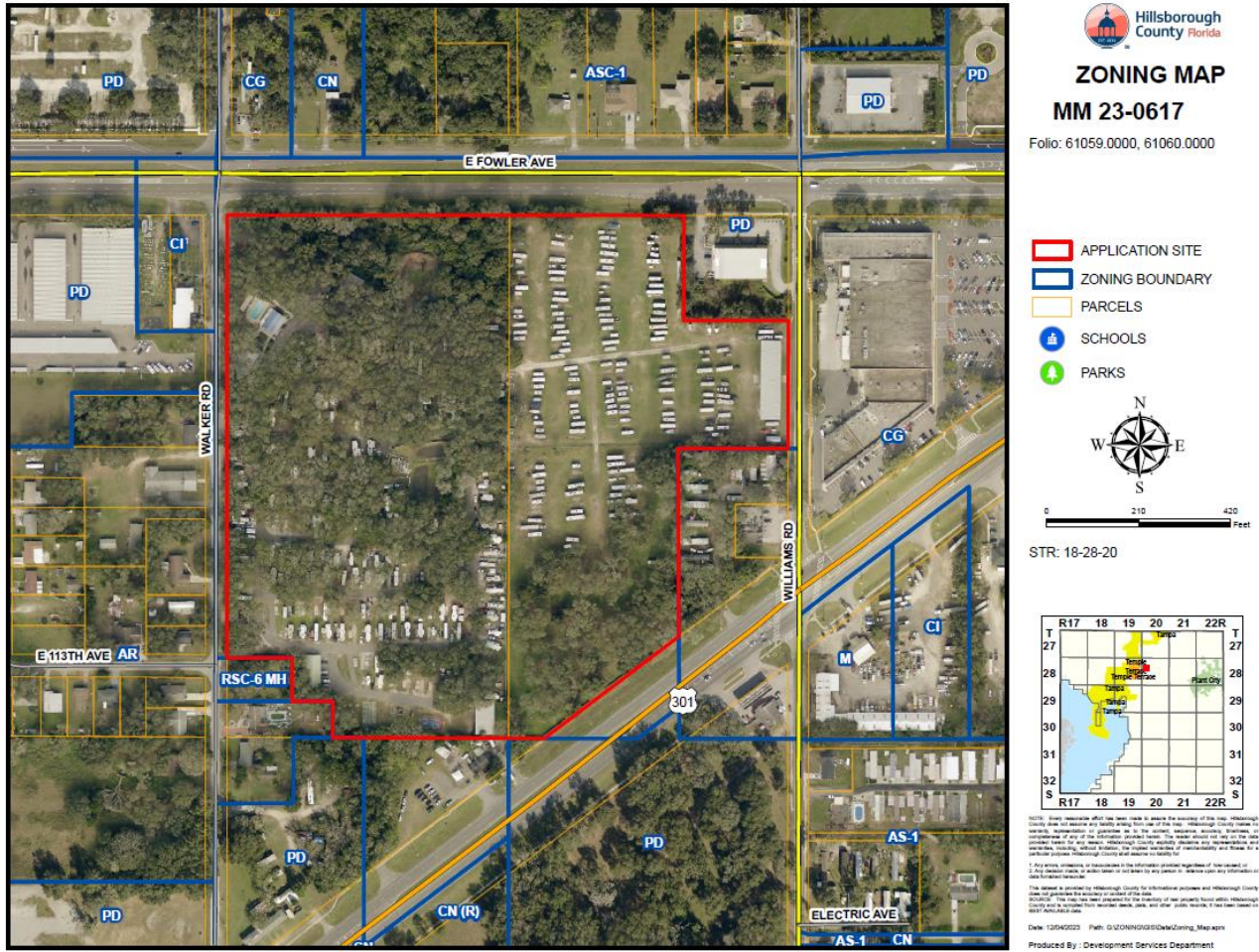
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	6.0 dwelling units/0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.

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	CG, CN, PD 23-0784, PD 89-0052, ASC-1	CG: 0.27 F.A.R. CN: 0.20 F.A.R. PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: 1 d/u per acre	CG: Commercial CN: Commercial PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: SFR & Ag	CG: Commercial CN: SFR PD 23-0784: SFR PD 89-0052: Commercial ASC-1: SFR
South	RSC-6, AR, PD 89-0052, PD 02-0215, CG	RSC-6: 6 du/a, AR: 1 du/5ac, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: 0.27 F.A.R.	RSC-6: SFR, AR: SFR & Ag, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: Commercial	RSC-6: SFR, AR: SFR, PD 89-0052: Commercial, PD 02-0215: Vacant, CG: Commercial

APPLICATION NUMBER: MM 23-0617

ZHM HEARING DATE: January 16, 2024

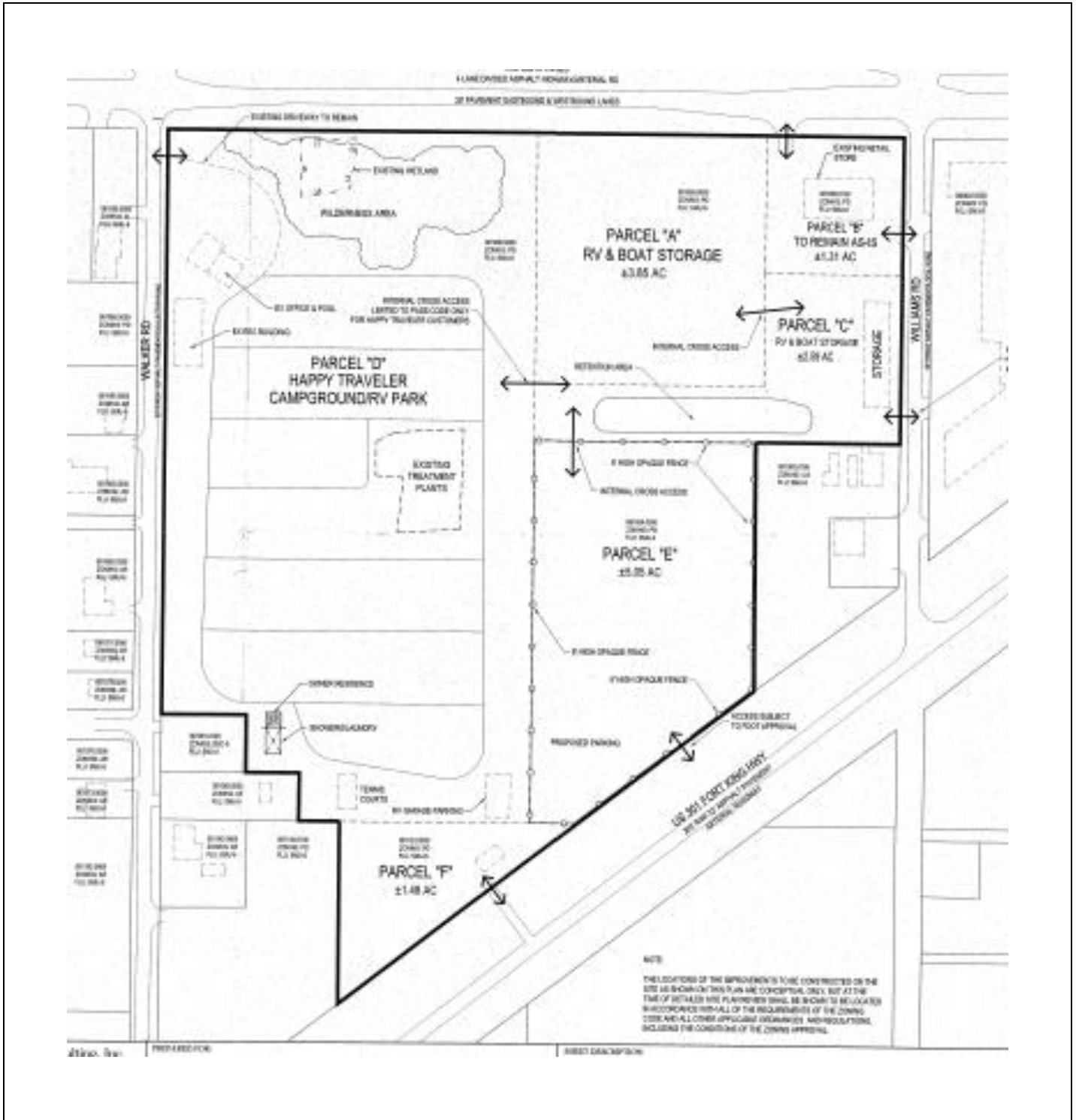
BOCC LUM MEETING DATE: March 19, 2024

Case Reviewer: Chris Grandlienard, AICP

East	PD 89-0052, CG	PD 89-0052: Per PD, CG: 0.27 F.A.R.	PD 89-0052: Per PD CG: Commercial	PD 89-0052: Commercial CG: Mobile Home Park
West	CI, PD 06-0452, AR, RSC-6	CI: 0.30 F.A.R., PD 06-0452: Per PD, AR: 1 du/5ga, RSC-6: 6du/1 ga	CI: Commercial, PD 06-0452: Per PD, AR: SFR & Ag, RSC-6: SFR	CI: Commercial , PD 06-0452: Mini-Storage, AR: SFR & Church, RSC-6: SFR

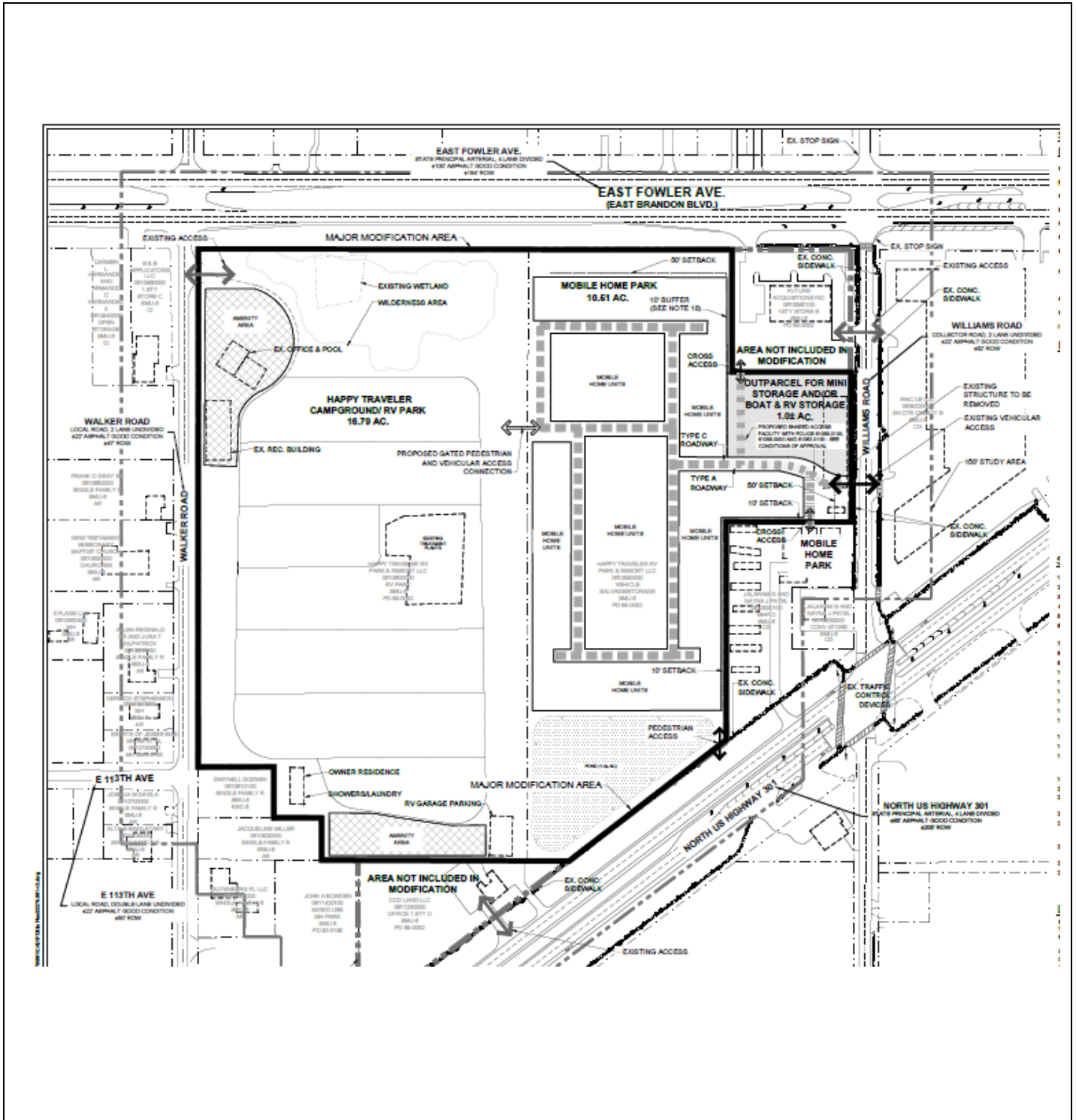
2.0 LAND USE MAP SET AND SUMMARY DATA

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
Williams Rd.	County Collector - Rural	2 Lanes <input checked="" 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
Walker Rd.	County Local - Rural	2 Lanes <input checked="" 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

Project Trip Generation (Modification Area Only) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	732	55	74
Proposed	1,236	88	110
Difference (+/-)	(+) 504	(+) 33	(+) 36

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Williams Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
	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	Wetlands present								
Environmental Services	<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									
Conservation & Environ. Lands Mgmt.	<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									
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <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"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other: Airport Height Restriction 130' AMSL												
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments								
Transportation <input checked="" 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 checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input 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 checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<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									
Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)												
<table border="0" style="width:100%"> <tr> <td style="width:25%">Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57</td> <td style="width:25%">Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313</td> <td style="width:25%">Warehouse (Per 1,000 s.f.) Mobility: \$1,377 Fire: \$34</td> <td style="width:25%">Mobile Home (1,500 sq ft) Mobility: \$3,455 per unit Parks: \$1,957 per unit School: \$7,027 per unit Fire: \$335 per unit</td> </tr> <tr> <td>Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610 Fire: \$313</td> <td>Retail - Fast Food w/Drive Thru (Per 1,000 s.f.) Mobility: \$104,494 Fire: \$313</td> <td>Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32</td> <td></td> </tr> </table>					Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Warehouse (Per 1,000 s.f.) Mobility: \$1,377 Fire: \$34	Mobile Home (1,500 sq ft) Mobility: \$3,455 per unit Parks: \$1,957 per unit School: \$7,027 per unit Fire: \$335 per unit	Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610 Fire: \$313	Retail - Fast Food w/Drive Thru (Per 1,000 s.f.) Mobility: \$104,494 Fire: \$313	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32	
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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments								
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input 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	See Planning Commission Report.								

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 28.3-acre subject property is zoned PD 89-0052 (Planned Development) and comprises of two parcels, folio# 61059.0000, and folio# 61060.0000. PD 89-0052 was most recently modified by PRS 18-0407, labeled parcels A,C,D, and E on the PRS 18-0407 certified site plan. The site is located at 9401 East Fowler Avenue and is located in the Urban Service Area within the limits of the Thonotosassa Community Plan. In the general proximity of the subject site the zoning districts are CG, PD and ASC-1 to the north. To the south is RSC-6, AR, PD and CG. To the east is PD and CG. To the west is CI, PD, AR, and RSC-6. The surrounding area is predominantly a mixture of residential and commercial uses. There is a church and mini warehouse immediately west of the site.

The PD is currently approved for RV/boat storage in Parcels A and C, commercial general (CG) uses in Parcels B, RV campground /park site in Parcel D, and contractor office and mini warehouse in Parcel E. The existing approved entitlements will remain as option 1. The request for a major modification is to add a second option for the property with folio# 61059.0000 to develop a 94-unit mobile home park and a maximum of 10,890 square feet of mini storage and boat and RV storage. The request utilizes the incentives for the Mixed-Use Policy 19.3 in the Comprehensive Plan for a density bonus, the area for major modification includes 3 separate uses: RV park, mobile home community, and mini warehouse and RV and boat storage.

The request includes a waiver request to Section 6.11.110.I.1. "The minimum unit area of a premises used or occupied as a single-family mobile home space, which includes the space for placement of one mobile home, parking and outdoor space for that mobile home, shall be a minimum of 2,800 square feet." The applicant's rationale is that a typical mobile home measures 16'/68' and placed on an 80' x 35' lot (2,800 sf). This allows an additional 9' on the side for parking and outdoor space. However, the industry of mobile home construction has been modernizing in terms of size, design, and features. There are smaller efficient mobile homes that the client will provide, which are typically 12'/60' one-bedroom mobile homes. This smaller mobile home can be accommodated on an 80' x 25' lot by providing the parking and outdoor space in front or rear of the unit versus on the side as described. Staff concurs with the applicant's justification for relief from this requirement.

The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The addition of a second option which includes a 94-unit mobile home park and a maximum of 10,890 square feet of mini storage and boat and RV storage would be consistent with the surrounding residential and commercial uses.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD Site Plan Certification, the developer shall revise the Option 2 site plan to:

1. Revise the Option 2 Site Data Table to ensure that the Happy Traveler Campground/RV Park specifies the maximum number of units allowed using the language for Parcel D as found within the Land Use Table and associated note on the Option 1 plan sheet.
2. Revise the note which reads “Proposed Gated Pedestrian and Vehicular Access Connection” to instead read “Proposed Gated Pedestrian and Vehicular Access Connection with Restrictions – See Conditions of Approval”.
3. Modify the labels reading “Cross Access” to instead state “Proposed Access/ Cross-Access Stubout”.
4. Revise the option 2 Site Data Table for development standards lot area to 2,000 square feet minimum

Approval, subject to the conditions listed below, is based on the general site plan submitted ~~May 23, 2018~~ December 1, 2023.

These conditions shall apply to Development Option 1:

1. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
2. All loading docks and trash facilities shall be enclosed pursuant to the buffer and screening standards within the Hillsborough County Land Development Code. Prior to detailed site plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
3. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
4. The PD district shall be permitted the following uses:
 - 4.1 Parcel A - Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.

4.2 Parcel B - C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.

4.3 Parcel C - Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.

Enclosed storage with or without covered canopy shall be permitted with a maximum F.A.R. of .13. RV sales and service are prohibited. In addition a 15 foot setback shall be permitted along the southern parcel boundary.

4.4 Parcel D – 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per acre) or provide appropriate proof (i.e. vested rights approval, non-conforming use approval) that the RV park had more than 206 units prior to July 31, 1989.

4.5 Parcel E

4.5.1 Shall permit the following uses:

- Minor industry
- Contractor office/commercial vehicles associated with contractor
- Mini-warehouse
- Business Professional Office
- Recreational vehicle/boat storage
- Publishing and printing
- Renting and leasing, light equipment

4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.

4.5.2 A maximum 0.29 FAR.

4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.

4.5.4 Maximum height for Parcel E shall be 25 feet.

4.5.5 No business activity shall occur outside the buildings.

4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.

4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.

4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.

- 4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.
- 4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.
- 4.6 Parcel F - C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
5. Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
6. All roof top mechanical equipment shall be screened from public view.
7. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.
8. The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.
9. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.
10. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions. Prior to site development plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
11. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
12. The developer shall construct a minimum 5-foot wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the fence between parcels shall not be provided between Parcels E and F if FDOT requires consolidation of the Parcel E and Parcel F access driveways and/or if cross access is otherwise required per Section 6.04.03.Q of the Hillsborough County Land Development Code.

14. Any access/cross-access between Parcels D and F, and/or Parcels D and E shall be restricted to occupants of the RV Park/Campground within Parcel D.
15. Williams Road is a substandard roadway. If access to Williams Road is proposed, the developer will be required to bring portions of the roadways up to current County standards for a Type TS-4 roadway or otherwise obtain a variance through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual Design Standards may be considered through the Public Works Design Exception process.
- ~~16. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Reseue.~~
- ~~17.~~16. Parcel A and C storage area parking may remain unpaved; however, the developer will be required to delineate parking spaces using a method acceptable to Hillsborough County. Additionally, such areas shall be maintained such that no erosion or sedimentation occurs either on or off site.
- ~~18. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.~~
- ~~19. All on site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the County.~~
- ~~20. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.~~
- ~~21. All new buildings and uses, except for single family and two family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights of way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.~~
- ~~22. The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.~~
- ~~23. Within 90 days of approval of PRS 18-0407 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~

~~24. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~

These conditions shall apply to Development Option 2:

17. Development within the area designed as the Happy Traveler Campground/ RV Park shall be subject to the restrictions/standards/conditions within Option 1, above. Development within the areas shown as Parcels B and F shall be subject to the restrictions/standards/conditions within Option 1, above. Notwithstanding the foregoing, access and interconnectivity between these areas may be further restricted as provided herein below.

18. Development within the +/- 10.51 ac. area designed for Mobile Home Park uses shall be limited to a maximum of 94 mobile home units. Development within the +/- 1 ac. area designated for Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be limited to a maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.

19. Mobile Home Park Option 2 shall comply with the following development standards:

Maximum Building Height: 35 feet

Minimum Front Yard Setback: 5 feet

Minimum Side Yard Setback: 5 feet

Minimum Rear Yard Setback: 5 feet

Maximum Intensity: 0.25 F.A.R.

Maximum Impervious: 75%

Lot Area: 2,000 square feet

Maximum Density 9 mobile home units per acre (94 units)

20. Access to the +/- 10.51 ac. Mobile Home Park and +/- 1.0 ac. Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be served by and restricted to one (1) access connection to Williams Rd. The developer shall also construct the following:

a. One (1) access/cross access connection between the Mobile Home Park and area designed on the site plan as the Happy Traveler Campground/RV Park. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles and the use of Happy Traveler Campground/RV Park residents only (i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing-compliant location and addresses substandard roadway

issues that would also be triggered). The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.


- b. One (1) access/cross access connection along the southern project boundary (i.e. between folios 61059.0000 and 61063.0100).
- c. One (1) access/cross access connection along the northern project boundary (i.e. between folios 61059.0000 and 61059.0100).
21. The developer shall construct internal project “roadways” (i.e. those facilities necessary to support the mobile home uses consistent with Sec. 6.11.110.B.1 of the LDC) pursuant to Notes 25 and 26 within the site notes section of the PD site plan. Those portions of internal project facilities designed as “Type A Roadway” on the PD site plan shall be considered Shared Access Facilities (with folios 61059.0100, 61059.0000 and 61063.0100. The developer shall record in the Official Records of Hillsborough County an easement and/or any other agreements necessary over the Shared Access Facility to permits the owner of the above referenced folios to take vehicular access through the subject PD, in the event those properties redevelop,
22. Construction access shall be limited to the Walker Rd. access as shown on the PD site plan, The developer shall include a note in each site/construction plan submittal which indicates same.
23. If MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.

These conditions shall apply to both Development Options:

24. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
25. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
26. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the County.
27. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.

28. All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
29. The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
30. Within 90 days of approval of PRS 18-0407 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.
31. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
32. 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.
33. 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.
34. 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).
35. 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.

Zoning Administrator Sign Off:



J. Brian Grady
Tue Jan 9 2024 12:39:16

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

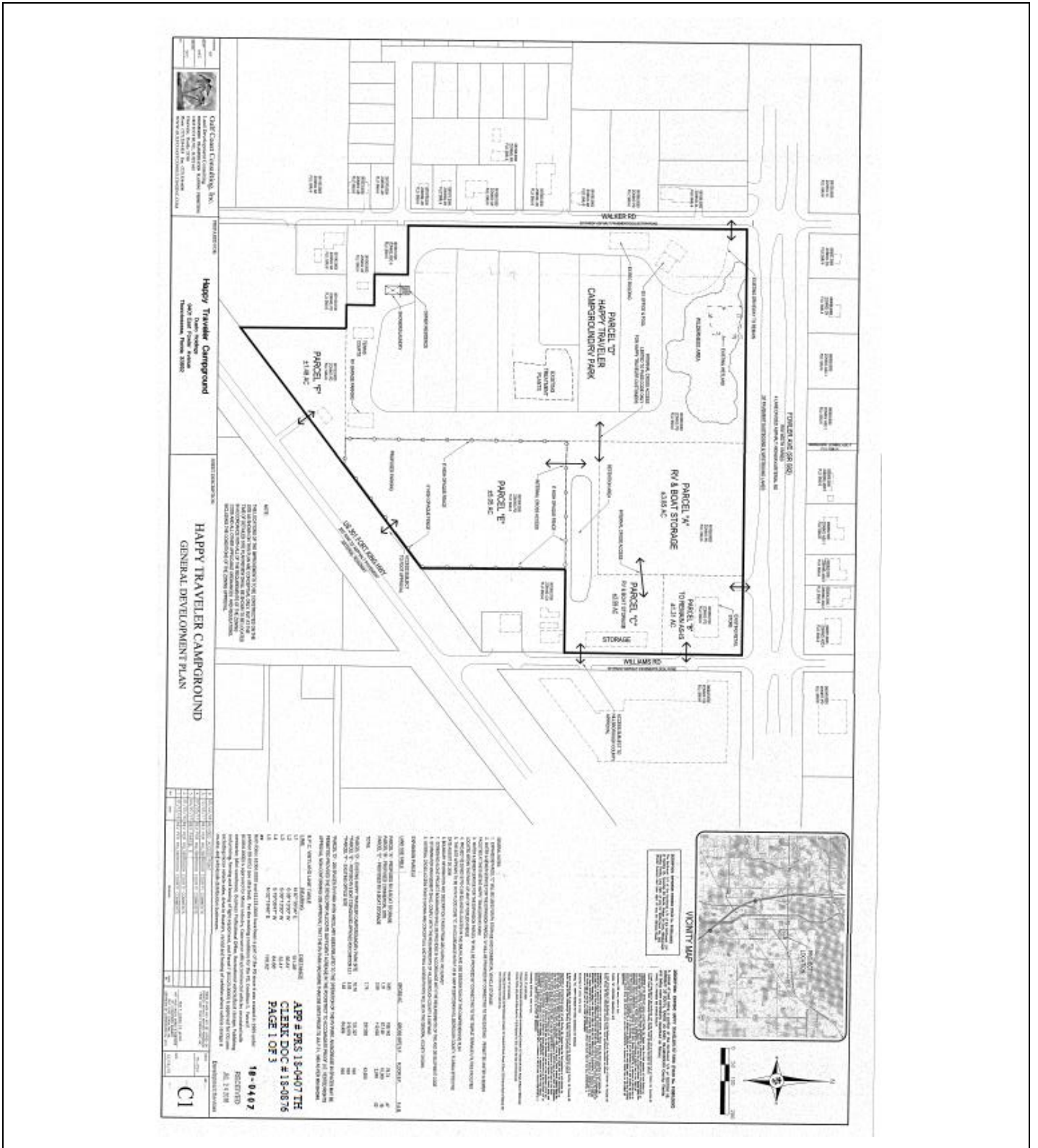
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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 building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

8.1.1 Approved Site Plans (Full)



8.0 SITE PLANS (FULL)

8.2.1 Proposed Site Plan (Full)

VICINITY MAP

Happy Traveler Campground
 Parcel A: 12.30 AC
 Parcel B: 11.48 AC
 Parcel C: 12.30 AC
 Parcel D: 11.48 AC
 RV & Boat Storage: 12.30 AC
 TO REMAIN/AS IS: 12.30 AC

Happy Traveler Campground
 GENERAL DEVELOPMENT PLAN

GENERAL NOTES:

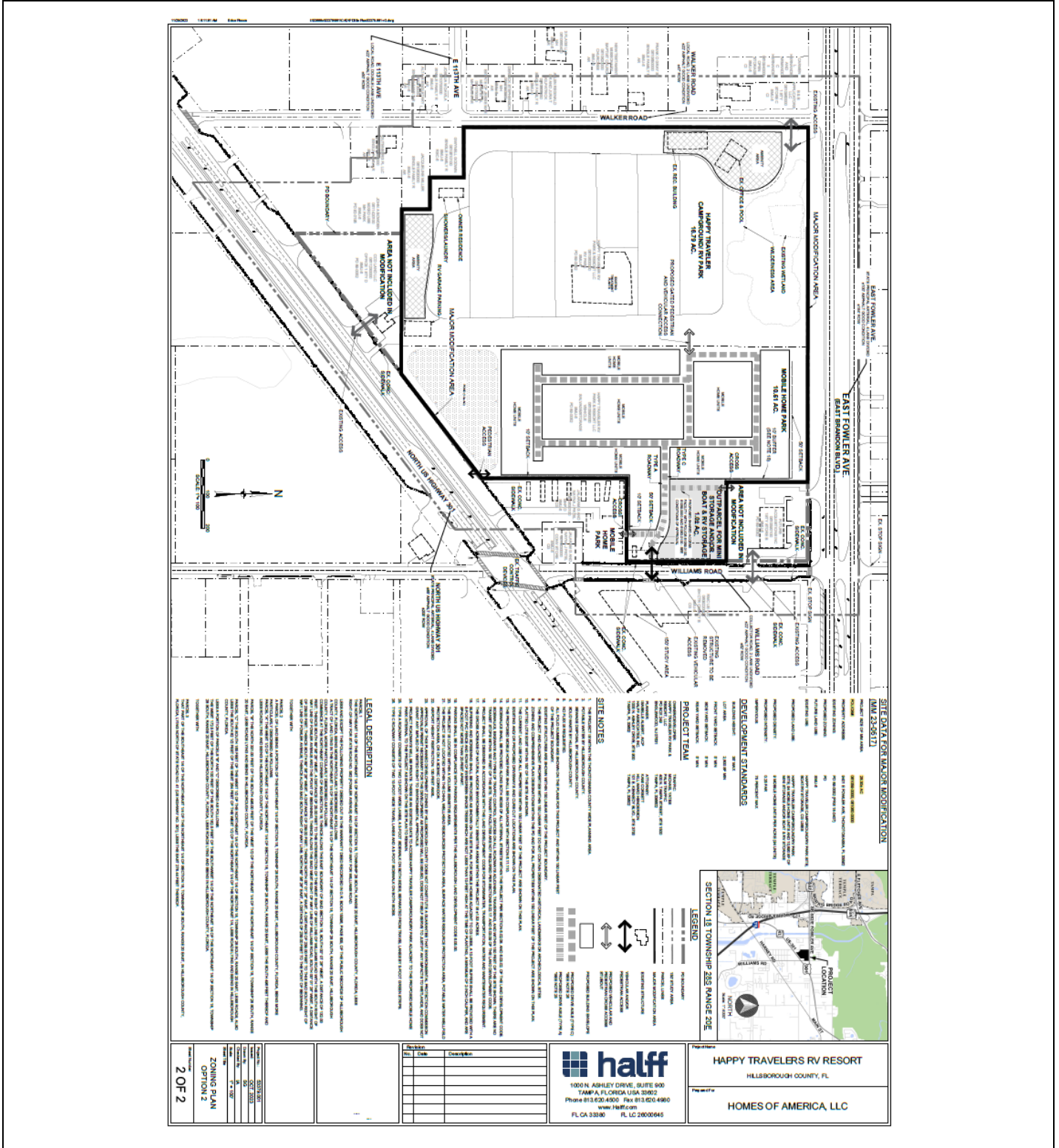
1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT OR A WARRANTY. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.
2. THE INFORMATION CONTAINED HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED.
3. THE INFORMATION CONTAINED HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED.
4. THE INFORMATION CONTAINED HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED.
5. THE INFORMATION CONTAINED HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED.

NO.	DATE	DESCRIPTION	BY	CHK
1	11/15/23	PRELIMINARY GENERAL DEVELOPMENT PLAN	AS	AS
2	12/15/23	FINAL GENERAL DEVELOPMENT PLAN	AS	AS
3	12/15/23	FINAL GENERAL DEVELOPMENT PLAN	AS	AS

1 OF 2

8.0 SITE PLANS (FULL)

8.2.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/09/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TH/ Central

PETITION NO: MM 23-0617

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

NEW AND REVISED CONDITIONS

*New and Revised Conditions (New Conditions are Highlighted in Yellow)
(Staff notes that condition numbers must be corrected prior to placement into zoning's master staff report)*

These conditions shall apply to Development Option 1:

1. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
2. All loading docks and trash facilities shall be enclosed pursuant to the buffer and screening standards within the Hillsborough County Land Development Code. Prior to detailed site plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
3. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
4. The PD district shall be permitted the following uses:
 - 4.1 Parcel A - Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.
 - 4.2 Parcel B - C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
 - 4.3 Parcel C - Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.

Enclosed storage with or without covered canopy shall be permitted with a maximum F.A.R. of .13. RV sales and service are prohibited. In addition a 15 foot setback shall be permitted along the southern parcel boundary.
 - 4.4 Parcel D - 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per

acre) or provide appropriate proof (i.e. vested rights approval, non-conforming use approval) that the RV park had more than 206 units prior to July 31, 1989.

4.5 Parcel E

4.5.1 Shall permit the following uses:

Minor industry
Contractor office/commercial vehicles associated with contractor
Mini-warehouse
Business Professional Office
Recreational vehicle/boat storage
Publishing and printing
Renting and leasing, light equipment

4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.

4.5.2 A maximum 0.29 FAR.

4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.

4.5.4 Maximum height for Parcel E shall be 25 feet.

4.5.5 No business activity shall occur outside the buildings.

4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.

4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.

4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.

4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.

4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.

4.6 Parcel F - C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.

5. Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.

5. All roof top mechanical equipment shall be screened from public view.

7. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.

3. The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.

2. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.

10. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions. Prior to site development plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
11. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
12. The developer shall construct a minimum 5-foot wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the fence between parcels shall not be provided between Parcels E and F if FDOT requires consolidation of the Parcel E and Parcel F access driveways and/or if cross access is otherwise required per Section 6.04.03.Q of the Hillsborough County Land Development Code.
14. Any access/cross-access between Parcels D and F, and/or Parcels D and E shall be restricted to occupants of the RV Park/Campground within Parcel D.
15. Williams Road is a substandard roadway. If access to Williams Road is proposed, the developer will be required to bring portions of the roadways up to current County standards for a Type TS-4 roadway or otherwise obtain a variance through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual Design Standards may be considered through the Public Works Design Exception process.
- ~~16. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.~~
17. Parcel A and C storage area parking may remain unpaved; however, the developer will be required to delineate parking spaces using a method acceptable to Hillsborough County. Additionally, such areas shall be maintained such that no erosion or sedimentation occurs either on or off site.
- ~~18. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.~~
- ~~19. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the County.~~
- ~~20. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.~~
- ~~21. All new buildings and uses, except for single family and two family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.~~

- ~~22. The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.~~
- ~~23. Within 90 days of approval of PFS 18-0407 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~
- ~~24. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~

These conditions shall apply to Development Option 2:

1. Development within the area designed as the Happy Traveler Campground/ RV Park shall be subject to the restrictions/standards/conditions within Option 1, above. Development within the areas shown as Parcels B and F shall be subject to the restrictions/standards/conditions within Option 1, above. Notwithstanding the foregoing, access and interconnectivity between these areas may be further restricted as provided herein below.
2. Development within the +/- 10.51 ac. area designed for Mobile Home Park uses shall be limited to a maximum of 92 mobile home units. Development within the +/- 1 ac. area designated for Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be limited to a maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.
3. Access to the +/- 10.51 ac. Mobile Home Park and +/- 1.0 ac. Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be served by and restricted to one (1) access connection to Williams Rd. The developer shall also construct the following:
 - a. One (1) access/cross access connection between the Mobile Home Park and area designed on the site plan as the Happy Traveler Campground/RV Park. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles and the use of Happy Traveler Campground/RV Park residents only (i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing-compliant location and addresses substandard roadway issues that would also be triggered). The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.
 - b. One (1) access/cross access connection along the southern project boundary (i.e. between folios 61059.0000 and 61063.0100).
 - c. One (1) access/cross access connection along the northern project boundary (i.e. between folios 61059.0000 and 61059.0100).
4. The developer shall construct internal project "roadways" (i.e. those facilities necessary to support the mobile home uses consistent with Sec. 6.11.110 B.1 of the LDC) pursuant to Notes 25 and 26 within the site notes section of the PD site plan. Those portions of internal project facilities designed as "Type A Roadway" on the PD site plan shall be considered Shared Access Facilities (with folios 61059.0100, 61059.0000 and 61063.0100. The developer shall record in the Official Records of Hillsborough County an easement and/or any other agreements necessary over the Shared Access Facility to permits the owner of the above referenced folios to take vehicular access through the subject PD, in the event those properties redevelop.
5. Construction access shall be limited to the Walker Rd. access as shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
6. If MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.

These conditions shall apply to both Development Options:

16. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
18. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
19. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the County.
20. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
21. All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
22. The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
23. Within 90 days of approval of PRS 18-0407 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.
24. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the Option 2 site plan to:
 - Revise the Option 2 Site Data Table to ensure that the Happy Traveler Campground/RV Park specifies the maximum number of units allowed using the language for Parcel D as found within the Land Use Table and associated note on the Option 1 plan sheet.
 - Revise the note which reads "Proposed Gated Pedestrian and Vehicular Access Connection" to instead read "Proposed Gated Pedestrian and Vehicular Access Connection with Restrictions – See Conditions of Approval".
 - Modify the labels reading "Cross Access" to instead state "Proposed Access/ Cross-Access Stubout".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to a portion of previously approved Planned Development, (PD) zoning 89-0052, and as most recently amended via PRS 18-0407. The PD consists of multiple parcels totaling +/- 31.07 ac. (some of which appear to have been subsequently combined; however, staff notes such combinations are not show on the existing Option 1 plan sheet. The applicant is proposing to introduce a second development option which applies to the areas which were designated as Parcels A, C, D and E on the Option 1 plan set (but staff notes that the Option 2 plan set doesn't use parcel designations except for two parcels not included in the modification, i.e. Parcels B and F. This modification area is approximately +/- 28.3 ac. in size.

Option 1 is approved for RV & boat storage uses on Parcels A, C and E (with a limited amount of enclosed storage permitted on Parcel C and certain other non-residential uses permitted within Parcel E), development of up to 0.18 FAR of certain CG uses on Parcel B, a 206 space RV Park with ancillary uses on Parcel D, and an existing office site (with indeterminate s.f.) on Parcel F.

The applicant is proposing a development Option 2 for Parcels A, C, D and E (B and F will not have a second Option). Option 2 for this modification area will permit the 206 space RV Park, 94 unit mobile home park, and up to 10,890 s.f. of mini-storage uses and/or outdoor (open) storage of boats and RVs, all as designated on the PD site plan.

Consistent with the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Staff's analysis focused development impacts on the parcels which are subject of the modification request). The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 18-0407, 206-unit RV Park (ITE LUC 210)	550 (est.)	44	55
PD 18-0407, 11.51 ac. RV/Boat/ Storage (125,343 s.f. Mini-warehouse equivalent) (ITE LUC 151)	182	11	19
Subtotal:	732	55	74

Proposed Uses (Modification Area Only):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 23-0617, 206-unit RV Park (ITE LUC 210)	550 (est.)	44	55
PD 23-0617, 94-unit mobile home park (ITE LUC 240)	670	43	53
PD 23-0617, 10,890 s.f. Mini-warehouse uses (ITE LUC 150)	16	1	2
Subtotal:	1,236	88	110

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 504	(+) 33	(+) 36

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Walker Rd. is a 2-lane, undivided, substandard roadway and appears on the Hillsborough County Functional Clarification Map as a local roadway; however, that portion of Walker Rd. in the vicinity of the project is presently operating as a collector roadway. In the vicinity of the project, Walker Rd. is characterized by +/- 10.5-foot-wide travel lanes in average condition. Along the project's frontage, the Walker Rd. right-of-way width appears to vary between +/- 45 and +/- 55 feet; however, additional examination of area plats and deeds may be required to determine the exact width. The Hillsborough County Transportation Technical Manual (TTM) requires minimum 12-foot roadways for non-residential uses. Any future intensification of development or change of use will require the developer to improve Walker Rd. (between its project driveway and US 301) to current County standards or otherwise obtain a variance. At such time, any exception to the standards found within the TTM may be approved through the Design Exception process.

Williams Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. Along the project's frontage, the roadway lies within a +/- 50-foot-wide right-of-way. There are +/- 4-foot wide to 5-foot-wide sidewalk along both sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities present in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Option 2 access to the RV Park portion of the property remains unchanged as far as access to Walker Rd. That access was the subject of previous modifications/reviews. No intensification of traffic at this access will be permitted, due to its substandard spacing location. As such, staff has proposed conditions which restrict use of the vehicular gates between the RV Park and other portions of the zoning such that they are able to be utilized only by the RV Park residents (or for emergency purposes). The mobile home and mini/open storage uses within the remainder of the Option 2 area will be accessed via a connection to Williams Rd.

The developer is also providing access/cross access stubouts to the north and south of this area, and has agreed to designate a portion of its internal access "roadways" as a Shared Access Facility with adjacent folios to the north and south, so that it can be used as the primary access to those parcels in the future should the need arise. The connection to the north is required in order to ensure all uses within the PD are interconnected as required by the LDC, but also to facilitate compliance with Sec. 6.04.03.Q. of the LDC. The connection to the south is needed to facilitate cross access compliance as well, but is also being provided to ameliorate Sec. 6.04.07 LDC access spacing concerns between the proposed project access on Williams Rd. and the existing access serving development to the south (i.e. that development in the NW corner of the Williams Rd. and US 301 intersection). Further development and redevelopment of that adjacent parcel(s) would trigger the need to provide compliant access (which is not possible due to the distances involved), and so that project may need to take access to from Williams Rd. through the Shared Access Facility referenced above.

ADMINISTRATIVE VARIANCE – WILLIAMS RD. SUBSTANDARD ROAD

Williams Rd. is a substandard collector roadway. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated October 5, 2023 and last revised October 11, 2023) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on October 27, 2023).

If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, no substandard road improvements on Williams Rd. will be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Williams Rd.	Sligh Ave.	Fowler Ave.	C	C

Source: Hillsborough County 2020 Level of Service Report.

APPLICATION NUMBER: MM 23-0617
ZHM HEARING DATE: January 16, 2024
BOCC LUM MEETING DATE: March 19, 2024

Case Reviewer: Chris Grandlienard, AICP

Received October 12, 2023
Development Services



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcoafli.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. AV - Williams Rd <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Updated AV - Williams Rd <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<small>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</small>	
Project Name/ Phase	Happy Travelers MHP
<small>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</small>	
Folio Number(s)	061059-0000, 061060-0000 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<small>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".</small>	
Name of Person Submitting Request	Vicki Castro, P.E.
<small>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</small>	
Current Property Zoning Designation	
<small>Important: For Example, type "Residential Multi-Family Conventional -- 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</small>	
Pending Zoning Application Number	MM 23-0617
<small>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</small>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<small>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</small>	

Received October 12, 2023
Development Services



October 05, 2023
Revised October 11, 2023

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Happy Travelers MHP (MM 23-0617)
Folios: 061059-0000, 061060-0000
Administrative Variance Request – Williams Road
Palm Traffic Project No. T23045

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located south of Fowler Avenue and west of Williams Road, as shown in Figure 1. This request is made based on our virtual meeting on August 25, 2023, with Hillsborough County staff.

The major modification rezoning request is to allow for 94 mobile home unit park and 10,890 square feet of mini storage.

The project proposes to have the following access:

- One (1) full access to Williams Road, aligning with the middle commercial driveway on the east side of Williams Road.
- One (1) gated cross access to the existing Happy Travelers RV resort to the west. This cross access is solely for the residents of Happy Travelers RV Resort and MHP and will be gate coded.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of Williams Road from Fowler Avenue to US 301, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and, if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Williams Road is approximately 50 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Williams Road has approximately 10-foot travel lanes, unpaved shoulders, open drainage, a 5-foot sidewalk on the east side of Williams Road and a sidewalk that varies in width from 3 to 4 feet on the west side of Williams

Ratliff, James

From: Williams, Michael
Sent: Friday, October 27, 2023 6:01 PM
To: Micahel Yates (myates@palmtraffic.com); Vicki Castro
Cc: Albert, Isabelle; Grandlienard, Christopher; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: MM 23-0617 - Administrative Variance Review
Attachments: 23-0617 AVAdIn 10-12-23.pdf
Importance: High

Vicki/Michael - I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0617 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
 Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
 601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Sunday, October 15, 2023 7:11 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Cc: Ratliff, James <RatliffJa@hillsboroughcounty.org>
Subject: MM 23-0617 - Administrative Variance Review
Importance: High

Hello Mike,

The attached Administrative Variance is Approvable to me, please include the following people in your response:

myates@palmtraffic.com
myates@palmtraffic.com
ialbert@half.com
grandlienardc@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

Received October 12, 2023
Development Services

Mr. Michael Williams, P.E.
October 11, 2023
Page 2

Road except at the very southern end near US 301. The deficiency in the existing section compared to the TS-7 is the lane widths, paved shoulders, a small missing piece of sidewalk and sidewalk width on the west side of Williams Road and the ditch sections. Therefore, due to the reasons described above and the limited available right of way, the requirement to improve Williams Road is unreasonable.

b) The variance would not be detrimental to the public health, safety and welfare.

Williams Road currently has 10-foot travel lanes and a 5-foot sidewalk on the east side of the roadway from Fowler Avenue to US 301. While not paved, the existing shoulders are relatively flat. The project will provide 5-foot sidewalk along the project frontage on Williams Road, however, due to the limited right-of-way the additional segments along the west side cannot be improved. As an alternative, internal pedestrian sidewalks will be provided that provide connection from Fowler Avenue to US 301 for the project pedestrians. The existing 10-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Given the information outlined in this section, the existing roadway section would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

The proposed project will have one (1) full access to Williams Road, aligning with the middle commercial driveway to the east^d Street NE. Again, without the variance, reasonable access cannot be provided..

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Vicki L Castro, P.E.
Principal

Digitally signed by
Vicki L Castro
Date: 2023.10.11
16:16:35 -04'00'



Based on the information provided by the applicant, this request is:

_____ Disapproved _____ Approved with Conditions _____ Approved

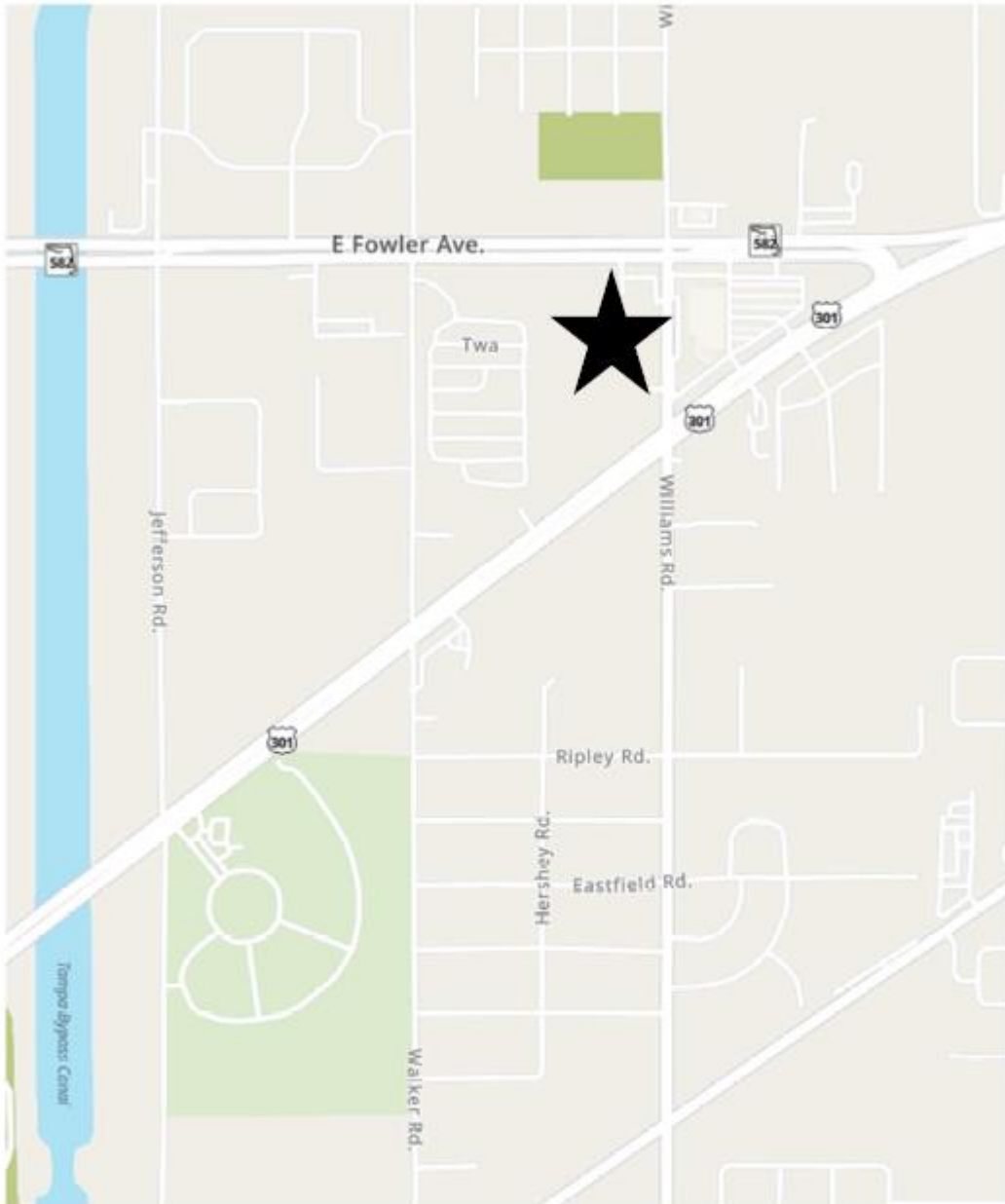
If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

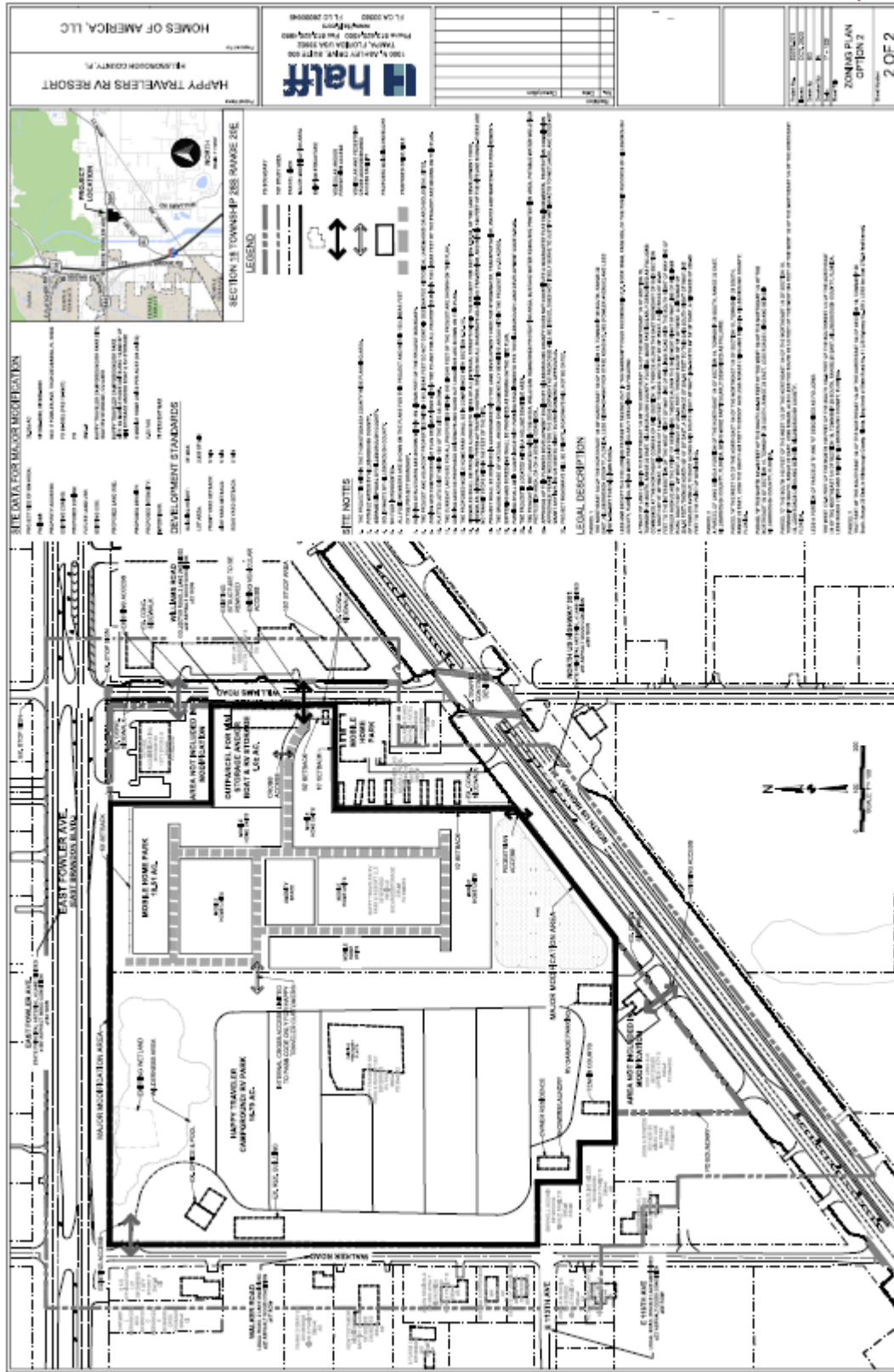
Michael J. Williams
Hillsborough County Engineer

Received October 12, 2023
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Figure 1. Location Map

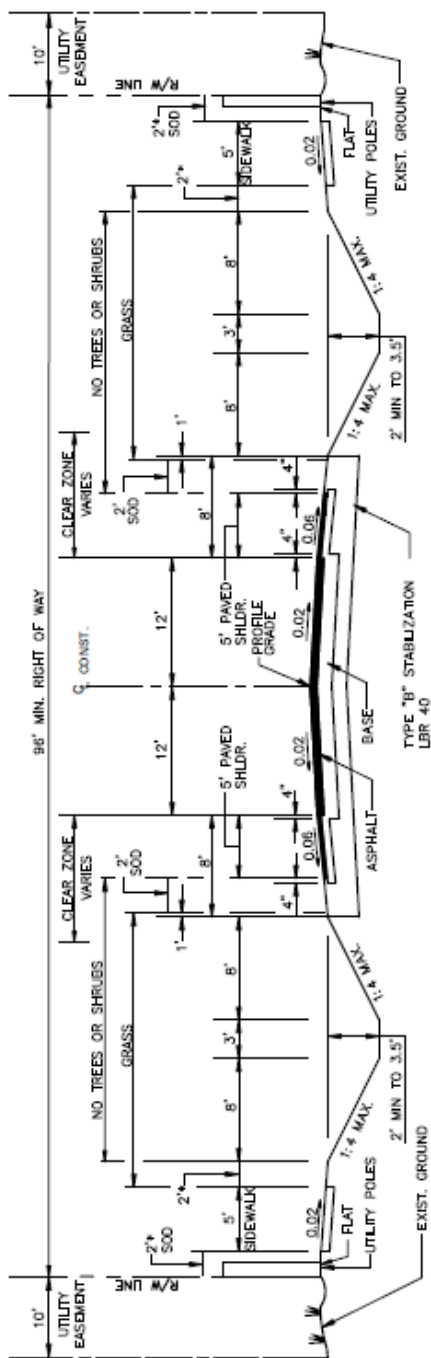


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TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL		LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7
				SHEET NO. 1 OF 1

23-0617



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 16, 2024 Report Prepared: January 4, 2024	Petition: MM 23-0617 Folios 61059.0000 & 61060.0000 South of East Fowler Avenue, west of Williams Road, east of Walker Road and north of US Highway 301
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/0.5 FAR)
Service Area	Urban
Community Plan	Thonotosassa
Request	Major Modification to a Planned Development (PD 89-0085) to allow for a second development option that consists of an RV park, a 94-unit mobile home park, and mini storage or RV and boat storage
Parcel Size	28.3 +/- acres
Street Functional Classification	East Fowler Avenue – Arterial US Highway 301 – Arterial Willaims Road – Local Walker Road – Local
Locational Criteria	Meets
Evacuation Zone	None



Plan Hillsborough
planhillsborough.org
planner@plancom.org
 813 – 272 – 5940
 601 E Kennedy Blvd
 18th floor
 Tampa, FL, 33602

Context

- The 28.3 ± acre subject site is located south of East Fowler Avenue, west of Williams Road, east of Walker Road, and north of US Highway 301.
- The subject site is in the Urban Service Area (USA) and is within the limits of the Thonotosassa Community Plan.
- The subject site is located within the Suburban Mixed Use-6 (SMU-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling units per acre and a maximum intensity of 0.5 FAR for light industrial uses. The intent of the SMU-6 category is to designate areas that shall be urban/suburban in intensity and density of uses. Typical uses include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- SMU-6 extends to the west, north, and east of the subject site. Residential-4 (RES-4) is located south. Further north are the Residential-1 (RES-1) and Natural Preservation (N) Future Land Use categories. Public/Quasi-Public (P/QP) is located further west. Residential-12 (RES-12) is located further south.
- The subject site currently contains an RV park and heavy commercial uses. Light commercial and mobile home uses are located to the east. Single family, vacant, and light commercial uses are interspersed to the north and west. There is a pocket of heavy industrial and light industrial uses to the west. Light commercial, single family, and vacant uses are located to the south. Light industrial, single family, and light commercial uses are located further southeast. The area has a mixture of residential, commercial, and industrial uses.
- The property is currently zoned as Planned Development (PD 89-0085). Planned Development zoning is located to the south, west, and northeast. Agricultural Rural (AR) zoning is located to the west and south. A pocket of Residential Single Family Conventional (RSC-6) zoning is located to the southwest. The Commercial General (CG) zoning district is located to the east. There is a pocket of the Commercial Intensive (CI), Commercial General (CG), and Commercial Neighborhood (CN) zoning to the northwest. Agricultural Single Family Conventional (ASC-1) is located to the north.
- The applicant is requesting a Major Modification to a Planned Development (PD 89-0085) to allow for a second development option that consists of an RV park, a 94-unit mobile home park, and mini storage or RV and boat storage.
- The applicant is requesting a mixed-use density bonus in order to develop the mobile home park at a density of 9 dwelling units per acre, per Policy 19.3 of the Future Land Use Element (FLUE).

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

URBAN SERVICE AREA (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

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.

Policy 8.2: Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

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.

Community Development and Land Uses

Neighborhood/Community Development

Objective 16: Neighborhood Protection: *The neighborhood is a 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 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

locational criteria for the placement of non-residential uses as identified in this Plan, limiting commercial development in residential land use categories to neighborhood scale; requiring buffer areas and screening devices between unlike land uses.

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.*

Policy 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

Policy 16.8: *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

Policy 16.10: *Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Policy 16.11: *Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.*

Mixed Use Land Use Categories

Objective 19: All development in the mixed use categories shall be integrated and interconnected to each other.

Policy 19.1: Larger new projects proposed in all mixed use plan categories shall be required to develop with a minimum of 2 land uses in accordance with the following:

Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.

At least 10% of the total building square footage in the project shall be used for uses other than the primary use.

The mix of uses may be horizontally integrated (located in separate building). Horizontal integration may also be achieved by utilizing off-site uses of a different type located within $\frac{1}{4}$ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.

The land uses that may be included in a mixed-use project include: retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category.

These requirements do not apply within $\frac{1}{2}$ of a mile of an identified Community Activity Centers (if other mixed use standards have been adopted for that area or when the project is exclusively industrial).

Policy 19.2: In the mixed use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.

Policy 19.3: Incentives for Mixed Use

The following incentives are available to encourage mixed use and vertically integrated mixed use projects within the Urban Service Area:

Parking structures shall not count towards the FAR for projects that include 3 or more land uses or vertically integrate two land uses.

Projects that either include 3 or more land uses or vertically integrate two land uses may utilize a density bonus to the next higher land use category or the following FAR bonus:

Property with a Future Land Use Category of 35 units per acre and/or 1.00 FAR and higher and within the USA – may increase up to 50 units and/or an additional .50 FAR

Property within a Future Land Use Category of 9 units per acre and/or .5 FAR and higher and within the USA – Increase in FAR by .25

Property within a Future Land Use Category of 4 units per acre and/or .25 FAR and higher and within the USA – Increase in FAR by .10

When considering mixed use projects of 3 or more land uses, a different housing type (multi-family, attached single family or detached single family) may be considered as one of the uses.

Objective 20: *The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.*

Policy 20.3: *Manufactured housing shall be recognized as a viable means to provide affordable housing.*

COMMERCIAL-LOCATIONAL CRITERIA

Objective 22: *To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.*

Policy 22.1: *The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:*

- *provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- *establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*
- *establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

Policy 22.2: *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.*

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.5: *When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center.*

COMMUNITY DESIGN COMPONENT

2.1 MIXED-USE DEVELOPMENT

GOAL 1: *Plan a pattern of compact, livable and walkable neighborhoods and communities within the urban service area which are supported by locally-oriented employment, goods and services.*

OBJECTIVE 1-1: *Make it easier to develop in a traditional urban pattern in the Urban Service Area of the County.*

POLICY 1-1.1: *Encourage and provide incentives for developers to utilize traditional neighborhood development patterns, which encompasses the following policies:*

- *Residential variety and diversity - varied residential densities, a mixture of housing types, accessory dwellings, and home-based employment opportunities.*

POLICY 1-2.5: *Provide a greater variety of allowable development patterns, which encourage good community design and which reflect the character of the surroundings.*

POLICY 1-2.6: *Promote a wider range of uses in close proximity to each other within new and existing urban communities. These uses shall include:*

- *Mixed density housing with a variety of housing options*
- *Local-serving goods and services*
- *Civic uses*
- *Employment uses*

4.2 SUBURBAN RESIDENTIAL CHARACTER

GOAL 8: *Preserve existing suburban uses as viable residential alternatives to urban and rural areas.*

OBJECTIVE 8-1: *Within future residential areas in the suburban locations promote better design that incorporates a greater mix of uses.*

5.1 COMPATIBILITY

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) 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: Thonotosassa Community Plan

Goals

4. Diversity of People, Housing and Uses – *Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.*

Staff Analysis of Goals, Objectives, and Policies:

The 28.3 ± acre subject site is located south of East Fowler Avenue, west of Williams Road, east of Walker Road and north of US Highway 301. The site is located within the Urban Service Area and is within the limits of the Thonotosassa Community Plan. The applicant is requesting a Major Modification to a Planned Development (PD 89-0085) to allow for a second development option that consists of the following uses:

- Existing RV park
- 94-unit mobile home park
- mini storage and/or RV and boat storage

The applicant is requesting a mixed-use density bonus in order to develop the mobile home park at a density of 9 dwelling units per acre, per Policy 19.3 of the Future Land Use Element (FLUE).

The request complies with FLUE Objective 1, which requires development to be directed into the Urban Service Area. Similarly, Policy 1.4 requires development within the Urban Service Area to be compatible with the character of existing development. The area around the subject site contains a wide range of uses, including single family, light commercial, light industrial, heavy industrial, mobile home, vacant, and public institutional uses. The proposed modification, which includes an existing RV park in addition to mobile home and mini and/or RV and boat storage is compatible with the surrounding uses and is therefore in compliance with FLUE Objective 1 and Policy 1.4.

FLUE Objective 8 and its associated polices establish the maximum density and intensity for the all Future Land Use categories and their range of permissible uses. Each of the uses requested fall within the typical uses that may be allowed under the subject site's Future Land Use designation of SMU-6. The request is therefore consistent with this policy direction.

Objective 9 and Policy 9.2 of the Future Land Use Element require all new developments to be in compliance with all local, state, and federal regulations. On December 9, 2023, Transportation Section staff stated no objection to the request, subject to conditions. At the time of uploading this request, comments from Zoning staff were not yet available for review in Optix.

FLUE Objective 16 and its associated policies seek to protect existing neighborhoods and communities along with those that will emerge in the future. The subject site meets locational criteria and the proposed placement of the mini storage and/or RV and boat storage is located next to existing commercial uses along the intersections of East Fowler Avenue and US Highway 301. This is consistent with FLUE Policies 16.1 and 16.2, as the mobile home and RV park uses allow for an adequate transition of use between the aforementioned roadway intersections and the existing single family homes to the west of the subject site. The proposal also includes land uses that are similar to those existing in the surrounding area, making the request consistent with FLUE Policy 16.3. Additionally, as reflected on the revised site plan, the request includes internal circulation for the proposed mobile home park along with street stub outs to the north, east, south, and west, therefore bringing the request into compliance with FLUE Policy 16.7 as well. FLUE Policy 16.8 requires that the overall density and lot sizes of new residential projects reflect the character of the surrounding area. The applicant's request to develop residential mobile home units at a density of 9 dwelling units per acre is consistent with this goal, as there are neighborhoods with a Future Land Use designation of Residential-12 within 1,400 of the subject site. This component of the request is also consistent with FLUE Policy 16.10, given that the requested density increase is compatible with the planned surrounding development. Lastly, the request is also consistent with FLUE Policy 16.11, which encourages residential projects to ensure a variety of lot sizes and housing types.

FLUE Objective 19 and its associated policies establish guidance for mixed-use development. The subject site is located within the SMU-6 FLU category and is larger than 20 acres. The request includes at least two uses and there is at least 10% of the total square footage/acreage of the project that shall be utilized for other uses aside from the site's primary use (RV park). The existing 19.76-acre RV park is currently approved for 206 spaces and serves as the primary use. The proposed 10.51-acre mobile home park includes 94 units and serves as the second use. The third use includes 1 acre for mini storage and/or boat and RV storage. Given that the acreages of the mobile home park and storage uses (along with the density of 94 mobile home units) far exceed 10% of the site's total square footage and acreage, the request is consistent with FLUE Policy 19.1. FLUE Policy 19.3 allows for the consideration of a density bonus to the next higher land use category for projects that include three or more land uses. Given the site's Future Land Use designation of SMU-6, the proposed density increase for the mobile home park use is for 9 dwelling units per gross acre (du/ac), bringing total number of mobile homes to 94 units. The request includes three separate uses and therefore meets the criteria to be considered for a mixed-use density bonus established by FLUE Policy 19.3.

The subject site meeting Commercial-Locational Criteria (CLC) established by FLUE Objective 22, as it is within the required distance (900 feet) from the qualifying intersection nodes of both East Fowler Avenue and Williams Road along with US Highway 301 and Williams Road. The single acre of mini storage or RV and boat storage is below the maximum allowable non-residential square footage of 150,000 square feet for the SMU-6 Future Land Use category, per FLUE Policy 22.2. Location and square footage totals are not the only factors to be considered for CLC, however. FLUE Policy 22.5 requires that non-residential uses allow for a transition of use that recognizes the surrounding community character. As depicted on the revised site plan, the request includes the storage uses on the eastern section of the subject site along Williams Road. This is not only reflective of the other existing commercial uses along Williams Road, but it also allows for a transition of use to the west with the proposed mobile home park and RV park. This layout allows for an adequate transition of uses between the eastern section of the

subject site and the single family residences that are located west and is therefore consistent with FLUE Policy 22.5 as well.

The Community Design Component of the FLUE establishes policy direction regarding mixed use development and suburban characteristics. Goal 1, Objective 1-1, and Policy 1-1.1 seek to create a traditional urban pattern of development within the Urban Service Area of the county. Policy 1-1.1 specifically encourages varied residential densities and a mixture of housing types, which is consistent with the proposed mobile home use and density bonus. Policies 1-2.5 and 1-2.6 also seek to allow a wider range of development patterns, including mixed density housing with a variety of housing options. Similarly, Goal 8 and Policy 8-1 of the CDC seek to preserve existing suburban uses as viable residential alternatives to urban and rural areas and to promote better design that incorporates a greater mix of uses. The mix of uses and housing type that is proposed by this request is consistent with these Objectives, Goals, and Policies of the CDC.

The subject site is located within the limits of the Thonotosassa Community Plan. Goal 4 of this plan seeks to maintain the existing diversity of housing types and styles within the Thonotosassa community. The request would allow for a diversity of housing types. The RV and storage uses would also be implemented on a scale that fits the surrounding area. The request is therefore consistent with Goal 4 of the Thonotosassa Community Plan.

Overall, Planning Commission staff find that the proposed request is consistent with the Objectives, Goals, and Policies of the Unincorporated Hillsborough County Comprehensive Plan. The applicant has provided adequate information and site plans to be considered for the mixed use density bonus established by Policy 19.3 of the Future Land Use Element.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 23-0617

Rezoning STATUS

- <all other values>
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

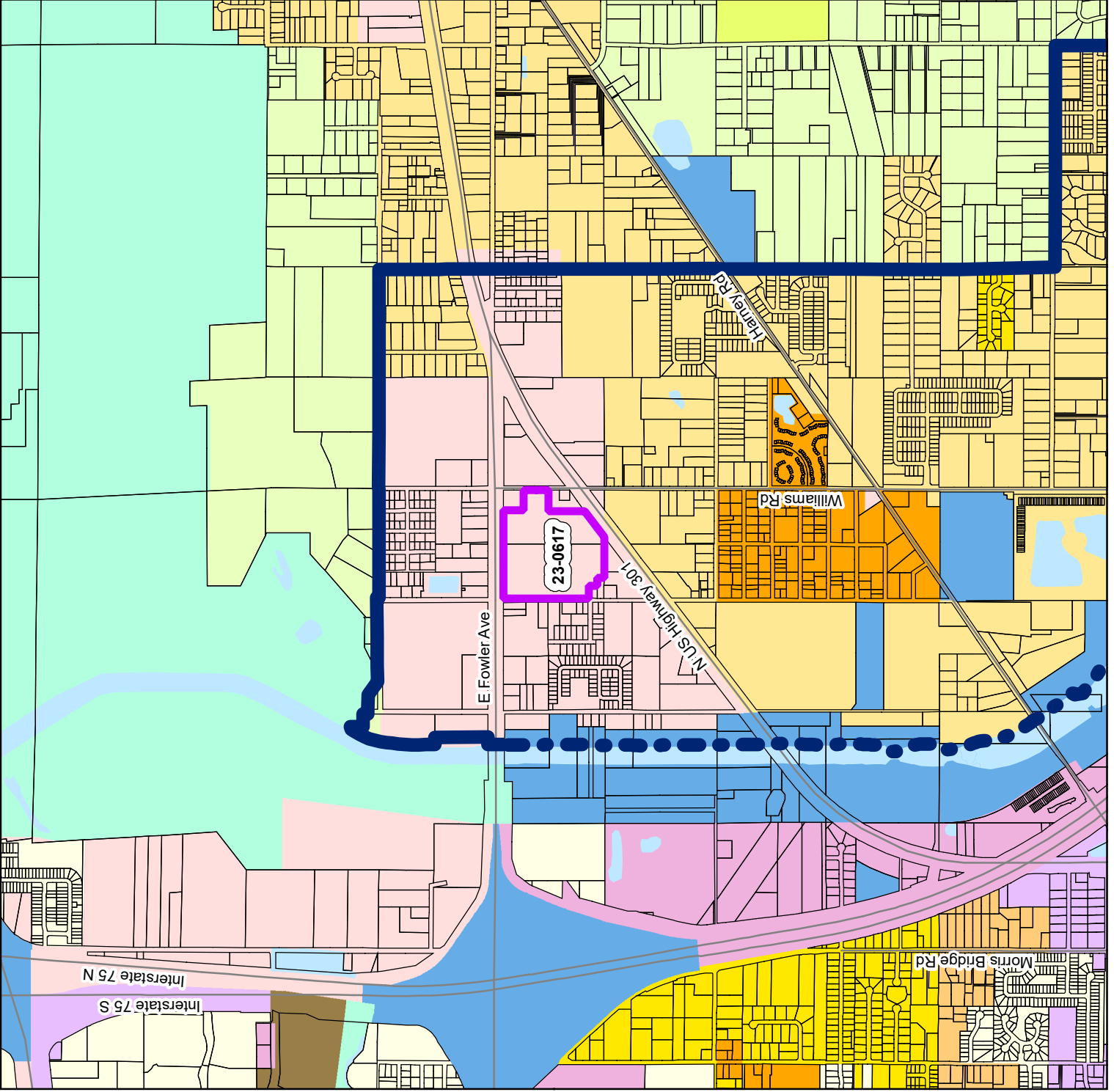
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- wm:NATURAL/LUC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/12 (.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-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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUNA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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

ACCURACY: It is intended to be accurate to the best of the City's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate source.

Map Printed from Rezoning System: 1/4/2024
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\Map\Projects\HC\Reg_Maps\Rezoning - Copy.mxd



Interstate 75 S

Interstate 75 N

Morris Bridge Rd

Williams Rd

Helmer Rd

E Fowler Ave

N US Highway 301

23-0617

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