



PD Modification Application: PRS 24-0632

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: July 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Masonic Park and Youth Camp, Inc.

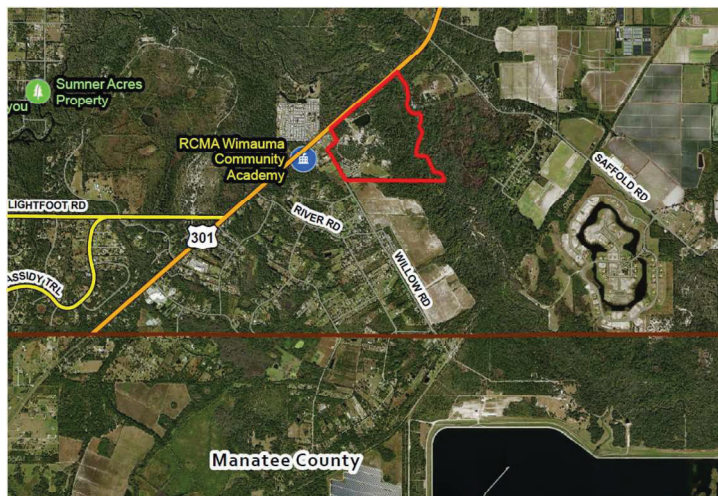
FLU Category: A/R (Agricultural Rural – 1 DU per 5 acres)

Service Area: Rural

Site Acreage: 199.91

Community Plan Area: Little Manatee South and South Shore Areawide Systems

Overlay: None



Introduction Summary

PD 91-0174 was modified in 2023 under MM 22-1639 to increase the number of allowable RV spaces from 36 to 120 at an RV Park and youth camp site located at the east corner of 301 and Willow Road intersection. The applicant is requesting modifications to reduce the area designated for RV park use from 16 to 10 acres and to seek relief from the strict adherence of Land Development Code (LDC), Section 6.11.110.

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

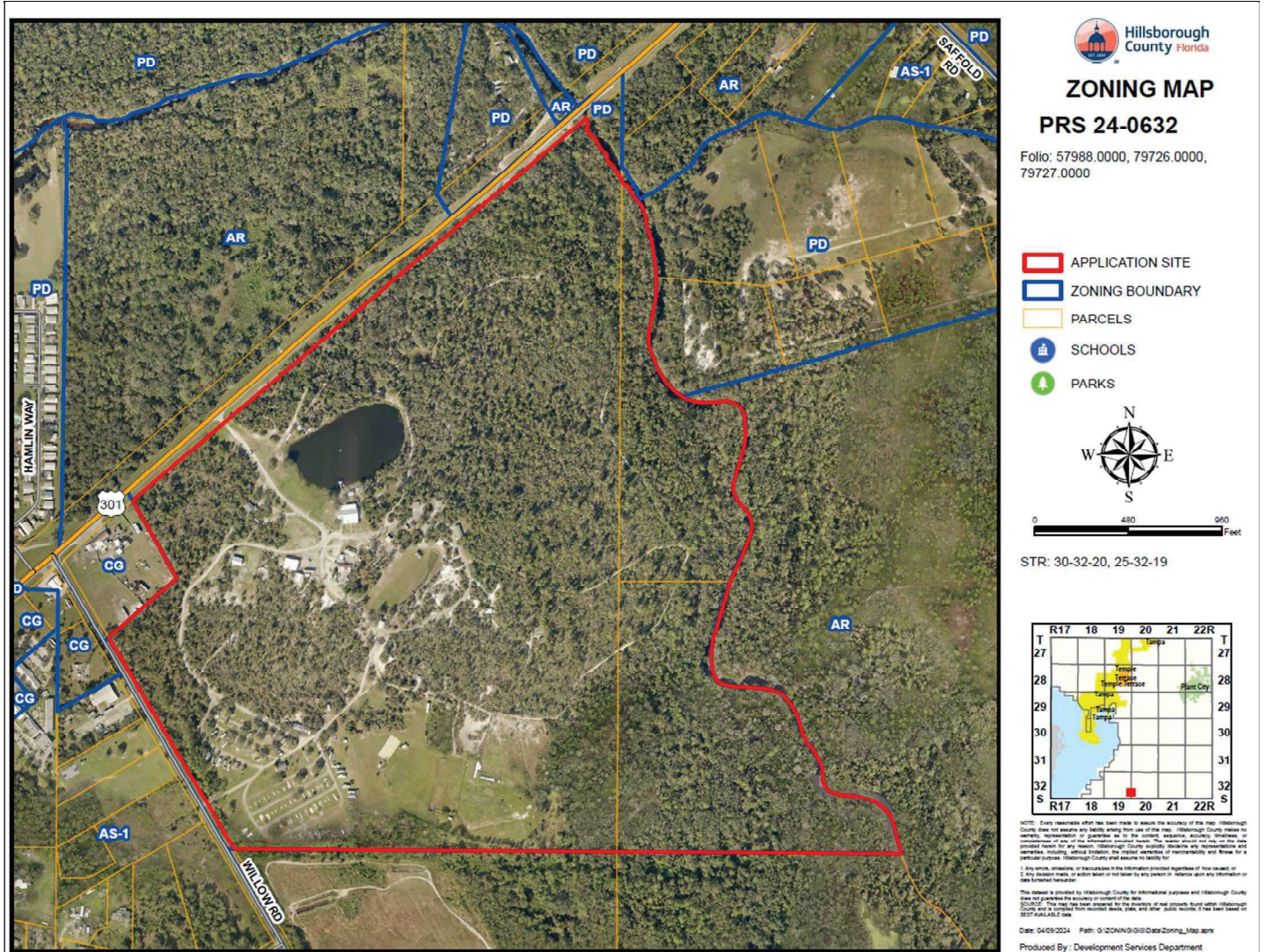
Additional Information

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

Planning Commission Recommendation N/A	Development Services Recommendation Approvable, subject to conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

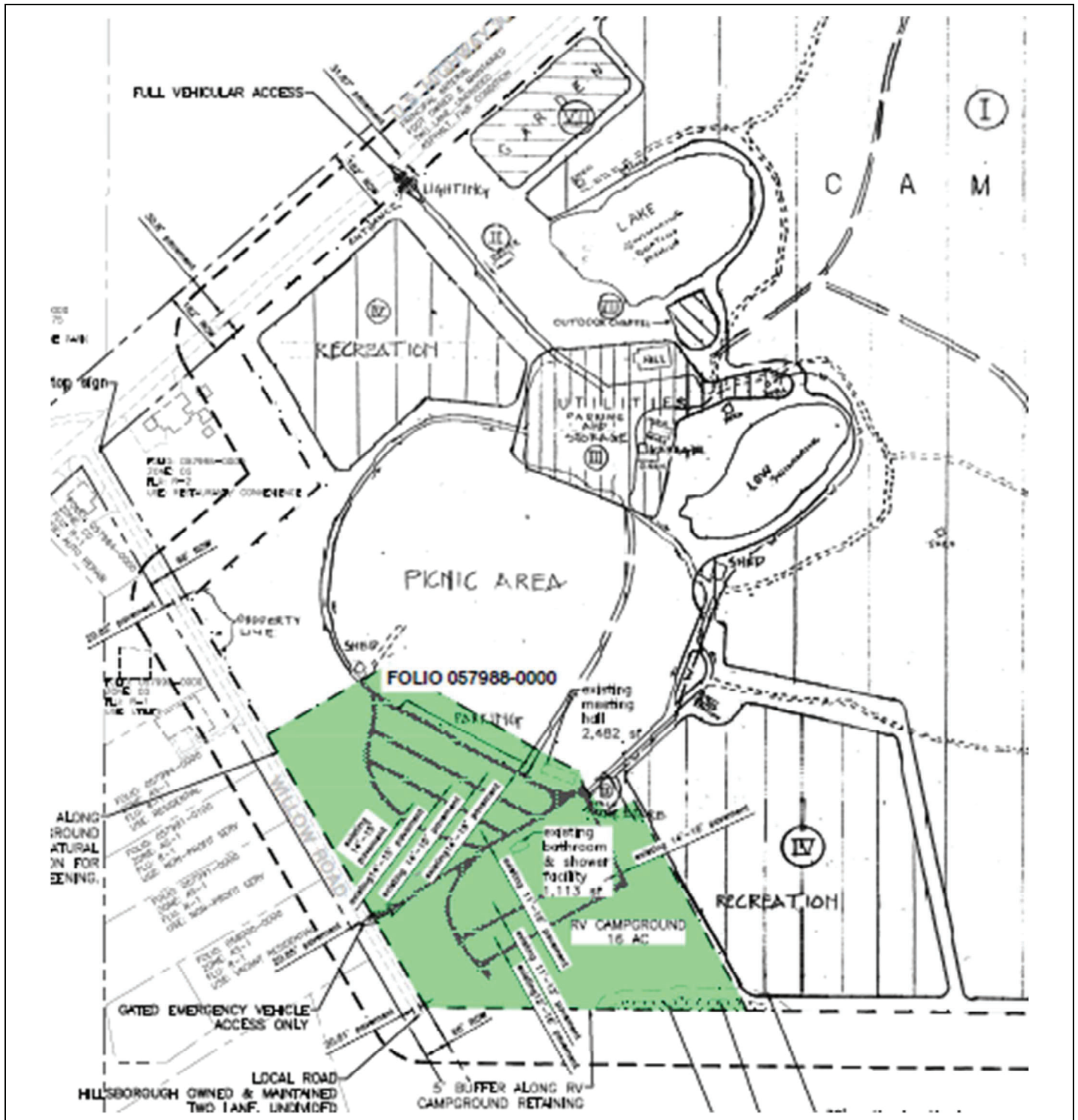
Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use
North	AR	1 du/5 ga F.A.R.: NA	Agriculture and related	Little Manatee River State Park
	PD 91-0175	6 mobile home or RV lots per acre	Mobile home or RV park	Mobile home park
	PD 17-0576	1 RV Space per acre of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

Adjacent Zonings and Uses - Continued

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

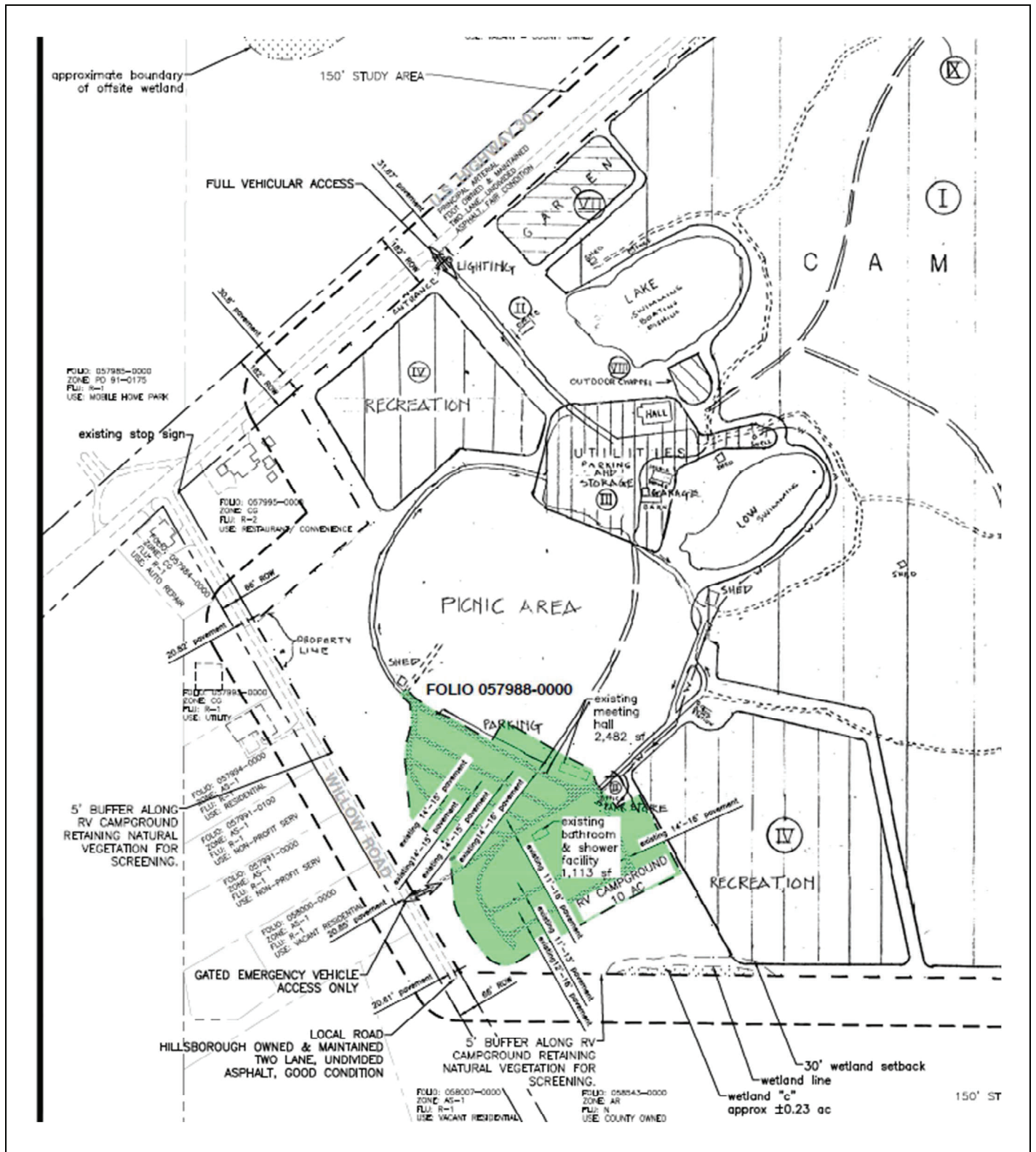
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	490 (est.)	38	49
Proposed	490 (est.)	38	49
Difference (+/-)	Unknown	Unknown	Unknown

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area (CHHA -see note below) <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Note: PRS portion of property is not located within the CHHA.				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees:				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses, the proposed site configuration, which includes a reduction in RV Park area to minimize the potential impacts to environmentally sensitive land, identified within this report, staff finds the proposed modification to the configuration of the RV Park Area compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

If approved, the resultant lot standards would include a 5' front, 3' rear and 2.5' side setbacks, and a 1,200 SF minimum lot where the requirements of LDC, Section 6.11.110.I are 5' front and sides, and the minimum unit area of a premises used or occupied for use of a recreational vehicle is 2,000 square feet. Staff finds that the amount of open space that surrounds the RV camping area as well as the proposed lot standards meeting or exceeding the minimum requirements imposed by the State Department of Health, F.A.C. 64E-15.002, is sufficient justification for a reduction in the minimum lot size and setback requirements. The conditions of approval are also being updated to reflect and clarify the variation granted to the standards in LDC, Section 6.06.04 through the approval of Major Modification 22-1639.

New recreational vehicle parks and mobile home parks with 25 spaces or lots or more which are not located within the hurricane vulnerability zone are required to include a storm shelter in accordance with the LDC, Section 6.11.110.E. Notwithstanding the storm shelter requirement of LDC, 6.11.110.E, the County Hurricane and Tropical Storm Preparedness Guide requires that all mobile homes must be evacuated in the event that an evacuation order is issued for Zone A. The RV park operator also requires that each RV camper must sign an agreement to evacuate the park in the event of a hurricane. The County's Environmental Services Division also considered this waiver and raised no objection owing to the operating standards of the RV park. Based on the requirements in the Hurricane and Tropical Storm Preparedness Guide, the Park's longstanding evacuation policy, and input from Environmental Services, staff finds justification for a waiver from the requirements of LDC, Section 6.11.110.E regarding shelters.

Additionally, the Transportation Division found the waiver to reduce the minimum roadway widths supportable and that the current 11 to 16-foot roadway widths would be subject to Fire Marshall approval as well as improvement requirements. Because Development Services is able to conclude that the roadways that serve the RV spaces would be required to meet the minimum safety requirements, that the waiver for the reduced drive aisles width to 15 feet can be supported. Furthermore, the requested relief from the LDC, Section 6.03.02 requirements regarding External and Internal Sidewalk Connection would not exempt the property from Federal Accessibility requirements. The access from the RV Park to Willow Road is restricted to gated emergency vehicle access only. As a result, the only unrestricted RV Park access point is along a segment of US 301 that is void of sidewalk connections. Due to the limited functionality of internal and external sidewalks, staff finds justification to waive LDC, Section 6.03.02, requirements regarding internal and external sidewalk conditions, subject to ADA requirements.

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

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~May 31, 2023~~ May 17, 2024.

1. The maximum density must not exceed the land use plan category (A/R) for any new development.
2. The following existing uses shall be permitted on-site and any expansion of intensification thereof must meet applicable regulations, except as provided for below:
 - a. All legally permitted principal and accessory RV park activities, youth camp, buildings or structures existing or occurring on the subject parcel on September 11, 1991. ~~Evidence of such uses, activities, structures, may be provided by aerial or ground photographs; affidavits from one or more persons; receipts; business documents, deeds, and permits.~~
 - b. The project totaling 199.91 acres, is limited to a 120-unit RV park and a youth camp consisting of a maximum of 63 campsites with a maximum capacity of 159campers.
 - c. ~~New development, together with any uses or site development which was not legally permitted on or before September 11, 1991 amended shall be permitted through the site/construction plan review process and brought into conformance with applicable Hillsborough County Land Development Code (LDC), Transportation Technical Manual and other applicable standards except as provided for below. Regardless of the above, portions of the site which may have been previously constructed prior to the above date or legally permitted and constructed thereafter (subject to the above verification), but which are being affected by new development or development which was not properly permitted (e.g. the driveway into the proposed project) shall be brought into conformance with all applicant current rules and regulations. Concurrent with the next increment of development, the developer shall submit documentation showing which portions of the site existed prior to the above date and which portions were legally permitted after the above date.~~
 - d. The area of the existing 120-unit RV park, where shown on the site plan, shall be exempt from certain requirements of the LDC, Section 6.11.110, as follows:
 - 1) 6.11.110.B (Internal Roadways)
All internal roadways shall meet minimum fire safety requirements according to the Fire Code (NFPA 1:18).
 - 2) 6.11.110.E (Storm Shelters)
No storm shelter is required to be constructed on the site.
 - 3) 6.11.110.I (Development Standards) (specifically 6.11.110.I.2 and 6.11.110.I.3)
In lieu of the LDC standards for RV lot size and RV setbacks, the following standards shall apply:
 - a) Minimum space size: 1,200 s.f.
 - b) Minimum setbacks:
 - i. Front: 5'
 - ii. Side: 2.5'
 - iii. Rear: 3'
 - e. The RV park area shall include internal sidewalks only to the extent required under the ADA requirements.
 - f. The RV park area shall include internal sidewalks only to the extent required under ADA requirements.
 - g. In accordance with the existing PD variation, the Site shall be exempt from new landscaping under LDC 6.06.04.
 - ~~d.~~h. All AS-1 zoning district uses shall be permitted including youth camp.

- e.i. Management units, Recreational areas and structures, Service buildings and structures, including boat docks, and ramps for use by overnight guests of the campground or RV Park.
- f.j. Accessory uses and structures which are customarily accessory and clearly incidental to the recreational vehicle park, and youth camp subject to the Zoning Code, as amended.
- g.k. Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, may be allowed in the park. These uses shall be located, designed and permitted to serve only overnight guests of the campground or RV Park and shall present no visible signs from any area outside the park.
- h.l. Recreational vehicle park and youth camp shall not be open to the general public, but shall be for the use of the membership organizations and their guests.
- i.m. Consistent with LDC requirements, in calculating the allowable density/intensity of the uses listed within 2.c., above, 120 ac. of project area were utilized to obtain the RV Park density, and the remaining 79.9 ac. were utilized to obtain the allowable maximum campground density of 159 campers. The restriction of a maximum of 63 campsites is not an LDC restriction, but rather was necessary to ensure the project did not exceed the 50-trip threshold by which a transportation analysis would be required. Notwithstanding the above, while many of the project structures and amenities are shared between the RV Park and camp uses, the physical placement of the RV units shall be restricted to the 16 ac. RV Park area shown on the PD site plan.

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

n. Transit facilities are not required.

3. The project shall be limited to and served by one (1) vehicular access connection to US 301 and one (1) emergency access to Willow Road. The emergency access shall be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall.
4. Recreational vehicles or similar vehicles shall comply with LDC Section 6.11.110 – Mobile Home Parks and Recreational Vehicle Parks except as provided for in section 2.d above.
5. All on-site conservation/preservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Development Review Services Department prior to Site Development Plan approval.
6. All new structures and/or impervious areas on-site shall be set back a minimum of thirty/fifty (30/50) feet from the boundaries of the on-site conservation/preservation and any adjacent conservation/preservation contiguous to any property boundary of the site, except as specifically approved.
7. During construction, hay bales or other erosion-prevention control devices shall be staked with the setback areas around each wetland to prevent soil erosion into the wetlands.
8. Prior to Site Development Plan approval the hydroperiods of wetland shall be established by the County Environmental Protection Commission, and maintained during and after construction. This is required early so that the natural hydroperiod elevations will be incorporated into the drainage plans.
9. For new development and RV spaces over 36, the drainage plans and calculations shall be submitted to the Hillsborough County Environmental Protection Commission (EPC) through Hillsborough County. Prior to Site Development Plan approval, the owner shall submit to EPC a copy of the Southwest Florida Water Management District Stormwater Permit or Exemption for the project.

10. For new development, the owner shall provide illumination sufficient to provide safe public ingress and egress. Such access points shall be visible at night from a distance of two hundred (200) feet in all directions which vehicles travel. Lighting shall be positioned to minimize the impacts on adjacent properties.
- ~~11. New development shall be in accordance with all applicable regulations and ordinances, including applicable subdivision and Site Development Regulations.~~
- ~~12.11.~~ Notwithstanding anything on the site plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the PD boundaries.
- ~~13.12.~~ Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~14.13.~~ The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- ~~15.14.~~ Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- ~~16.15.~~ Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- ~~17.16.~~ Existing vegetation to credit for Type A screening may need to be supplemented with additional plant material if the opacity falls below 75%.
- ~~18.17.~~ Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- ~~19.18.~~ ~~The requested modification identifies potential development.~~ In the event of new development within 100 feet of the Little Manatee River, No no disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06.A.6 of the Land Development Code.
- ~~20.19.~~ The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- ~~21.20.~~ Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- ~~22.21.~~ Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

- ~~23-22.~~ The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- ~~24-23.~~ If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~25-24.~~ The subject application is adjacent to the Upper Little Manatee River Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
- ~~26-25.~~ If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination. (The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed.).
- ~~27-26.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	
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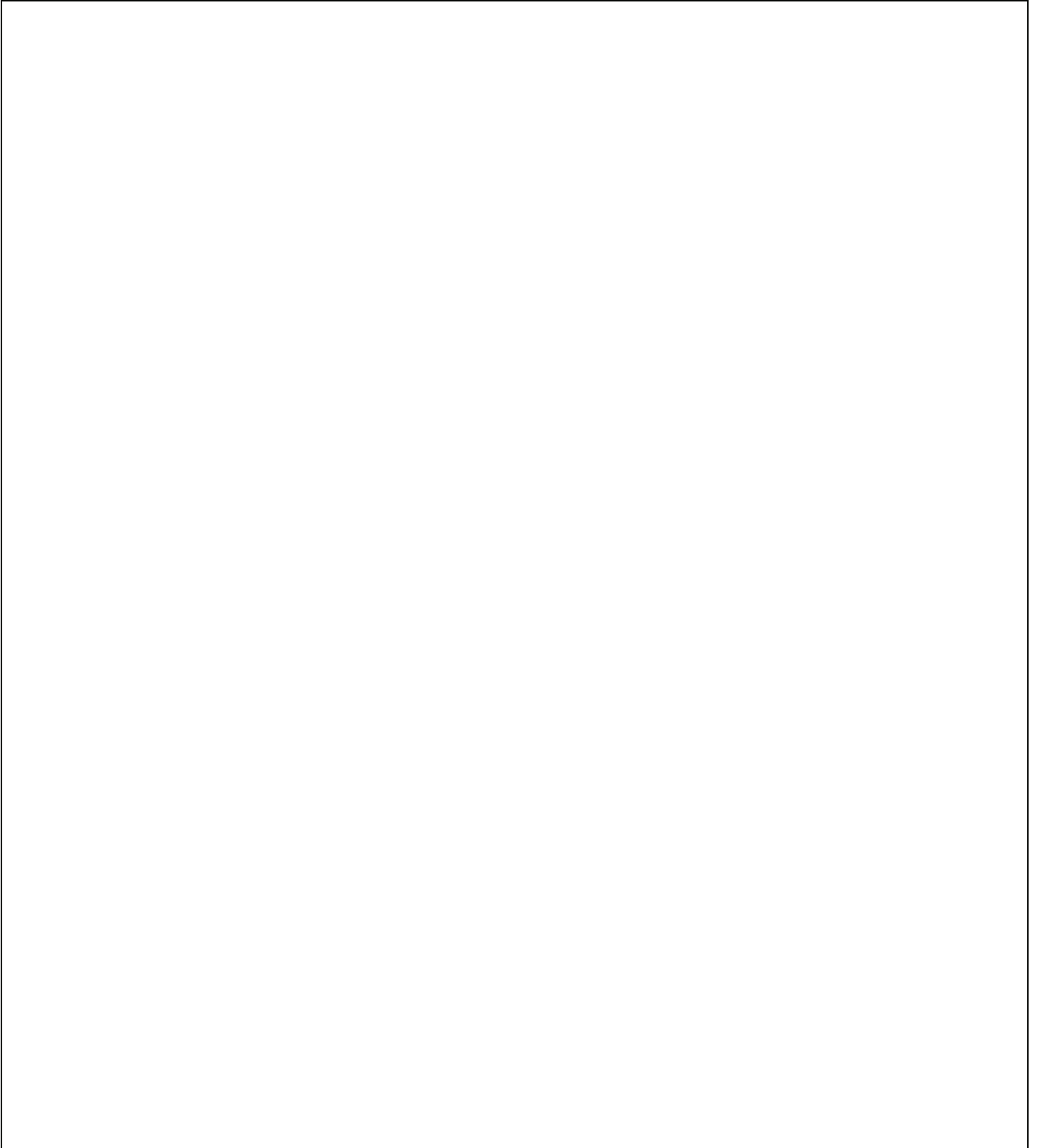
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

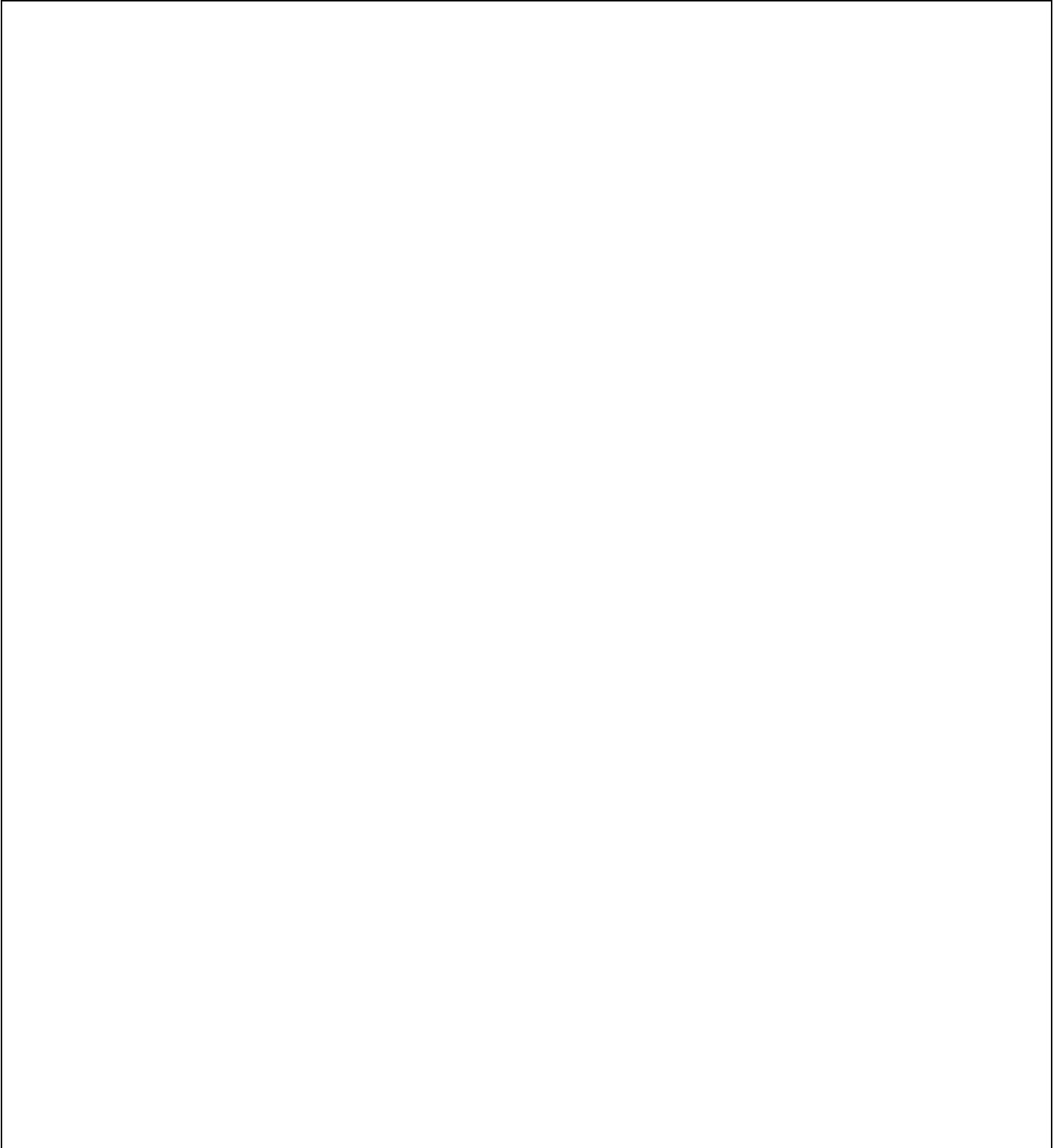
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: ~~5/28/2024~~

Revised 6/27/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: LMS/ South

PETITION NO: PRS 24-0632

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

NEW CONDITIONS

- All internal roadways shall meet minimum fire safety requirements according to the Fire Code (NFPA 1:18).
- The RV Park area shall include internal sidewalks only to the extent required under the ADA requirements.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to Planned Development (PD) #91-0174, most recently modified by MM 22-1639. The proposed minor modification requests to seek relief from the LDC section 6.11.110 for internal roadway and LDC section 6.03.02 for internal and external sidewalk connection. Hillsborough County staff has worked with the applicant on supportable conditions that address the previously submitted objection to the minor modification. Transportation staff has no objection to the minor modification, subject to the listed conditions.

INTERNAL ROADWAY

The original request was to exempt the 120-unit RV area from LDC section 6.11.110.B (Internal Roadways). The requirement for a minimum of 20 feet of pavement within 25 feet of the roadway for recreational vehicles is based on the minimum requirements for two-way roadway access for fire safety access. The applicant has submitted conditions that commit the internal roadways to have the necessary pavement width to meet the applicable requirements of the Fire Code (NFPA 1:18). Committing to meet the fire minimum requirements addresses transportation's previous objection based on the requirements for minimum fire safety access. Since the applicant has provided this condition, transportation no longer objects based on the internal roadway width.

INTERNAL SIDEWALK

The original request proposed that the site be exempt from internal sidewalk requirements. The applicant worked with staff and committed, via a condition, to providing required internal sidewalks to the extent required under ADA requirements. Since the applicant has committed to providing an internal sidewalk in accordance with the ADA requirements, transportation staff does not object to the proposed minor modification.

EXTERNAL SIDEWALK

The applicant is asking for relief from external sidewalk requirements. The applicant has indicated that, based on the rural nature of the site and its historical operation, external sidewalks are not appropriate. Staff does not object to the external sidewalk relief.

SUMMARY AND ANALYSIS

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

Existing Zoning:

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

Proposed Zoning:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

SITE ACCESS/ SITE CIRCULATION

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS Information for the adjacent roadway segment is shown below.

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

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	490 (est.)	38	49
Proposed	490 (est.)	38	49
Difference (+/-)	Unknown	Unknown	Unknown

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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



**CURRENTLY
APPROVED**

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

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

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

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

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

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

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



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/28/2024

Revised 6/27/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: LMS/ South

PETITION NO: PRS 24-0632

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

NEW CONDITIONS

- All internal roadways shall meet minimum fire safety requirements according to the Fire Code (NFPA 1:18).
- The RV Park area shall include internal sidewalks only to the extent required under the ADA requirements.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to Planned Development (PD) #91-0174, most recently modified by MM 22-1639. The proposed minor modification requests to seek relief from the LDC section 6.11.110 for internal roadway and LDC section 6.03.02 for internal and external sidewalk connection. Hillsborough County staff has worked with the applicant on supportable conditions that address the previously submitted objection to the minor modification. Transportation staff has no objection to the minor modification, subject to the listed conditions.

INTERNAL ROADWAY

The original request was to exempt the 120-unit RV area from LDC section 6.11.110.B (Internal Roadways). The requirement for a minimum of 20 feet of pavement within 25 feet of the roadway for recreational vehicles is based on the minimum requirements for two-way roadway access for fire safety access. The applicant has submitted conditions that commit the internal roadways to have the necessary pavement width to meet the applicable requirements of the Fire Code (NFPA 1:18). Committing to meet the fire minimum requirements addresses transportation's previous objection based on the requirements for minimum fire safety access. Since the applicant has provided this condition, transportation no longer objects based on the internal roadway width.

INTERNAL SIDEWALK

The original request proposed that the site be exempt from internal sidewalk requirements. The applicant worked with staff and committed, via a condition, to providing required internal sidewalks to the extent required under ADA requirements. Since the applicant has committed to providing an internal sidewalk in accordance with the ADA requirements, transportation staff does not object to the proposed minor modification.

EXTERNAL SIDEWALK

The applicant is asking for relief from external sidewalk requirements. The applicant has indicated that, based on the rural nature of the site and its historical operation, external sidewalks are not appropriate. Staff does not object to the external sidewalk relief.

SUMMARY AND ANALYSIS

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

Existing Zoning:

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

Proposed Zoning:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

SITE ACCESS/ SITE CIRCULATION

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS Information for the adjacent roadway segment is shown below.

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

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	490 (est.)	38	49
Proposed	490 (est.)	38	49
Difference (+/-)	Unknown	Unknown	Unknown

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

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

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

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

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: Jaime.Maier@hwhlaw.com



Agency Review Comment Sheet

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

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

AGENCY REVIEW COMMENTS:

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

Hillsborough County EVSD has no objection.

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

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

FOLIO NO.: 79727.0000, 79726.0000, 57988.0000 .

WATER

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

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

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

WASTEWATER

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

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

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

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

AGENCY COMMENT SHEET

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

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

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

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

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