## **PD Modification Application:** MM 22-1639

**Zoning Hearing Master Date:** 

June 20, 2023

**BOCC Land Use Meeting Date:** August 8, 2023



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Masonic Park and Youth Camp, Inc.

FLU A/R (Agricultural Rural – 1 DU per

Category: 5 acres)

Service Area: Rural

Site Acreage: 199.91

Community Little Manatee South and South

Plan Area: Shore Areawide Systems

Overlay: None



## **Introduction Summary**

PD 91-0174 was approved in 1991 to allow the property located at the east corner of 301 and Willow Road intersection for the development of a youth camp and RV park with 36 RV spaces. The applicant is requesting a modification to allow an increase from 36 RV spaces to 120 RV spaces.

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

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

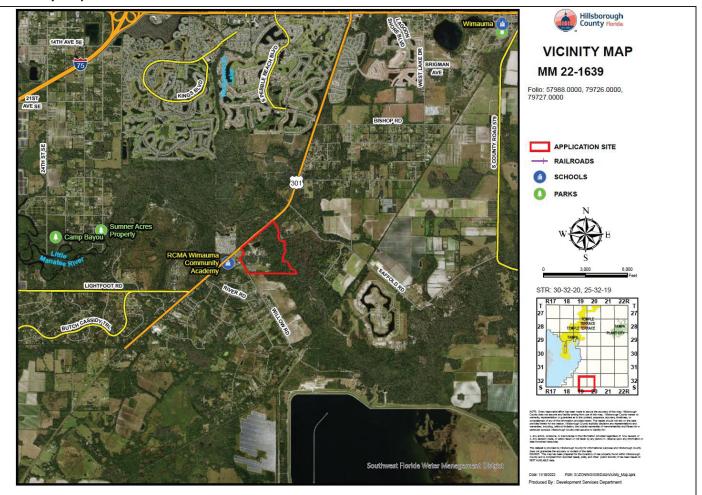
Planning Commission Recommendation	Development Services Recommendation	
Consistent	Approvable, subject to proposed conditions	

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Case Reviewer: Sam Ball

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



#### **Context of Surrounding Area:**

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

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

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

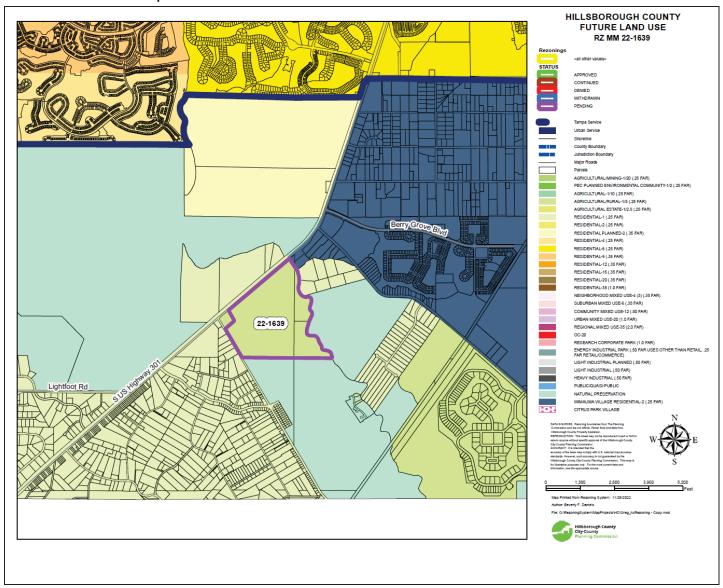
The properties opposite of the Little Manatee River to the East include an undeveloped PD that is approved for up to 42 single-family dwellings and vacant lands zoned AR.

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

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map

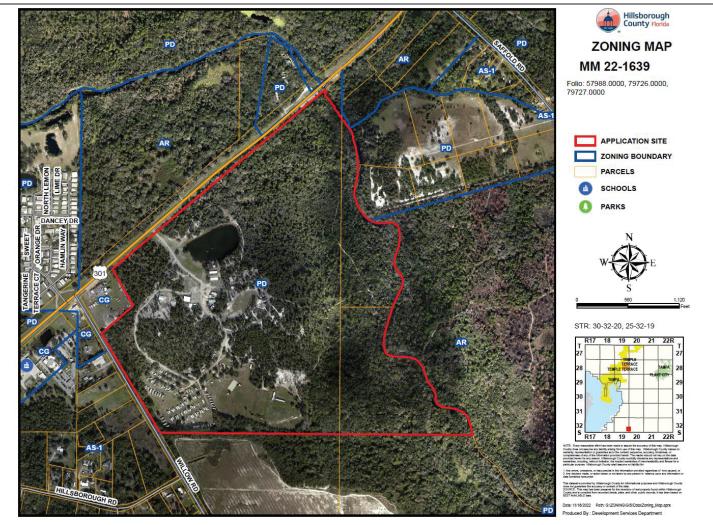


Subject Site Future Land Use Category	A/R (Agricultural Rural) – 1 DU per 5 acres
Maximum Density/F.A.R.	1 dwelling units per 5 gross acres (du/ga) / 0.25 FAR
Typical Uses	Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural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

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



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

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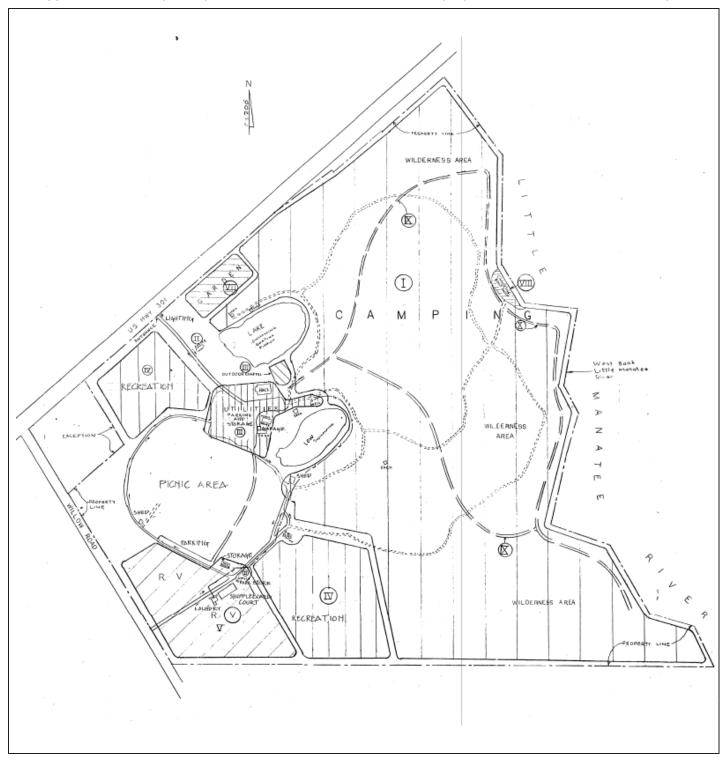
Adjacent Zonings and Uses - Continued				
West	CG	0 du/ga FAR: 0.27	Retail and service	Retail
West	PD 05-0214	1 du/ga F.A.R.: 0.50	Hotel, sit-down restaurant, and as-1 uses	Undeveloped
West	CG	0 du/ga FAR: 0.27	Retail and service	Automotive Repair
West	CG	0 du/ga FAR: 0.27	Retail and service	Wireless 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

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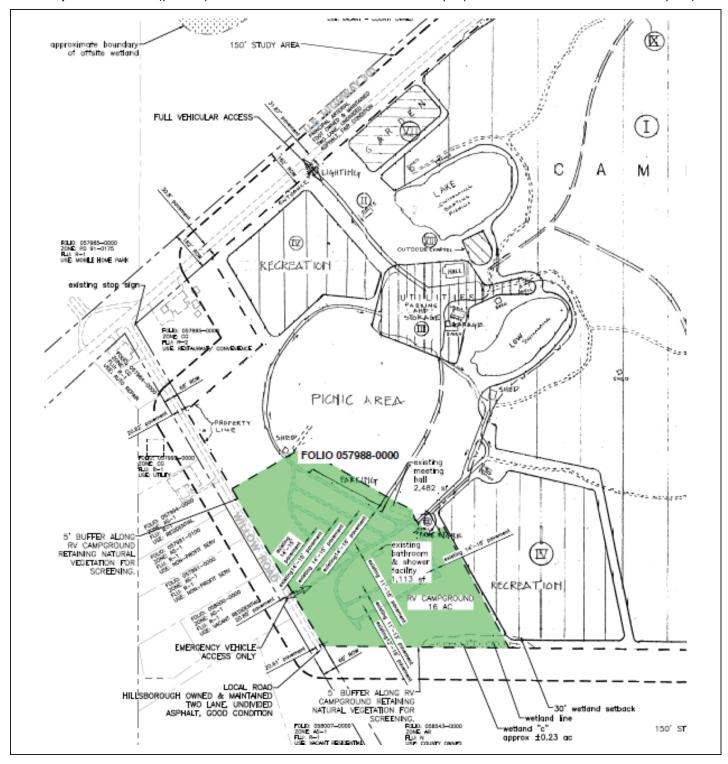
#### 2.0 LAND USE MAP SET AND SUMMARY DATA

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)



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

Adjoining Roadways (check if applicable)				
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements	
33 <sup>rd</sup> Street SE	FDOT Principal Arterial - Rural	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

<b>Project Trip Generation</b> □ Not applicable for this request					
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	Unknow (See Report)	Unknown (See Report)	Unknown (See Report)		
Proposed	490 (est.)	38	49		
Difference (+/-)	-Unknown	Unknown	Unknown		

<sup>\*</sup>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	Х	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	Additional Information/Comments
	Received		Requested	-
Environmental Protection Commission	☐ Yes	☐ Yes	⊠ Yes	EPC Approval needed
Environmental Protection Commission	⊠ No	⊠ No	□ No	on revised plans
Natural Resources	⊠ Yes	☐ Yes	⊠ Yes	
Natural Resources	□ No	⊠ No	□ No	
Consequation 9. Environ Lands Mamt	⊠ Yes	☐ Yes	⊠ Yes	
Conservation & Environ. Lands Mgmt.	□ No	⊠ No	□ No	

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Check if Applicable:  ☑ Wetlands/Other Surface Waters  ☐ Use of Environmentally Sensitive Land Credit  ☐ Wellhead Protection Area  ☐ Surface Water Resource Protection Area	<ul> <li>□ Potable Water Wellfield Protection Area</li> <li>□ Significant Wildlife Habitat</li> <li>□ Coastal High Hazard Area</li> <li>□ Urban/Suburban/Rural Scenic Corridor</li> <li>□ Adjacent to ELAPP property</li> <li>□ Other</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Transportation  ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No		
Service Area/ Water & Wastewater  □Urban □ City of Tampa  ⊠Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No		
Hillsborough County School BoardAdequate□ K-5□6-8□9-12⊠N/AInadequate□ K-5□6-8□9-12⊠N/A	□ Yes ⊠ No	□ Yes ⊠ No	□ Yes ⊠ No		
Impact/Mobility Fees:  RV campsites (Per 1,000 s.f.)  Mobility: \$1,607*84 = \$134,988  Park: \$1,327*84 = \$111,468  Fire: \$ 299*84 = \$ 25,116					
Comprehensive Plan:	Comments   Findings   Conditions   Additional   Received   Information/Comments				
Planning Commission					
☐ Meets Locational Criteria	⊠ Yes	☐ Inconsistent	□ Yes		
☐ Locational Criteria Waiver Requested	al Criteria Waiver Requested 🗆 No 🗵 Consistent 🗵 No				

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 $\hfill\square$  Minimum Density Met

 $\boxtimes$  N/A

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#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

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

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

#### 5.2 Recommendation

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

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#### **6.0 PROPOSED CONDITIONS**

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

- Correct the site plan note 7 to display the correct existing uses. Staff notes that there were no restrictions on campground size under the 91-0174 PD approval. Staff also notes that there zoning conditions showed only 24 RV spaces were permitted.
- Correct site plan note 8 to display the correct proposed uses relative to the campground use. Reference above PD conditions.
- Delete note 11. Staff notes that the entire PD is within the modification area, and as such this note is confusing. Allowable location of the 120 RV units has been addressed via zoning condition.
- Modify note 1 under "PD Plan Notes" to change the word "FOR" to substitute the word "SERVING".
- Modify note 3 under "PD Plan Notes" to add "—see conditions of zoning approval for proposed access restrictions" to the end of the statement. Alternatively, delete note 3 staff believes these items are address under notes 6 and 7.
- Replace note 8 with a statement reading "External sidewalks may be provided if required pursuant to Sec. 6.03.02 and the County Engineer's Sidewalk Protocol. Internal sidewalks will be provided in accordance with Sec. 6.03.02 of the LDC". Staff notes that the County Engineer's Sidewalk Protocol will govern implementation of external sidewalks within the rural services area.
- Modify note 9 to add at the end "See zoning conditions and applicable LDC sections for required standards/improvements."
- Add a new note stating, "Internal vehicular circulation paths are conceptual, and may be redesigned/relocated/reconfigured during the site/construction plan review process."
- Modify the note reading "Emergency Vehicle Access Only" to instead stated "Gated Emergency Vehicle Access Only".

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

- The maximum density must not exceed the land use plan category (RR-P A/R) for any new development.
- 2. The following existing uses shall be permitted on-site and any expansion or intensification thereof must meet applicable regulations 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.
  - <u>b.</u> The park project totaling 204 199.91 acres, is limited to the originally approved 36 a 120 single unit RV spaces park and a youth camp consisting of a maximum of 63 campsites with a maximum capacity of 163 159 campers.
  - a.c. New development, together with any uses or site development which was not legally permitted on or before September 11, 1991 shall meet the applicable regulations in the Zoning Code, as amended be permitted through the site/construction plan review process and brought into conformance with applicable Hillsborough County

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Land Development Code (LDC), Transportation Technical Manual and other applicable standards. Regardless of the above, portions of the site which may have been previously constructed prior to the above date or legally permitted and constructed thereafter (subject to the above verification), but which are being affected by new development or development which was not properly permitted (e.g. the driveway into the proposed project) shall be brought into conformance with all applicant current rules and regulations. Concurrent with the next increment of development, the developer shall submit documentation showing which portions of the site existed prior to the above date and which portions were legally permitted after the above date

- b.d. All AS-1 zoning district uses shall be permitted including youth camp.
- <u>e.e.</u> Management units, Recreational areas and structures, Service buildings and structures, including boat docks, and ramps for use by <u>park patrons onlyovernight guests of the campground or RV Park</u>.
- d.f. Accessory uses and structures which are customarily accessory and clearly incidental to the recreational vehicle park, and youth camp subject to the Zoning Code, as amended.
- g. Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, may be allowed in the park. These uses shall be located, and designed and permitted to serve only patrons of the park overnight guests of the campground or RV Park and shall present no visible signs from any area outside the park.
- e.h. Recreational vehicle park and youth camp shall not be open to the general public, but shall be for the use of the membership organizations and their guests.
- i. Consistent with LDC requirements, in calculating the allowable density/intensity of the uses listed within 2.c., above, 120 ac. of project area were utilized to obtain the RV Park density, and the remaining 79.9 ac. were utilized to obtain the allowable maximum campground density of 159 campers. The restriction of a maximum of 63 campsites is not an LDC restriction, but rather was necessary to ensure the project did not exceed the 50-trip threshold by which a transportation analysis would be required. Notwithstanding the above, while many of the project structures and amenities are shared between the RV Park and camp uses, the physical placement of the RV units shall be restricted to the 16 ac. RV Park area shown on the PD site plan.
- f.j. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development and use of the property shall be limited to that which does not exceed 50 peak hour trips. 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. All existing access points shall be permitted on U.S. Hwy 301 and Willow Rd. The project shall be limited to and served by one (1) vehicular access connection to US 301 and one (1) emergency access to Willow Rd. The emergency access shall be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall.
- 4.—The Planning and Zoning Department is authorized to approve minor changes in the approved General Development Site Plan, as long as the changes are in harmony with the original General Development Site Plan, but shall not have the power to approve changes that constitute a conceptual modification.

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- 6. For new development and any RV spaces over 24 the owner shall show on the General Development Site Plan, the approximate boundaries of all environmentally sensitive area(s), and shall label the area(s) therein "Conservation/Preservation Area". The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission (EPC) staff, and the owner shall submit evidence of approval from EPC of the Conservation/Preservation area boundaries prior to Detailed Site Plan approval.
- 7.6-5. 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.
- 8.<u>7.6.</u> All new structures and/or impervious areas on-site shall be set back a minimum of thirty/fifty (30/50) feet from the boundaries of the on-site conservation/preservation and any adjacent conservation/preservation contiguous to any property boundary of the site, except as specifically approved. by the Land Alteration and Landscaping Variance Review Board and as provided in the County Zoning Code in Section 7.28.
- 9.8.7. 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.
- <u>10.9-8.</u> Prior to Site Development Plan approval the hydroperiods of wetland shall be established by the County Environmental Protection Commission, and maintained during and after construction. This is required early so that the natural hydroperiod elevations will be incorporated into the drainage plans.
- 11.10.9. For new development and RV spaces over 2436, the drainage plans and calculations shall be submitted to the Hillsborough County Environmental Protection Commission (EPC) through Hillsborough County the Development Review Department. Prior to Site Development Plan approval, the owner shall submit to EPC a copy of the Southwest Florida Water Management District Stormwater Permit or Exemption for the project.
- 12.11.10. 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.
- 13.12.11. New development shall be in accordance with all applicable regulations and ordinances, including applicable subdivision and Site Development Regulations.
- 14. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at time of application for subsequent development orders or permits to allow issuance of such development orders or permits. Approval of this rezoning shall not affect the rights of the owner to legal non-conforming use status, provided that all applicable criteria pertaining to qualifying for such status are complied with.
- 15.<u>13.</u> Within ninety (90) days of the zoning conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the County Planning and Zoning Department, seven copies of a site plan for certification reflecting all the conditions outlined above.
- 15.14. Notwithstanding anything on the site plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the PD boundaries.
- 16.15. Parking shall be provided in accordance with Sec 6.05 of the Hillsborough County LDC.

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16.Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- 17. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 18. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 19. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 20. Existing vegetation to credit for Type A screening may need to be supplemented with additional plant material if the opacity falls below 75%.
- 21. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 22. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
- 23-22. The requested modification identifies potential development within 100 feet of the Little Manatee River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06. A.6 of the Land Development Code.
- 24.An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the preliminary plans submitted through the Land Development Code's Site Development process to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.
- <u>25-23.</u>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.
- <u>26-24</u> 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

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items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

- 27-25. 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.
- <u>28-26.</u> 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.
- 29-27. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 30-28. The subject application is adjacent to the Upper Little Manatee River Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
- 21.31.29 If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination. (The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed.)
- 22.32.30.In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:** 

J. Brian Grady Tue Jun 20 2023 14:48:36 APPLICATION NUMBER: MM 22-1639
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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

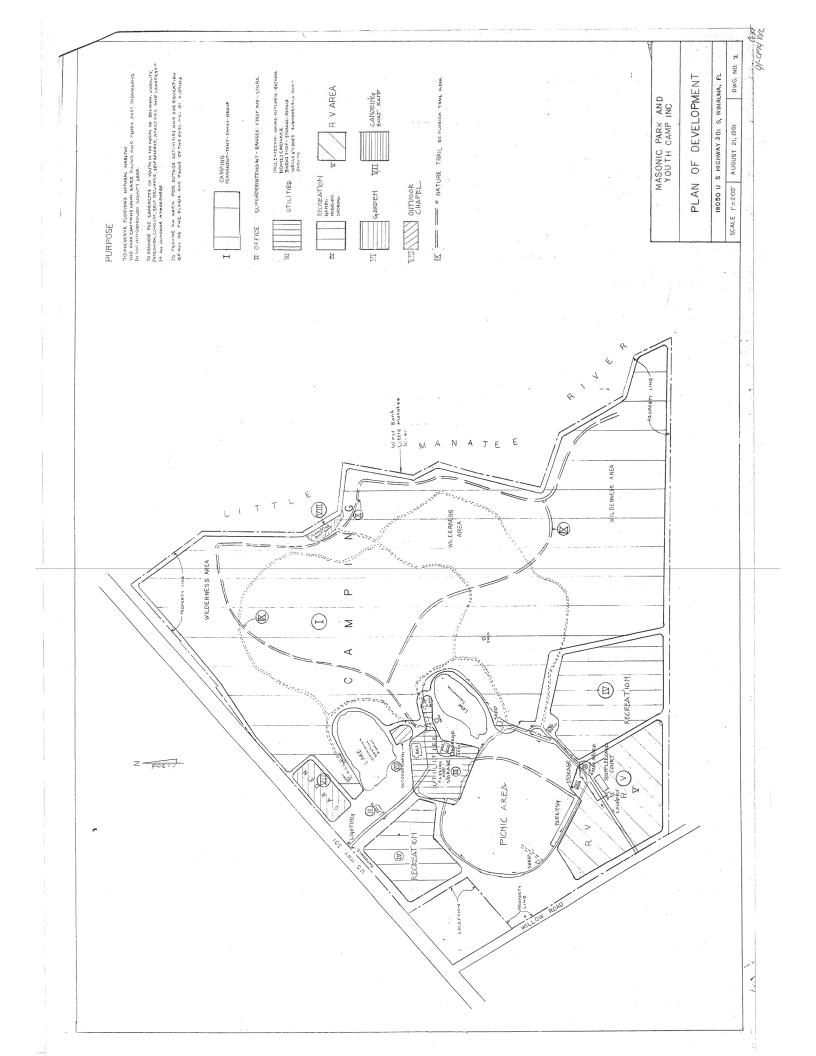
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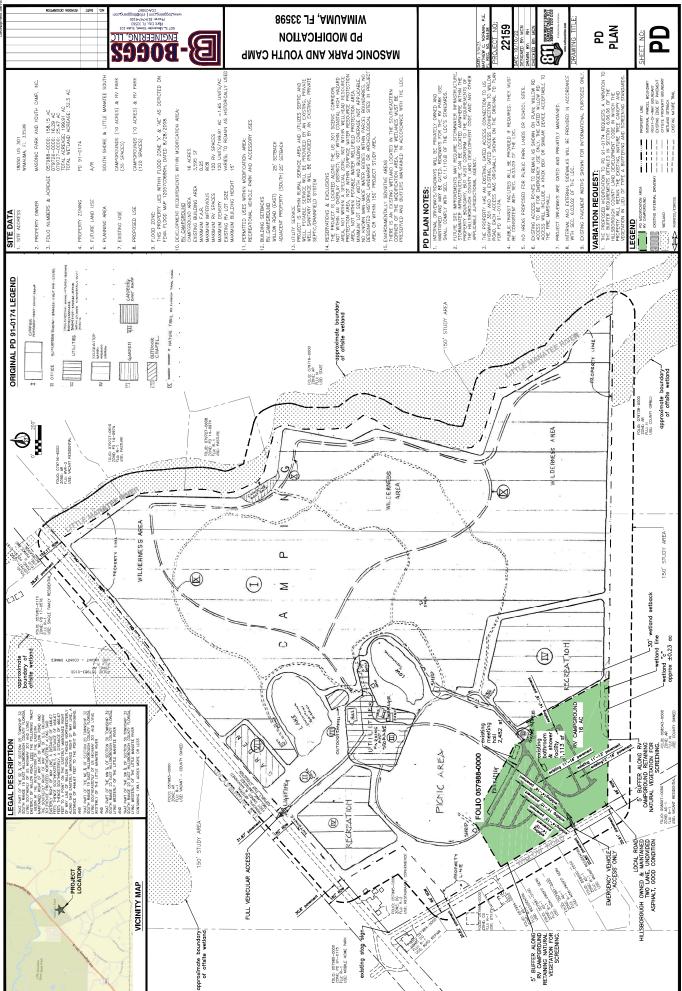
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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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8.0 SITE PLANS (FULL)		
8.1 Approved Site Plan	(Full)	



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8.0 SITE PLANS (FULL)	8.0 SITE PLANS (FULL)				
8.2 Proposed Site Plan	(Full)				



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## 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY COMMENT SHEET

TO: ZO	NING TECHNICIAN, Development Services	DATE: 6/11/2023
REVIE	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
COMM	UNITY PLAN/ SECTOR: LMS/South	PETITION NO: MM 22-1639
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to listed or attached conditions.	
	This agency objects, based on the listed or attached grounds.	

#### **NEW AND REVISED CONDITIONS OF APPROVAL**

#### Revised Conditions

- 2. The following existing uses shall be permitted on-site and any expansion or intensification thereof must meet applicable regulations.
  - a. All legally permitted principal and accessory RV park activities, youth camp, buildings or structures existing or occurring on the subject parcel on September 11, 1991. Evidence of such uses, activities, structures, may be provided by aerial or ground photographs; affidavits from one or more persons; receipts; business documents, deeds, and permits.
  - a.b. Concurrent with the next increment of development, the developer shall submit documentation showing which portions of the site existed prior to the above date and which portions were legally permitted after the above date.
  - c. The park project, totaling 204 199.91 acres, is limited to a 36-120 single unit RV spaces park and a youth camp consisting of a maximum of 63 campsites with a maximum of 163 campers.
  - b.d. New development, together with any uses or site development which was not legally permitted on or before September 11, 1991 shall the meet the applicable regulations in the Zoning Code, as amended be permitted through the site/construction plan review process and brought into conformance with applicable Hillsborough County Land Development Code (LDC). Transportation Technical Manual and other applicable standards. Regardless of the above, portions of the site which may have been previously constructed prior to the above date or legally permitted and constructed thereafter (subject to the above verification), but which are being affected by new development or development which was not properly permitted (e.g. the driveway into the proposed project) shall be brought into conformance with all applicant current rules and regulations.
  - e.e. All AS-1 zoning district uses shall be permitted, including youth camp.
  - d.f. Management units, Recreation areas and structures, Service buildings and structures, including boat docks, and ramps for use by park patrons only overnight guests of the campground or RV Park.
  - e.g. Accessory uses and structures which are customarily accessory and clearly incidental to the recreational vehicle park, and youth camp subject to the Zoning Code, as amended.

- f.h. Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, may be allowed in the park. These uses shall be located, and designed and permitted to serve only overnight guests of the campground or RV Parkpatrons of the park and shall present no visible signs from any area outside the park.
- i. Recreational vehicle park and youth camp shall not be open to the general public, but shall be for the use of the membership organizations and their guests.
- g-j. Consistent with LDC requirements, in calculating the allowable density/intensity of the uses listed within 2.c., above, 120 ac. of project area were utilized to obtain the RV Park density, and the remaining 79.9 ac. were utilized to obtain the allowable maximum campground density of 159 campers. The restriction of a maximum of 63 campsites is not an LDC restriction, but rather was necessary to ensure the project did not exceed the 50-trip threshold by which a transportation analysis would be required. Notwithstanding the above, while many of the project structures and amenities are shared between the RV Park and camp uses, the physical placement of the RV units shall be restricted to the 16 ac. RV Park area shown on the PD site plan.
- k. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development and use of the property shall be limited to that which does not exceed 50 peak hour trips.

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

3. The project shall be limited to and served by one (1) vehicular access connection to US 301 and one (1) emergency access to Willow Rd. The emergency access shall be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall. All existing access points shall be permitted on US 301 and Willow Rd.

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

4. RV Park uses shall comply with LDC Sec. 6.11.110 and other applicable standards and regulations.

Campground uses shall comply with LDC Sec. 6.11.20 and other applicable standards

regulations. Recreational vehicles or similar vehicles place on site for greater than 180 consecutive days shall comply with the Flood Damage Control Ordinance.

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

#### New Conditions

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

#### **Other Conditions**

- Prior to PD Site Plan Certification, the developer shall revise the site plan to:
  - O Correct the site plan note 7 to display the correct existing uses. Staff notes that there were no restrictions on campground size under the 91-0174 PD approval. Staff also notes that there zoning conditions showed only 24 RV spaces were permitted.
  - O Correct site plan note 8 to display the correct proposed uses relative to the campground use. Reference above PD conditions.
  - O Delete note 11. Staff notes that the entire PD is within the modification area, and as such this note is confusing. Allowable location of the 120 RV units has been addressed via zoning condition.
  - Modify note 1 under "PD Plan Notes" to change the word "FOR" to substitute the word "SERVING".
  - o Modify note 3 under "PD Plan Notes" to add "—see conditions of zoning approval for proposed access restrictions" to the end of the statement. Alternatively, delete note 3 staff believes these items are address under notes 6 and 7.
  - Replace note 8 with a statement reading "External sidewalks may be provided if required pursuant to Sec. 6.03.02 and the County Engineer's Sidewalk Protocol. Internal sidewalks will be provided in accordance with Sec. 6.03.02 of the LDC". Staff notes that the County Engineer's Sidewalk Protocol will govern implementation of external sidewalks within the rural services area.
  - Modify note 9 to add at the end "See zoning conditions and applicable LDC sections for required standards/improvements."
  - Add a new note stating, "Internal vehicular circulation paths are conceptual, and may be redesigned/relocated/reconfigured during the site/construction plan review process."
  - o Modify the note reading "Emergency Vehicle Access Only" to instead stated "Gated Emergency Vehicle Access Only".

#### PROJECT OVERVIEW & TRIP GENERATION

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

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

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

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

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

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

Proposed Zoning:

I 1II /G'-	24 Hour Two-	AM Peak Hour		PM Peak Hour	
Land Use/Size	Way Volume	Enter	Exit	Enter	Exit
120 Unit RV Park (ITE LUC 416)	320 (est.)	9	16	21	11
Campground with max. of 63 campsites (ITE LUC 416)	170 (est.)	5	8	11	6
Total:	490 (est.)	38	}	49	)

#### EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

#### **SITE ACCESS/ SITE CIRCULATION**

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

#### ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS Information for the adjacent roadway segment is shown below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 301	Manatee County Line	SR 674	D	С

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	<b>Current Conditions</b>	Select Future Improvements		
US 301	FDOT Principal Arterial - Rural	2 Lanes □Substandard Road ⊠Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>		
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>		
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>		

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	Unknown (See Report)	Unknown (See Report)	Unknown (See Report)		
Proposed	490 (est.)	38	49		
Difference (+/-)	Unknown	Unknown	Unknown		

<sup>\*</sup>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	Х	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:		•		

## Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☑ No	⊠ Yes □ No			

#### **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** MM 22-1639

**DATE OF HEARING:** June 20, 2023

**APPLICANT:** Masonic Park & Youth Camp, Inc.

**PETITION REQUEST:** The Major Modification request is to

modify PD ZC 91-0174 to increase the number of permitted Recreational Vehicle spaces from 36 to 120

associated with the existing youth camp

**LOCATION:** 750 feet of the intersection of S. US

Highway 301 and Willow Road

**SIZE OF PROPERTY:** 199.91 acres, m.o.l.

**EXISTING ZONING DISTRICT**: PD ZC 91-0174

FUTURE LAND USE CATEGORY: A/R

SERVICE AREA: Rural

COMMUNITY PLAN: Little Manatee South and SouthShore

Areawide Systems

#### DEVELOPMENT REVIEW STAFF REPORT

\*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Therefore, please refer to the Development Services
Department web site for the complete staff report.

#### 1.0 APPLICATION SUMMARY

Applicant: Masonic Park and Youth Camp, Inc.

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

Service Area: Rural

Site Acreage: 199.91

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

Overlay: None

## Introduction Summary

PD 91-0174 was approved in 1991 to allow the property located at the east corner of 301 and Willow Road intersection for the development of a youth camp and RV park with 36 RV spaces. The applicant is requesting a modification to allow an increase from 36 RV spaces to 120 RV spaces.

PD Variation(s): LDC 6.06.04 – Off-Street Vehicular Use Area Buffer

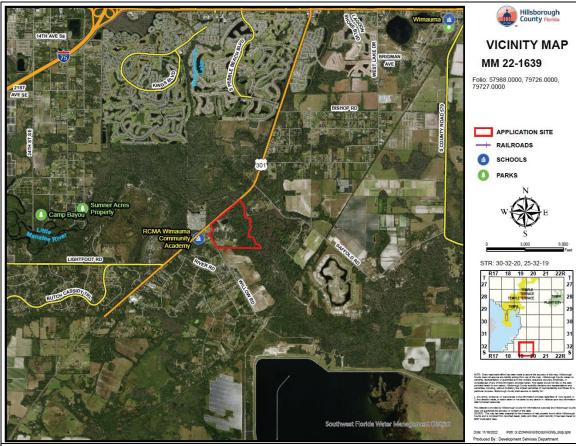
Waiver(s) to the Land Development Code: None

Planning Commission Recommendation : Consistent

**Development Services Recommendation:** Approvable, subject to proposed

conditions

#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



## **Context of Surrounding Area:**

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

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

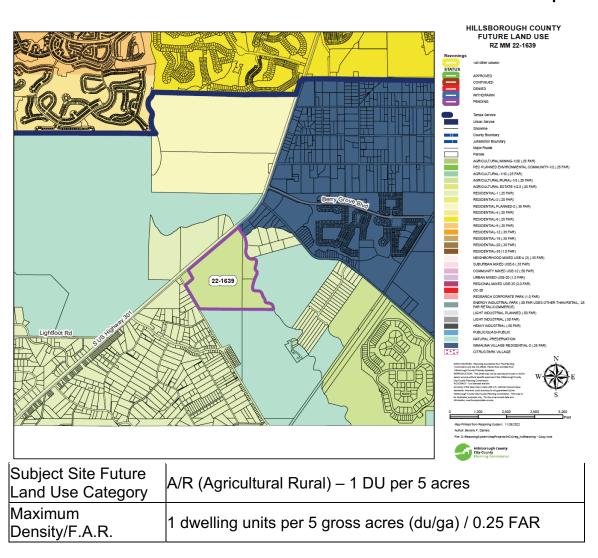
business, communications tower, vacant land, open storage, and an outdoor recreation facility.

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

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

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

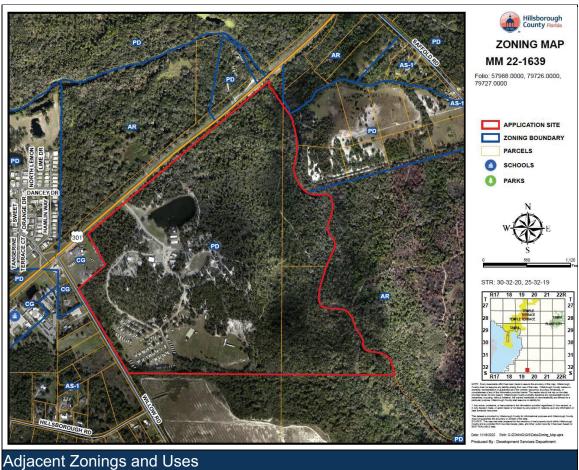
#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Typical Uses

Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities.

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



PD	
17-	
0576	

1 RV Space per acre of RV designated area, 6 Cabins (3,046 SF combined maximum), 1,424 SF of Office

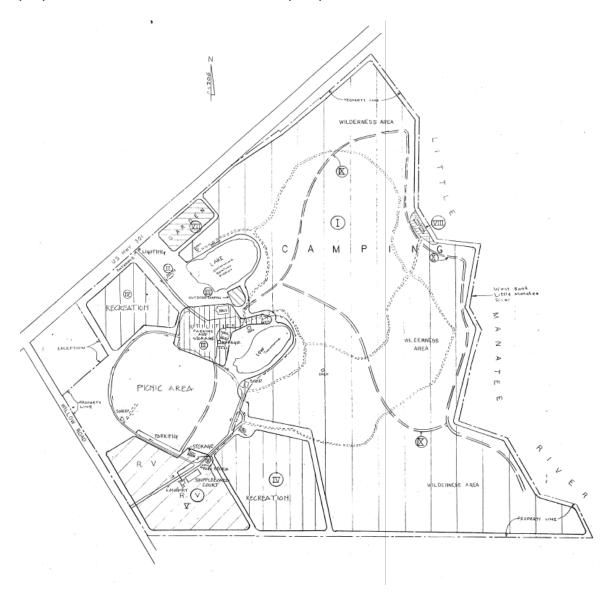
paddle craft rental,

camping, picnic, RV parking, cabin rental, and with accessory dwelling

Campground and lodging

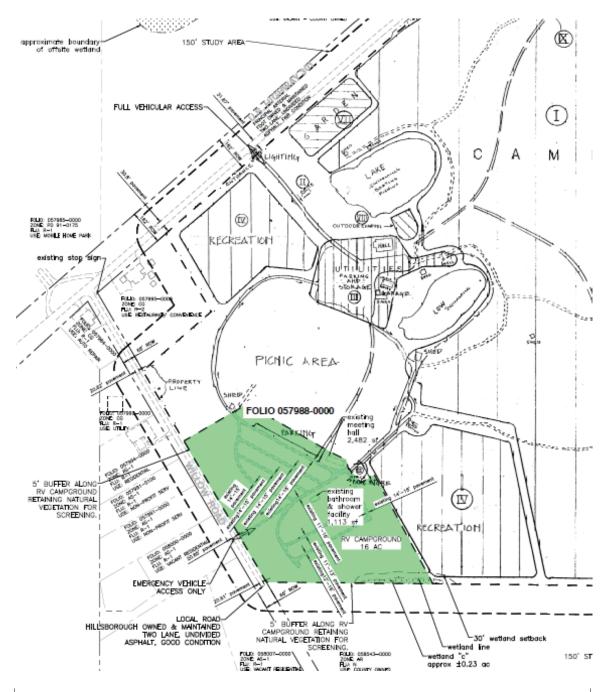
## 2.0 LAND USE MAP SET AND SUMMARY DATA

**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)



BOCC LUM MEETING DATE: August 8, 2023 Case Reviewer: Sam Ball

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

Adjoining Roadways (check if applicable)

# Connectivity and Cross Access □Not applicable for this request

# Design Exception/Administrative Variance ⊠Not applicable for this request

# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Check if Applicable	e:						
Wetlands/Other Surface Waters     ■ Wetlands/Other Surface Waters     ■ Wetlands/Other Surface Waters     ■ Wetlands    ■ Wetlands							
☐ Use of Environm	□ Use of Environmentally Sensitive Land Credit						
<ul><li>☐ Wellhead Protect</li><li>☐ Surface Water F</li></ul>		otection Area					
□ Potable Water V □ Coastal High Ha □ Urban/Suburbar	zard Area						
□ Other							
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments			
Transportation							
☐ Design Exc./Adm. Variance Requested ☐ Off- site Improvements Provided	⊠ Yes □No	□ Yes ⊠No	⊠ Yes □ No				
Service Area/ Water & Wastewater							
□Urban □ City of Tampa ⊠Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠No	□ Yes ⊠No				

Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12	□ Yes ⊠No	□ Yes ⊠No	□ Yes ⊠No	
⊠N/A Inadequate □ K-5 □6-8 □9- 12 ⊠N/A				
Impact/Mobility F	ees:			
RV campsites (Per	1,000 s.f.)			
Mobility: Park: Fire	:			
\$1,607*84 = \$134,	988 \$1,327*	84 = \$111,46	88 \$ 299*84 :	= \$ 25,116
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
<ul><li>□ Meets</li><li>Locational Criteria</li><li>図N/A □</li><li>Locational Criteria</li></ul>	⊠ Yes □ No	□ Inconsistent  ⊠ Consistent	□ Yes ⊠No	

# **5.0 IMPLEMENTATION RECOMMENDATIONS**

# 5.1 Compatibility

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

Based on the proposed site configuration and the adjacent zonings and uses, which include a significant amount of recreational use, identified within this

report, staff finds the proposed modification to PD 91-0174 compatible with the existing zoning districts and development pattern in the area.

# 5.2 Recommendation

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

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

# **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 20, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Jaime Maier 101 East Kennedy Blvd. Suite 3700 testified that the request is for Major Modification to an existing Planned Development. The project is in the Little Manatee South area just off of US 301 and is developed with an approved RV park and campground. She added that there are accessory uses such as kayaks, riding arenas and other uses that are for the use of campers only. The campground is known as the Masonic Park and Youth Camp. She stated that the surrounding uses are predominately agricultural and vacant land. There are mobile home and other RV park uses with recreational and single-family residential to the southwest. Ms. Maier testified that the property has been operated by the Masonic Park entity since 1969. The park is included on the Little Manatee South Community Plan Map in the Comprehensive Plan and is listed as a recreational use. During the zoning conformance process in 1991, the site was zoned Planned Development to recognize the existing uses. The PD limited the number of RV units to 36 but the site had operated with 120 RV spaces for decades. She stated that the non-profit organization that runs the camp did not track the PD approval. A Code Enforcement citation was received by the current board which stated the PD limitation of 36 RV's. The board swiftly complied with the condition and since that time, the camp has had to forego a significant amount of revenue that they rely on as it had previously been operating with 120 RV spaces. Ms. Maier stated that the camp has also missed multiple winter camping seasons as many of their regular visitors were unable to camp on-site since 2020. Ms. Maier showed copies of aerial photos to describe the historic use of the property in 1995 and also in 2020 when the site complied with the Code Enforcement notice. She also showed aerials from 2022 and 2023 to discuss the many vacant RV pads which is the reason for the Maior Modification request. The density is available under the acreage and the rest of the PD will not change. Ms. Maier stated that there will be no modifications to the overall layout of the types of uses. A Planned Development Variation is requested pertaining to the required buffer between the RV park and Willow

Road. The alternative proposed is to use the existing tree canopy and vegetation instead of the required Type A buffering. She stated that over 90 letters of support for the modification have been filed into the record. Ms. Maier concluded her presentation by stating that she worked with staff on some revised zoning conditions which she entered into the record.

Hearing Master Finch asked Ms. Maier about condition 2.b which cites a maximum of 63 campsites and with the revised condition now states 159 campers and if those figures represent the existing condition or if they are new to the project. Ms. Maier replied that Michael Yates of Palm Traffic can address the question in more detail but the reason for the numbers is the trip generation and the acreage. The request is for 120 RV spaces and the Code permits one RV unit per acre which would equate to 120 acres from the overall 200 acre site. She stated that the remaining acreage supports only a certain number of campsites and cannot exceed that number. Hearing Master Finch asked how many campsite are there. Ms. Maier replied that the applicant would be best suited to answer the question. Hearing Master Finch asked Ms. Maier to confirm that it is a math exercise to determine how many acres are needed to the RV's and remainder would be for campsites. Ms. Maier replied that was correct.

Mr. Sam Ball of the Development Services Department, testified regarding the County staff report and stated that the proposed modification to PD 91-0174 to permit an existing RV park and campground to increase the number of RV spaces from 36 to 120. Mr. Ball stated that the property is located at the eastern corner of US 301 and Willow Road and is 199.9 acres in size. The modification includes a request for a PD Variation associated with the off street vehicular use buffer are requirements. Mr. Ball described the surrounding area including zoning districts. The Variation requests to allow the existing vegetation to screen the RV park. Access would be limited to one access point on US 301 and one emergency access point to Willow Road. Mr. Ball stated that the emergency access would be gated and locked with a Knox box or something similar which is acceptable to the Fire Marshall. Staff supports the requested Variation. He concluded his presentation by stating that staff recommends approval subject to the proposed conditions.

Hearing Master Finch asked Mr. Ball what is the specific buffering and screening requirement that the applicant has file the PD Variation. Mr. Ball replied that he believed the requirement is an 8-foot wide buffer with plantings that are required. Hearing Master Finch asked if the applicant is requesting to not adhere to any of the requirement due to the existing vegetation. Mr. Ball replied yes that was correct.

Ms. Andrea Papandrew of the Planning Commission testified regarding the Planning Commission staff report. Ms. Papandrew stated that the property is designated Agricultural Rural by the Future Land Use Map and is located within the Rural Service Area and the Little Manatee South Community Planning Area and SouthShore Areawide Systems Plan. She described the surrounding area

and associated land use categories. She stated that the proposed 120 RV's is below the maximum density permitted and that the wetlands comprise less than 25 percent of the site's acreage. Ms. Papandrew testified that the modification is consistent with Objective 8, Policy 8.1 and Policy 13.3 as well as Objective 16 pertaining to neighborhood protection. Ms. Papandrew testified that the modification is consistent with Policy 12-1.4 of the Community Design Component regarding compatibility with the surrounding area. She concluded her presentation by stating that the Planning Commission found the modification consistent with the intent of the Little Manatee South Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application.

Ms. Mary Brigham 18050 South US 301 testified in support. Ms. Brigham stated that she was speaking on behalf of the RV campers. The Camp has provided thousands of Masonic families and their guests accommodations. Ms. Brigham stated that over the past two years, 75 percent of the campers who normally come to the campground have been unable to return from areas in the United States and other countries. The result has been financial hardship to the campers as they have been camping at other facilities with higher costs or because they stayed home and the heating costs were higher. Ms. Brigham stated that most of the campers are senior citizens who have trouble living in cold weather. She added that the regular campers spend money in the Wimauma and Sun City area.

Ms. Rena Tabak 4812 Bay Crest Drive testified in support and stated that she and her husband are avid campers and the modification would allow families the opportunity to experience RV camping. Ms. Tabak discussed the positive impacts of RV camping on families and children and stated that it creates a lifetime of memories.

Ms. Catherine Burgess 16629 Goose Ribbon Place testified in support. Ms. Burgess stated that she has been camping at the Masonic Youth Camp for the past nine years. She stated that she camps with her family and friends but also the boy scout and cub scout packs. Ms. Burgess stated that she has never been disturbed by the RV lot renters and did not notice them as there is a barrier separating the areas. Ms. Burgess detailed the positive impacts of the boy scout and cub scout experiences and stated that the RV spaces are needed to recoup the lost funds for the past two years.

Hearing Master Finch asked audience members if there were any opponents of the application.

Mr. John Hooker 8621 North Willow Avenue testified in opposition. Mr. Hooker stated that he is a sixth generation Floridian and that he has been coming to the Wimauma area since he was 10 years old. Mr. Hooker described the history of

the Masonic Park and stated that the camp is for Masonic youth. He added that there is nothing in the bylaws that address recreational vehicles. Mr. Hooker cited figures regarding the number of Masonic youth in Hillsborough County. He stated that when the County zoned the property in 1991, the camp requested 50 units but the County Commission granted the camp 36 due to concerns regarding septic tanks and the environment. Mr. Hooker showed a graphic to discuss the location of the Masonic Park and the Little Manatee River and the associated ecological corridor and wildlife corridor. He showed pictures to discuss the legislation signed by governor regarding greenways and hiking trails.

Ms. Papandrew of the Planning Commission testified that there is a section in her staff report that refers to the site as RES-1 however the property is located in the Agricultural Rural category which is limited to one dwelling unit per five acres.

County staff did not have additional comments.

Ms. Maier testified during the rebuttal period that much of the opposition's testimony is not relevant to the Major Modification request. Ms. Maier asked Mr. Alfieri of Water Science Associates to address the septic tank issue.

Mr. Alfieri testified that he evaluated the hydrogeology of the site and septic system which included visiting the site and interviewing the operating staff. He stated that he used the Southwest Florida Water Management District's regulatory model as the most recent peer reviewed ground water flow model that the District operates. Mr. Alfieri stated that the evaluate the septic systems, water with a drop of dye was applied to the system to analyze the release of particles that flow along with the groundwater. The results were that based on the projected usage, there wasn't much movement as all at the one, five and ten year projection. He concluded his remarks by stating that the system has been in operation for years and he did not see any impacts from the operation.

Mr. Eric Bade 4214 Sandy Shores Drive testified as the applicant and stated that the person in opposition to the modification is a suspended attorney and former Board member who created problems which is why he was removed from the Board for conduct detrimental to the park. Mr. Bade stated that the bylaws are not relevant. He stated that they don't say Masonic youth but rather young men and women and young people. Mr. Bade testified that the septic systems are working great and discussed a future processing systems that will be good environmentally. He testified that the Board has spent the last three years trying to fix the errors of the past. Mr. Bade stated that he received an offer last week from Meritage Homes for \$11 million for the property which was rejected by the Board of Directors. The modification is for the 120 RV site so that the revenue is such that they don't lose the park. Mr. Bade concluded his presentation by stating that the closest RV to the Little Manatee River is one-half mile away and that in 60 years, they have not touched the 150 acres.

Mr. Bade testified regarding the Hearing Master's prior question on the number of

campsites. Mr. Bade stated that there are currently seven boy scout cabins for overnight campers which can house 18 kids in each one. He stated that there are about a half dozen campsites around the perimeter of the property that are ideal for outdoor camping as they have fire rings, etc. He summed up by stating there are six campsites, seven cabins times 18 kids which is well under the 163 figure.

Hearing Master Finch then concluded the hearing.

# **EVIDENCE SUBMITTED**

\*Ms. Heinrich submitted a revised staff report into the record.

\*Mr. Maier submitted revised zoning conditions, a copy of her PowerPoint presentation, copies of the resumes of experts on the applicant's team and a copy of Mr. Alfieri's septic drain field impact evaluation into the record.

\*Mr. Hooker submitted a copy of the Masonic Park and Youth Camp by-laws, a copy of a map of the South Coast Trail Greenway, articles regarding the protection of the Little Manatee River, maps of other camping areas, a copy of the County's Transportation agency review and a copy of the Development Services Department staff report into the record.

# **PREFACE**

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

# FINDINGS OF FACT

- 1. The subject property is zoned Planned Development (PD ZC 91-0174) and is designated Agricultural Rural (A/R) by the Comprehensive Plan and located in the Rural Service Area and the Little Manatee South Community Planning Area.
- 2. The Planned Development (PD) is currently approved for 36 Recreational Vehicle (RV) spaces and a youth camp. The applicant's representative stated that the RV park and youth camp, which is known as the Masonic Park and Youth Camp, has existed since 1969. As a part of the County's Zoning Conformance process in 1991, the subject property was zoned PD. The applicant's representative testified that while the PD limited the number of RV units to 36, the site had historically operated with 120 RV spaces for decades. It was stated that the non-profit organization that runs the camp did not track the PD approval. A Code Enforcement citation in 2020 brought to light the issue of the maximum number of RV spaces and the RV park has complied with the PD zoning conditions since the violation notice was provided.

- 3. The Major Modification requests to allow 120 RV spaces. No changes are proposed to the camping area or site layout.
- 4. A PD variation is requested as a part of the Major Modification request. The Variation pertains to the required 8-foot wide buffer and Type A screening required by the Land Development Code between the RV park and Willow Road. The alternative proposes to use the existing tree canopy and vegetation instead of the required buffering and screening.

The Variation meets Land Development Code Section 5.03.06.C.6(b) as the existing vegetation meets the purpose and intent of the requirement as it mitigates the visual impact of the park and the roadway. It is noted that Zoning Condition #20 requires the existing vegetation to be supplemented with additional plant material if the opacity falls below 75 percent.

- 5. The Planning Commission found that the proposed 120 RV's is below the maximum density permitted and that the wetlands comprise less than 25 percent of the site's acreage. Staff testified that the modification is consistent with Objective 8, Policy 8.1 and Policy 13.3 as well as Objective 16 pertaining to neighborhood protection. Further, staff found that the modification is consistent with Policy 12-1.4 of the Community Design Component regarding compatibility with the surrounding area and that the modification consistent with the intent of the Little Manatee South Community Plan and the Comprehensive Plan.
- 6. The subject property is surrounded by parcels zoned AR and PD and used for agricultural and related uses (south and east) including the Little Manatee River State Park (north) as well as a mobile home park (north) and campground and lodging area (north).
- 7. Testimony in support was provided at the Zoning Hearing Master hearing and filed into the County's record. The testimony was from persons that have used the RV park and campground for many years who stated the positive impacts on both the families and campers that utilize the park as well as the economic benefit to the Wimauma and Sun City area.
- 8. Testimony in opposition was provided by one citizen at the Zoning Hearing Master hearing by a former camp Board member. Concerns expressed pertained to the camp by-laws and the absence of mention of RV's as well as the camp being used by persons that are not Masons. Additionally, the testimony in opposition detailed the possible impact on the wildlife and environment in the area as septic tanks are being used on-site.
- 9. The applicant testified that the by-laws do not limit the use of the camp to only Masonic families and that the person who testified in opposition was

- a former Board member that was removed from office due to conduct detrimental to the RV park and youth camp. Further, the applicant stated that the septic system is working and that a future system is being reviewed to ensure the protection of the environment.
- 10. The applicant's hydrogeological engineer testified that he has conducted a review of the site and septic system which included visiting the site and interviewing the operating staff. The engineer stated that he used the Southwest Florida Water Management District's regulatory model as the most recent peer reviewed ground water flow model that the District operates. The septic system analysis showed that the system has been in operation for years and there were no impacts from the operation.
- 11. The Major Modification on the total 199.91 acre project results in the clarification of the maximum number of RV spaces (120) which is permitted at a density of 1 RV per acre (120 acres) and the remaining acreage for the campground which has a maximum of 63 campsites and 159 campers (79.91 acres).
- 12. Access to the project is limited to one access point to US 301 and an emergency access to Willow Road which will be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall.
- 13. The Major Modification for a maximum of 120 RV spaces is consistent with the historical use of the property since the late 1960's and compatible with the surrounding area. The request is consistent with the Comprehensive Plan and Land Development Code.

# FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The Major Modification request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

# **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

# SUMMARY

The 199.91 acre Planned Development (PD) is currently approved for 36 Recreational Vehicle (RV) spaces and a youth camp. The applicant's representative stated that the RV park and youth camp, which is known as the Masonic Park and Youth Camp, has existed since 1969. As a part of the County's Zoning Conformance process in 1991, the subject property was zoned PD. The applicant's representative testified that while the PD limited the number of RV units to 36, the site had historically operated with 120 RV spaces for decades. It was stated that the non-profit organization that runs the camp did not track the PD approval. A Code Enforcement citation in 2020 brought to light the issue of the maximum number of RV spaces and the RV park has complied with the PD zoning conditions since the violation notice was provided.

The Major Modification requests to allow 120 RV spaces on-site. No changes are proposed to the camping area or site layout. A PD Variation is requested as a part of the Major Modification request. The Variation pertains to the required 8-foot wide buffer and Type A screening required by the Land Development Code between the RV park and Willow Road. The alternative proposed is to use the existing tree canopy and vegetation instead of the required buffering and screening. The Variation meets Land Development Code Section 5.03.06.C.6(b) as the existing vegetation meets the purpose and intent of the requirement as it mitigates the visual impact of the park and the roadway. It is noted that Zoning Condition #20 requires the existing vegetation to be supplemented with additional plant material if the opacity falls below 75 percent.

The Planning Commission found the request consistent with the Comprehensive Plan.

Testimony in support was provided at the Zoning Hearing Master hearing and submitted into the record. The testimony in support was from persons that have used the RV park and campground for many years who stated the positive impacts on both the families and campers that utilize the park as well as the economic benefit to the Wimauma and Sun City area.

Testimony in opposition was provided by one person who is a former Masonic camp Board member who, according to the applicant, was removed from office due to conduct detrimental to the RV park and youth camp. Concerns expressed pertained the camp by-laws and the absence of mention of RV's as well as the camp being used by persons that are not Masons. Additionally, the testimony in opposition detailed the possible impact on the wildlife and environment in the area as septic tanks are being used on-site.

The applicant's hydrogeological engineer testified that a study was done that concluded that the septic system is functioning properly and no issues were occurring.

The Major Modification for a maximum of 120 RV spaces is consistent with the historical use of the property since the late 1960's and compatible with the surrounding area. The request is consistent with the Comprehensive Plan and Land Development Code.

# RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 91-0174 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

July 12, 2023

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18<sup>th</sup> floor Tampa, FL, 33602

# Context

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

# **Compliance with Comprehensive Plan:**

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

# **Future Land Use Element**

# Rural Area

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

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

# Land Use Categories

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

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

# Relationship to Land Development Regulations

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

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

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

# **Environmental Considerations**

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

# Policy 13.3: Environmentally Sensitive Land Credit

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

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

MM 22-1639

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

# Neighborhood/Community Development

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

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

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

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

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

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

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

# **Community Design Component (CDC)**

# 5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

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

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

### **Livable Communities Element:**

# Little Manatee South

**Goal 1** Community Character Strategies: **Community Design** 

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

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

# **Goal 2** Protect Environmental Areas Strategies

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

Little Manatee River

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

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

# **Goal 5** Economic Development Strategies

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

# Ecotourism:

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

# Development Patterns:

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

# Southshore Areawide Systems

# Cultural/Historic Objective

The community desires to:

- 2. Utilize the environmental features of SouthShore as assets that attract tourism to the area. Promote the development of ecotourism opportunities for both economic and educational benefit.
  - Promote ecotourism that respects and draws upon the natural environment. Recognize
    ecotourism opportunities within publicly owned lands by improving public access and
    parking within SouthShore. Improve citizen awareness of public access to County owned
    lands within SouthShore.

# Economic Development Objective

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

- 3. Tourism
- a. Ecotourism Capitalize on this expanding industry.

# **Recreation and Open Space Section**

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

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

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

# **Staff Analysis of Goals Objectives and Policies:**

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

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

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

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

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

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

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

# Recommendation

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

# HILLSBOROUGH COUNTY **FUTURE LAND USE** RZ MM 22-1639

Rezonings

STATUS

<all other values>

CONTINUED APPROVED DENIED

Tampa Service WITHDRAWN PENDING

Urban Service Shoreline

Jurisdiction Boundary County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/MINING-1/20 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.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)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR) LIGHT INDUSTRIAL (.50 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE



1,300

Map Printed from Rezoning System: 11/28/2022 Author: Beverly F. Daniels

File: G/RezoningSystem\MapProjects\HC\Greg\_hcRezoning - Copy.mxd



# GENERAL SITE PLAN FOR CERTIFICATION



# **DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

# HILLSBOROUGH COUNTY **DEVELOPMENT SERVICES DEPARTMENT**

# **GENERAL SITE PLAN REVIEW/CERTIFICATION**

# **BOARD OF COUNTY COMMISSIONERS**

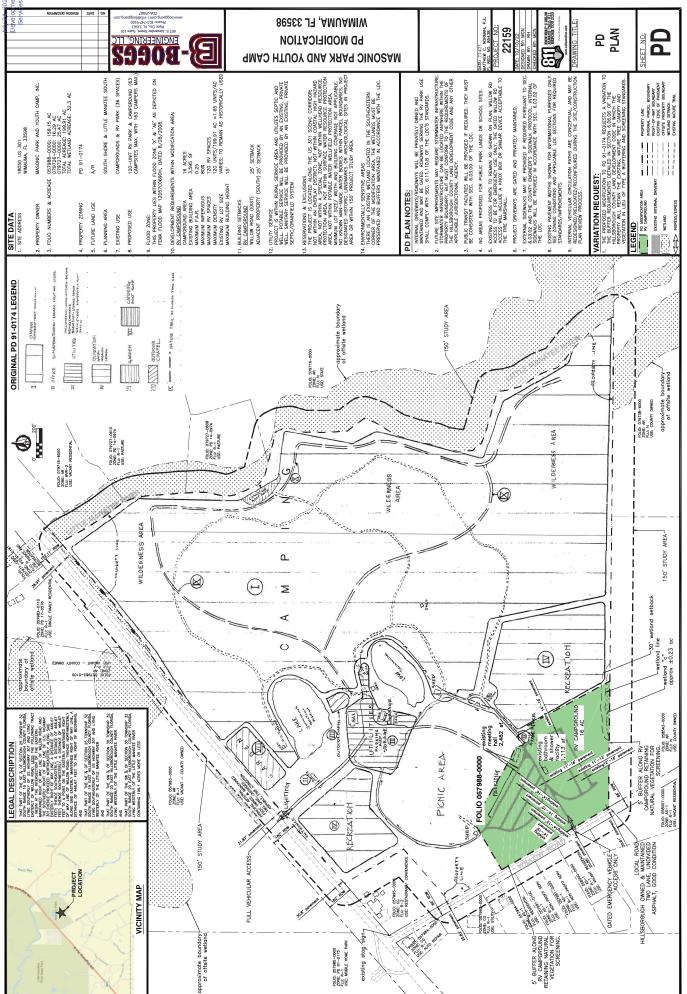
Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Michael Owen Donna Cameron Cepeda Joshua Wostal **COUNTY ADMINISTRATOR** Bonnie M. Wise **COUNTY** 

**ATTORNEY** Christine M. **Beck INTERNAL AUDITOR** Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR** 

Gregory S. Horwedel

Project Name: Masonic Park and Youth Camp						
Zoning File: RZ-PD ( 91-0174)	Zoning File: RZ-PD (91-0174) Modification: MM (22-1639)					
Atlas Page: None Submitted: 07/24/23						
To Planner for Review: 07/24/23 Date Due: ASAP						
Jaime Maier, Esq. / Hill Ward Henderson  Contact Person:	Phone: 813-506-5184/jaime.maier@hwhlaw.com					
Right-Of-Way or Land Required for I	Dedication: Yes No ✓					
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.					
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General					
Reviewed by: Sam Ball	Date: 7-25-23					
Date Agent/Owner notified of Disapp	roval:					



# AGENCY COMMENTS

# AGENCY COMMENT SHEET

TO: ZO	NING TECHNICIAN, Development Services	DATE: 6/11/2023
REVIE	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
COMM	UNITY PLAN/ SECTOR: LMS/South	PETITION NO: MM 22-1639
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to listed or attached conditions.	
	This agency objects, based on the listed or attached grounds.	

# **NEW AND REVISED CONDITIONS OF APPROVAL**

# Revised Conditions

- 2. The following existing uses shall be permitted on-site and any expansion or intensification thereof must meet applicable regulations.
  - a. All legally permitted principal and accessory RV park activities, youth camp, buildings or structures existing or occurring on the subject parcel on September 11, 1991. Evidence of such uses, activities, structures, may be provided by aerial or ground photographs; affidavits from one or more persons; receipts; business documents, deeds, and permits.
  - a.b. Concurrent with the next increment of development, the developer shall submit documentation showing which portions of the site existed prior to the above date and which portions were legally permitted after the above date.
  - c. The park project, totaling 204 199.91 acres, is limited to a 36-120 single unit RV spaces park and a youth camp consisting of a maximum of 63 campsites with a maximum of 163 campers.
  - b.d. New development, together with any uses or site development which was not legally permitted on or before September 11, 1991 shall the meet the applicable regulations in the Zoning Code, as amended be permitted through the site/construction plan review process and brought into conformance with applicable Hillsborough County Land Development Code (LDC). Transportation Technical Manual and other applicable standards. Regardless of the above, portions of the site which may have been previously constructed prior to the above date or legally permitted and constructed thereafter (subject to the above verification), but which are being affected by new development or development which was not properly permitted (e.g. the driveway into the proposed project) shall be brought into conformance with all applicant current rules and regulations.
  - e.e. All AS-1 zoning district uses shall be permitted, including youth camp.
  - d.f. Management units, Recreation areas and structures, Service buildings and structures, including boat docks, and ramps for use by park patrons only overnight guests of the campground or RV Park.
  - e.g. Accessory uses and structures which are customarily accessory and clearly incidental to the recreational vehicle park, and youth camp subject to the Zoning Code, as amended.

- f.h. Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, may be allowed in the park. These uses shall be located, and designed and permitted to serve only overnight guests of the campground or RV Parkpatrons of the park and shall present no visible signs from any area outside the park.
- i. Recreational vehicle park and youth camp shall not be open to the general public, but shall be for the use of the membership organizations and their guests.
- g-j. Consistent with LDC requirements, in calculating the allowable density/intensity of the uses listed within 2.c., above, 120 ac. of project area were utilized to obtain the RV Park density, and the remaining 79.9 ac. were utilized to obtain the allowable maximum campground density of 159 campers. The restriction of a maximum of 63 campsites is not an LDC restriction, but rather was necessary to ensure the project did not exceed the 50-trip threshold by which a transportation analysis would be required. Notwithstanding the above, while many of the project structures and amenities are shared between the RV Park and camp uses, the physical placement of the RV units shall be restricted to the 16 ac. RV Park area shown on the PD site plan.
- k. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development and use of the property shall be limited to that which does not exceed 50 peak hour trips.

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

3. The project shall be limited to and served by one (1) vehicular access connection to US 301 and one (1) emergency access to Willow Rd. The emergency access shall be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall. All existing access points shall be permitted on US 301 and Willow Rd.

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

4. RV Park uses shall comply with LDC Sec. 6.11.110 and other applicable standards and regulations.

Campground uses shall comply with LDC Sec. 6.11.20 and other applicable standards

regulations. Recreational vehicles or similar vehicles place on site for greater than 180 consecutive days shall comply with the Flood Damage Control Ordinance.

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

# New Conditions

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

# **Other Conditions**

- Prior to PD Site Plan Certification, the developer shall revise the site plan to:
  - O Correct the site plan note 7 to display the correct existing uses. Staff notes that there were no restrictions on campground size under the 91-0174 PD approval. Staff also notes that there zoning conditions showed only 24 RV spaces were permitted.
  - O Correct site plan note 8 to display the correct proposed uses relative to the campground use. Reference above PD conditions.
  - O Delete note 11. Staff notes that the entire PD is within the modification area, and as such this note is confusing. Allowable location of the 120 RV units has been addressed via zoning condition.
  - Modify note 1 under "PD Plan Notes" to change the word "FOR" to substitute the word "SERVING".
  - o Modify note 3 under "PD Plan Notes" to add "—see conditions of zoning approval for proposed access restrictions" to the end of the statement. Alternatively, delete note 3 staff believes these items are address under notes 6 and 7.
  - Replace note 8 with a statement reading "External sidewalks may be provided if required pursuant to Sec. 6.03.02 and the County Engineer's Sidewalk Protocol. Internal sidewalks will be provided in accordance with Sec. 6.03.02 of the LDC". Staff notes that the County Engineer's Sidewalk Protocol will govern implementation of external sidewalks within the rural services area.
  - Modify note 9 to add at the end "See zoning conditions and applicable LDC sections for required standards/improvements."
  - Add a new note stating, "Internal vehicular circulation paths are conceptual, and may be redesigned/relocated/reconfigured during the site/construction plan review process."
  - o Modify the note reading "Emergency Vehicle Access Only" to instead stated "Gated Emergency Vehicle Access Only".

# PROJECT OVERVIEW & TRIP GENERATION

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

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

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

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

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

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

Proposed Zoning:

I 111 /0'-	24 Hour Two-	AM Peak Hour		PM Peak Hour	
Land Use/Size	Way Volume	Enter	Exit	Enter	Exit
120 Unit RV Park (ITE LUC 416)	320 (est.)	9	16	21	11
Campground with max. of 63 campsites (ITE LUC 416)	170 (est.)	5	8	11	6
Total:	490 (est.)	38	}	49	)

# EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

# **SITE ACCESS/ SITE CIRCULATION**

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

# ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS Information for the adjacent roadway segment is shown below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 301	Manatee County Line	SR 674	D	С

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	<b>Current Conditions</b>	Select Future Improvements		
US 301	FDOT Principal Arterial - Rural	2 Lanes □Substandard Road ⊠Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>		
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>		
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>		

Project Trip Generation □Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	Unknown (See Report)	Unknown (See Report)	Unknown (See Report)			
Proposed	490 (est.)	38	49			
Difference (+/-)	Unknown	Unknown	Unknown			

<sup>\*</sup>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	Х	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:	_			

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
Choose an item. Choose an item.				
Notes:		•		

# Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No			



RON DESANTIS GOVERNOR

2822 Leslie Road Tampa, FL 33619 KEVIN J. THIBAULT, P.E. SECRETARY

May 24th, 2022

# THIS DOCUMENT IS NOT A PERMIT APPROVAL.

# THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER 11/24/2022.

# Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Date: May 24th, 2022 State Road#: 43

Time: 10:30 AM Section ID #: 10 010 000

Applicant: Mike Yates Mile Post: 2.2

Project: Masonic RV Park Road Class: 3

Location: S US 301 and Willow Rd. MPH: 60 MPH

County: Hillsborough DW/Sig Spacing: 660' 2640'

Folio#: 057988-0000 Median Spacing: 1320' 2640'

Dear Mr. Yates,

We appreciate your request to have a pre application meeting with The Department to review the proposed project. The intention of a pre application review is to educate both the applicant and The Department about the scope of work this project is proposing, the impact it may have on the surrounding public transit system, and the requirements to obtain a permit that allows development (or redevelopment) of property abutting the state Right of Way or modifying connections to a state road. After discussing the project with you and doing a thorough review of the proposal, we provide comments and suggestions to be considered in the final design and to help prepare a permit application for submittal to The Department.

After reviewing and discussing the information provided in the meeting, we have determined one of the following statements,

$\ \square$ We disapprove the concept as presented with the following considerat	tions
--	-------

■ We approve the concept as presented with the following conditions/considerations.

We are prepared to continue the review of the concept as presented with the following considerations.
We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
We are prepared to continue the review of the concept with the District Variance

# **Conditions For State Road Access Proposal:**

This project is not proposing any changes to existing access to SR 43, a class 3 roadway, with a posted speed limit of 60 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 660' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements. Therefore, connections would be considered **conforming** in accordance with the rule chapters 1996/97 for connection spacing.

# **FDOT** Recommendations,

- 1. This property is not making any changes other than rezoning. A recent discovery revealed that they the property and operation that has been active as is for the past 40+ years was not in compliance for what it was zoned for.
- 2. Original zoning was for 35 lots, but they have a total of 125 lots. They do not plan on adding any additional lots.
- 3. Site generates ±96 ADT's (average daily trips)
- 4. They currently have 2 existing driveways, but only use one of them. The other driveway is gated and is only used for emergency.
- 5. The rezoning will require the need to verify adequate site drainage, therefore a drainage permit (or exemption) will be required.
- 6. Provide existing and proposed drainage basin maps and a narrative for the work being proposed.
- 7. If any runoff drains to the ROW, then a drainage permit will be required, and you will need to show that the proposed runoff does not exceed the existing runoff volume.
- 8. If applying for an exemption, complete the attached questionnaire and submit it with the drainage application.

- 9. In the drainage submittal include an explanation for the DBI and MES on the south side of the driveway.
- 10. If there will not be any work done within the limits of the state right of way, then no access, utility, or general use permit will be required. If anything is going to be done in the right of way, contact the permit office to see what you will need to do.
- 11. Include a copy of this letter in the application submittal.
- 12. All documents uploaded in OSP must have a title that accurately identifies what each document is.
- 13. All the following project identification information must be on the Cover Sheet of the plans:
  - a. All Associated FDOT Permit #('s)
  - b. SR # (& Local Road Name) and Road Section ID #
  - c. Mile Post # and Lt or Rt Roadway
  - d. Roadway Classification # and Speed Limit (MPH)
- 14. All plans and applicable documents submitted in OSP need to be **signed and sealed**.

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

Florida Department of Transportation 2822 Leslie Rd. Tampa, Fl. 33619 Attn: Mecale' Roth

Favorable review of the plans proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The pre-application meeting is an opportunity to check the proposed plans for compliance and constructibility, and to look at any options, potential obstacles, or unforeseen issues. The review findings are non-binding and are subject to change. Unfavorable review generally means that a permit application, based on the design proposed, would likely be denied, and we would not encourage submitting a permit application with the unfavorable proposal. The applicant's Engineer of Record is responsible for the technical accuracy of the plans.

If you do not agree with the pre application meeting findings or wish to appeal a permit denial, you may schedule a meeting with the AMRC, contact Traffic Ops, David Ayala at 813-975-6717.

If you have any questions or need any other assistance or would like to schedule another meeting at a later date, please feel free to contact me.

We appreciate you giving us the opportunity to discuss this project with you and thank you for taking part in helping us make our roads safer and more efficient.

Sincerely,

Mecale' Roth

Permit Coordinator II Tampa Operations Office - 813-612-3237 M-Th 7 AM- 5:30 PM

# **Meeting Attendees:**

Larry

Guests- Mike Yates myates@palmtraffic.com

James Ratliff ratliffja@hillsboroughcounty.org

David Rasmus drasmus94@gmail.com

David Brigham

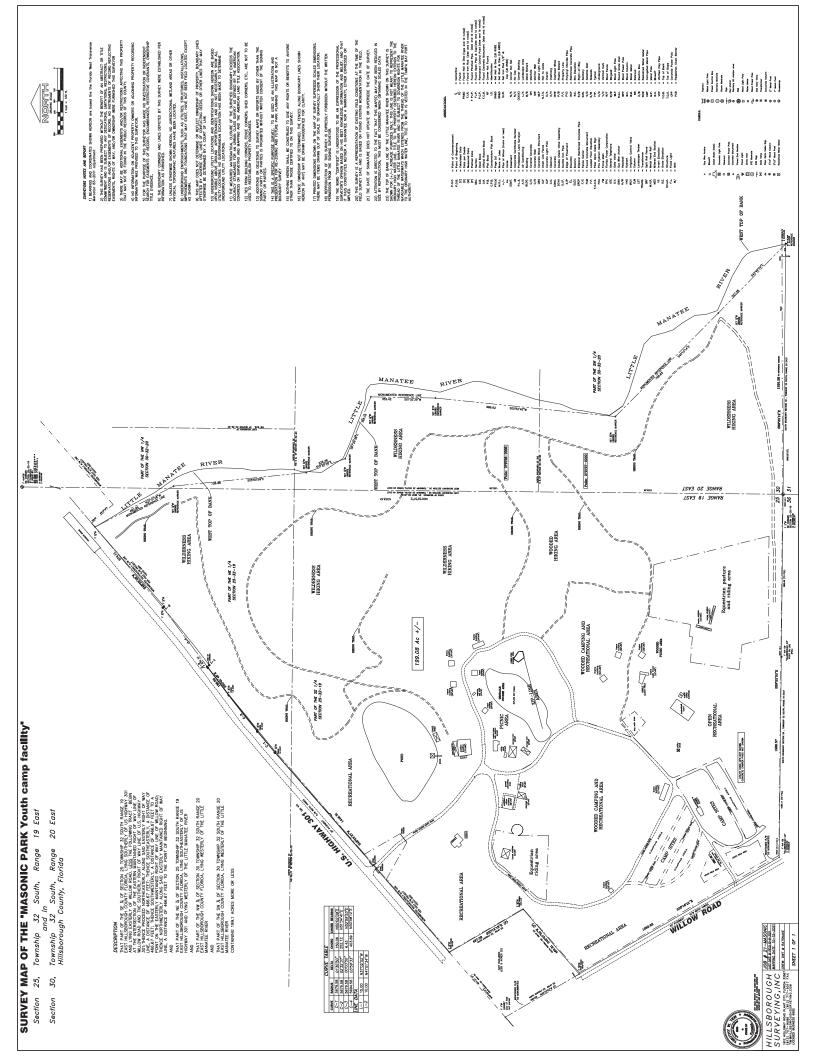
Gary Tuttle

FDOT- Todd Croft todd.croft@dot.state.fl.us

Mecale' Roth mecale.roth@dot.state.fl.us

Tom Allen thomas.allen@dot.state.fl.us
Dan Santos daniel.santos@dot.state.fl.us
Antonius Lebrun antonius.lebrun@dot.state.fl.us

Ana Zea ana.zea@dot.state.fl.us



# PERIOD SETTING

Analysis Name : AM Peak Hour

 Project Name :
 Masonic RV Park
 No :

 Date:
 4/18/2022
 City:

State/Province: Zip/Postal Code: Country: Client Name:

Analyst's Name: Edition: Trip Generation Manual, 11th

Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
416 - Campground/Recreation Vehicle Park (General Urban/Suburban)	Occupied on <b>ഖ</b> ampsites	35	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.21	3 <sup>(0)</sup> 43%	4 <sup>(0)</sup> 57%	7 <sup>(0)</sup>
416 - Campground/Recreation Vehicle Park - 1 (General Urban/Suburban)	Occupied on <b>a</b> lampsites	125	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.21	9 <sup>(0)</sup> 35%	17 <sup>(0)</sup> 65%	26 <sup>(0)</sup>

(0) indicates small sample size, use carefully.

### TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
416 - Campground/Recreational Vehicle Park	0 %	3	0 %	4
416 - Campground/Recreational Vehicle Park - 1	0 %	9	0 %	17

# **INTERNAL TRIPS**

# 416 - Campground/Recreational Vehicle Park 416 - Campground/Recreational Vehicle Park -

Exit 4 Demand Exit: 0 % (0)

Balanced: Demand Entry: 0 % (0)

Entry 9

Entry 3 Demand Entry: 0 % (0)

Balanced: Demand Exit: 0 % (0)

Exit 17

# 416 - Campground/Recreational Vehicle Park

		Internal Trips		
	Total Trips	416 - Campground/Recreational Vehicle Park - 1	Total	External Trips
Entry	3 (100%)	0 (0%)	0 (0%)	3 (100%)
Exit	4 (100%)	0 (0%)	0 (0%)	4 (100%)
Total	7 (100%)	0 (0%)	0 (0%)	7 (100%)

# 416 - Campground/Recreational Vehicle Park - 1

	Total Trips	Internal Trips	External Trips	
	Total Hips	416 - Campground/Recreational Vehicle Park	Total	External Imps
Entry	9 (100%)	0 (0%)	0 (0%)	9 (100%)
Exit	17 (100%)	0 (0%)	0 (0%)	17 (100%)
Total	26 (100%)	0 (0%)	0 (0%)	26 (100%)

# **EXTERNAL TRIPS**

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips	
416 - Campground/Recreational Vehicle Park	7	0	0	7	
416 - Campground/Recreational Vehicle Park - 1	26	0	0	26	

#### ITE DEVIATION DETAILS

# Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

No deviations from ITE. Landuse Methods No deviations from ITE.

416 - Campground/Recreational Vehicle Park (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case. External Trips

416 - Campground/Recreational Vehicle Park - 1 (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.

#### SUMMARY

Total Entering	12
Total Exiting	21
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	12
Total Exiting Non-Pass-by Trips	21

# **PERIOD SETTING**

Analysis Name : PM Peak Hour

Masonic RV Park Project Name : No: 4/18/2022 City: Date:

State/Province: Zip/Postal Code: Client Name: Country:

Analyst's Name: Edition: Trip Generation Manual, 11th

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
416 - Campground/Recreation Vehicle Park (General Urban/Suburban)	Occupied ก <b>ผ</b> ิampsites	35	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.27	6 67%	3 33%	9
416 - Campground/Recreation Vehicle Park - 1 (General Urban/Suburban)	Occupied விampsites	125	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.27	22 65%	12 35%	34

# TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
416 - Campground/Recreational Vehicle Park	0 %	6	0 %	3
416 - Campground/Recreational Vehicle Park -	0 %	22	0 %	12

# **INTERNAL TRIPS**

#### 416 - Campground/Recreational Vehicle Park

416 - Campground/Recreational Vehicle Park -

Exit	3	Demand Exit:	0 %	(0)	Balanced: 0	Demand Entry:	0 %	(0)	Entry	22
Entry	6	Demand Entry:	0 %	(0)	Balanced: 0	Demand Exit:	0 %	(0)	Exit	12

# 416 - Campground/Recreational Vehicle Park

		Internal Trips		
	Total Trips	416 - Campground/Recreational Vehicle Park - 1	Total	External Trips
Entry	6 (100%)	0 (0%)	0 (0%)	6 (100%)
Exit	3 (100%)	0 (0%)	0 (0%)	3 (100%)
Total	9 (100%)	0 (0%)	0 (0%)	9 (100%)

# 416 - Campground/Recreational Vehicle Park - 1

	Total Trips	Internal Trips	External Trips	
	Total Trips	416 - Campground/Recreational Vehicle Park	Total	External Imps
Entry	22 (100%)	0 (0%)	0 (0%)	22 (100%)
Exit	12 (100%)	0 (0%)	0 (0%)	12 (100%)
Total	34 (100%)	0 (0%)	0 (0%)	34 (100%)

# **EXTERNAL TRIPS**

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips	
416 - Campground/Recreational Vehicle Park	9	0	0	9	
416 - Campground/Recreational Vehicle Park - 1	34	0	0	34	

#### ITE DEVIATION DETAILS

# Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

No deviations from ITE. Landuse Methods No deviations from ITE.

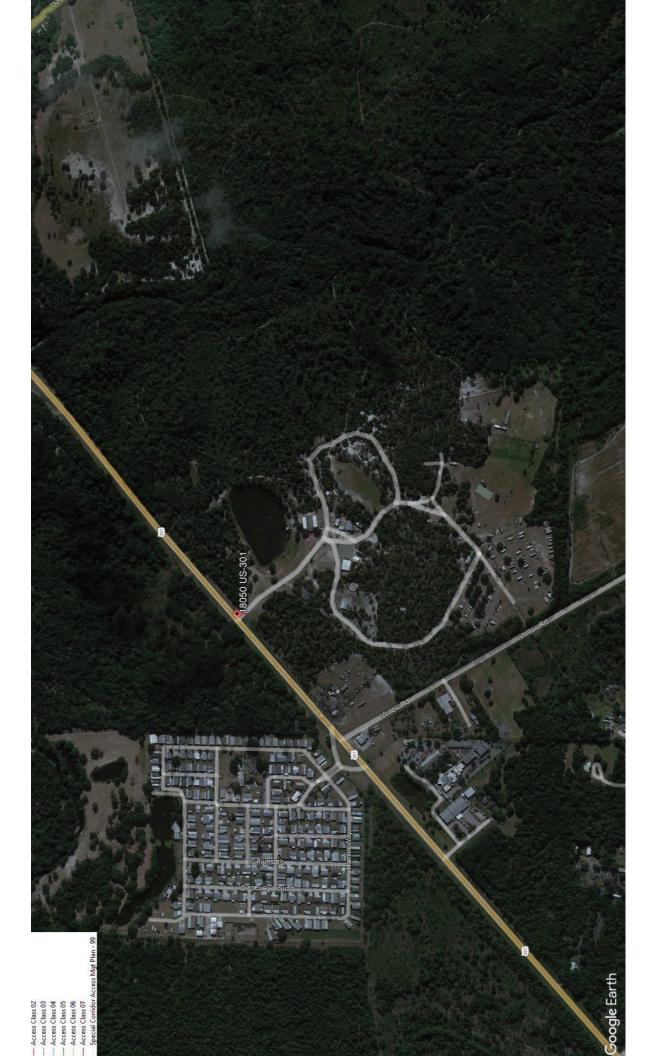
External Trips

416 - Campground/Recreational Vehicle Park (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.

416 - Campground/Recreational Vehicle Park - 1 (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.

#### SUMMARY

Total Entering	28
Total Exiting	15
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	28
Total Exiting Non-Pass-by Trips	15



#### **COMMISSION**

Joshua Wostal CHAIR
Harry Cohen VICE-CHAIR
Donna Cameron Cepeda
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" W. Myers
Michael Owen



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Rick Muratti, Esq. LEGAL DEPT
Diana M. Lee, P.E. AIR DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. WETLANDS DIVISION

#### AGENCY COMMENT SHEET

REZONING				
HEARING DATE: February 20, 2023	COMMENT DATE: December 7, 2022			
PETITION NO.: 22-1639	PROPERTY ADDRESS: 18050 US Hwy 301 South, Wimauma			
EPC REVIEWER: Kelly M. Holland	FOLIO#s: 0579880000, 0797260000 and 797270000			
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222	STR: 25-32S-19E and 30-32S-20E			
EMAIL: hollandk@epchc.org				
REQUESTED ZONING: Major Modification to an ex	sisting Planned Development			
FINDI	NGS			
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			
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current				

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:

- 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 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 contains 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

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

PETIT	TION NO.: MM22-1639 REVIEWED BY: Randy Rochelle DATE: 12/7/2022
FOLIC	NO.: 57988.0000, 79726.0000 & 79727.0000
	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.
COMM	IENTS: 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 REVIEW COMMENT SHEET

10:	ZONING TECHNICIAN, Planning Growth Mana	gement	<b>DATE:</b> 12 Jan. 2023		
REV	REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management				
APPI	LICANT: Jaime Maier	PETITION NO: N	<u>ИМ 22-1639</u>		
LOC	ATION: Masonic Park and Youth Camp, Wimauma	, FL 33598			
FOL	<b>IO NO:</b> 57988.0000, 79726.0000, 79727.0000	SEC: <u>30</u> TWN: <u>32</u>	2 RNG: <u>20</u>		
	This agency has no comments.				
	This agency has no objection.				
$\boxtimes$	This agency has no objection, subject to listed of	or attached conditior	is.		
	This agency objects, based on the listed or attac	ched conditions.			
COMN	MENTS: The subject application is adjacent to the	e Upper Little Mana	itee River Preserve.		

COMMENTS: 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.



#### **AGENCY REVIEW COMMENT SHEET**

**NOTE:** THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 01/31/2023

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Masonic Park and Youth Camp, Inc **PETITION NO:** 22-1639

**LOCATION:** 18050 US 301

**FOLIO NO:** 57988.0000 79726.0000 79727.0000

#### **Estimated Fees:**

RV campsites (Per 1,000 s.f.)

Mobility: \$1,607\*84 = \$134,988 Park: \$1,327\*84 = \$111,468 Fire: \$299\*84 = \$25,116

# **Project Summary/Description:**

Rural Mobility, South Parks, South Fire - 84 additional RV campsites

#### AGENCY COMMENT SHEET

TO:	Zoning/Code A	Administration,	<b>Development</b>	Services Department
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FROM: **Reviewer:** Carla Shelton Knight **Date:** March 24, 2023

**Agency:** Natural Resources **Petition #:** 

- ( ) This agency has **no comment**
- ( ) This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. Existing vegetation to credit for Type A screening may need to be supplemented with additional plant material if the opacity falls below 75%.
- 2. 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. This statement should be identified as a condition of the rezoning.
- 3. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request. This statement should be identified as a condition of the rezoning.
- 4. 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.

- 5. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the preliminary plans submitted through the Land Development Code's Site Development process to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed. **This statement should be identified as a condition of the rezoning.**
- 6. 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. This statement should be identified as a condition of the rezoning.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.

# VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA Board of County Commissioners

IN RE:

ZONE HEARING MASTER

HEARINGS

)

ZONE HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Zoning Hearing Master

DATE:

Tuesday, June 20, 2023

TIME:

Commencing at 6:32 p.m. Concluding at 10:28 p.m.

PLACE: Hillsborough County Board of

Commissioners

601 East Kennedy Boulevard

Second Floor

Tampa, Florida 33601

Reported via Zoom Videoconference by: Jennifer Cope, Court Reporter No. GG 187564

1 so much. With that we'll close Rezoning 22-1390 and 2 go to the next case. 3 MS. HEINRICH: Our next item is Item D-2, 4 Major Mod Application 22-1639. The applicant is requesting a major modification to PD 91-0174. Sam 5 Ball with Development Services will provide staff 6 findings after the applicant's presentation. 7 HEARING MASTER FINCH: All right. I 8 understand the applicant is virtual; is that 10 correct? Jaime Maier representing the 11 MS. MAIER: No. 12 applicant with the law firm Hill, Ward --13 HEARING MASTER FINCH: There you are. 14 I'm sorry. 15 MS. MAIER: No problem. Jamie Maier of the 16 law firm Hill, Ward, Henderson representing the 17 applicant, 101 East Kennedy Boulevard, Suite 3700. 18 And I have been sworn. 19 This is a request for a major modification to 20 an existing plan development. It is in the Little 21 Manatee South Area just off of US-301. And it is 2.2 the subject of an approved RV park and campground. 23 There are accessory uses such as kayaks, riding arena, and other support uses that are for 24 25 the use of campers only. This is the Masonic Park

and Youth Camp. And its surrounding area is predominantly, as you can see, agricultural and vacant land.

2.2

There are some mobile home and other RV park uses, some other recreational and camping type uses, and some single family to the southwest.

By way of background, this site has been operated by the Masonic Park entity since 1969. In fact, it's even included on the Little Manatee South Community Plan Map in the comprehensive plan and is listed as a recreation use.

During zoning conformance, in 1991 the site was assigned a PD that recognized all of the existing uses. It did, however, limit the number of RV units to 36. And the site has operated with 120 spaces for decades.

The board is a -- it's a non-profit organization with frequent board turnover. And so from board to board, the recordkeeping didn't necessarily track the PD approval.

This current sitting board, however, received a code enforcement case from the county, which recognized the fact that 36 units were what were permitted, and so they swiftly rectified it and complied. But since that time, they've had to

forgo a significant amount of revenue that they rely on because they had been operating with 120 spaces for so long.

2.2

In addition, they've missed multiple winter camping seasons and many campers who enjoy that park for many years have been unable to camp there now since 2020.

These are some aerials just to show you what their historic operations looked like, a couple of snapshots in time from 1995 and 2020. And then as you can see, they complied with the code enforcement and are now complying with the current PD zoning site plan.

These are from 2022 and 2023. You can see many vacant RV pads and not very many actual RV units. And so that is why this board is here to -- or this applicant is here to request an increase in the density for the RV units from the approved 36 to 120.

The density is available under the acreage.

And the rest of the PD will not change. So as you can see on the left, the 1991 site plan from the zoning conformance and on the right is the major modification site plan with the modification area in green.

That is the area you just saw in those aerials in the southwest corner of the site. Again, the modification is a request to increase the density in that portion of the site or the physical location of more RV units on that portion of the site.

2.2

There's no modification to the actual overall layout to the types of uses within the site or the locations of individual uses within the site.

I will, of course, let the Planning Commission staff report and -- speak for itself, but Planning Commission does find this request consistent and compatible with the area and with the applicable future land use and community plan areas. It promotes the goals of ecotourism and recreation and open space in the comprehensive plan and upholds the neighborhood protection policies, as well.

There is a variation request associated with the PD modification area. That is the buffer area between the RV park and Willow Road, which is just to the north of single-family uses. And so the request is to utilize the existing tree canopy and vegetation instead of a new Type A buffer. And staff is in support of this request.

You have findings of consistency and

approvability from staff and their professional review of the applicant's materials. In addition, we've received over 90 letters of support from former and regular park guests. These are all in the record.

Many of these people are community locals in Hillsborough County, but also out-of-state tourists who come to Florida to camp at Masonic Park. And many of these people have been unable to camp there since 2020 because of the adherence to the 36 units.

I have a couple of housekeeping items. We worked with staff on some revised conditions, which I will be entering into the record. And I know staff is prepared to speak to those if necessary. And I would like to reserve my remaining time for rebuttal.

Thank you.

2.2

HEARING MASTER FINCH: Let me just ask you a question, and it has to do with those revisions to the conditions. They've given me a revised staff report which changes my data just a little bit, but the question is the same.

It's Zoning Condition 2B that talks about a maximum of 63 campsites and now says 159 campers.

Did say 163 previously. And so I note that that's

1 an addition. Is that -- to the conditions as they 2 stood from zoning conformance, is that just a 3 recognition that was never -- you're just trying to get a number down and that's how many are there? Or is that new to the project? MS. MAIER: So I think transportation -- and 6 7 Michael Yates from Palm Traffic can speak to that more in detail. However, the reason is the trip 8 generation. So -- and the acreage. So that is the 10 maximum number if we're -- you know, the request is There is -- the zoning code 11 for 120 RV spaces. 12 allows one RV unit per acre, so that's using up 120 13 acres of the overall almost 200-acre site. 14 The remaining acreage supports only a certain 15 amount of campsites and they can't exceed that 16 number. 17 HEARING MASTER FINCH: I see. So do you have 18 any idea if that's reflective -- do you have any 19 idea -- well, first, how many campsites are there 20 existing? Do you know?

MS. MAIER: I think the applicant would be best suited to speak to that.

21

2.2

23

24

25

HEARING MASTER FINCH: That's fine. All right. But it's just a math exercise that you needed so many acres for the RV and the rest will

1	be for campsites, that's how
2	MS. MAIER: Correct.
3	HEARING MASTER FINCH: the numbers were
4	derived?
5	MS. MAIER: Yes.
6	HEARING MASTER FINCH: Okay. Thank you so
7	much. Did you have anything else from the
8	applicant?
9	MS. MAIER: We respectfully request your
10	recommendation of approval. Thank you.
11	HEARING MASTER FINCH: Okay. Thank you so
12	much. I appreciate it.
13	We'll go to Development Services.
14	Good evening.
15	MR. BALL: Good evening. Sam Ball,
16	Hillsborough County Development Services. As was
17	said, the revised report was filed and it's in the
18	record. The applicant is requesting a major
19	modification to PD 91-0174 to allow an existing RV
20	park and campground to increase the number of RV
21	spaces from 36 to 120.
22	The property is located at the eastern corner
23	of 301 and Willow Road intersection and covers
24	199.9 acres. The property is developed as a
25	campground and RV park. The application includes a

request from variation LDC 60604 for off street vehicular use area buffer requirements.

2.2

The surrounding zoning and development pattern consists of AR, AS-1, CG, and planned development districts. The property abuts US-301 to the north. The properties to the north are developed for a mobile home park, an outdoor recreational and lodging business, and the Little Manatee River State Park.

The abutting property to the south is owned by the county and is zoned AR and is also vacant. The properties located across the Little Manatee River to the east include an undeveloped PD, that is approved for up to 42 single-family dwellings and vacant lands that are zoned AR.

The Willow Road right of way is located to the west of the subject property. And the properties to the west of Willow Road are zoned CG and AS-1.

The uses include and auto repair business, a communications tower, vacant land, open storage, and an outdoor recreational facility.

The properties opposite of the Little Manatee
River to the east include -- excuse me. The
abutting property, CG, is currently developed for
retail. If Major Modification 22-1639 is approved,

the property would be allowed to be developed for up to 120 RV spaces. And campgrounds would be limited to 63 campsites with up to 159 campers.

2.2

The applicant's variation from the vehicular use area and buffer screening requirements would allow the existing vegetation to screen and buffer the RV park instead. The property would be limited to one vehicular access connection to US-301 and one emergency access to Willow Road.

The emergency access would be gated and locked with a Knox Box or similar type of -- some system acceptable to the fire marshal.

Based on the amount of dense natural vegetation that would serve as the required perimeter buffer and screening which would effectively seclude the RV use from the public right of way and the neighboring properties, staff supports the proposed variation from LDC Section 60604 for off street vehicular use to this area, buffering and screening requirements.

Based on the proposed site configuration and adjacent zoning and uses, which include a significant amount of recreational use, the staff finds proposed modification to 91-0174 compatible with the existing zoning districts and development

1 pattern area. 2 Based on that, staff recommends approval on 3 the request subject to conditions. That concludes 4 my presentation. Do you have any questions? 5 HEARING MASTER FINCH: I do. Just one. 6 7 that is I see that in your compatibility section, that analysis, that the existing vegetation 8 mitigates the requirement for the buffering and 10 screening, but I wondered, what is the actual 11 requirement? What are they required to provide in 12 terms of buffering and screening? 13 MR. BALL: There's a planting requirement 14 that's basically -- I believe it's 8 feet and then 15 they have the number of plantings that are supposed to be installed in-between. 16 HEARING MASTER FINCH: So the width of the 17 18 buffer is 8 feet? 19 MR. BALL: The vehicular use area buffer would be 8 feet. 20 21 HEARING MASTER FINCH: And then they associate 2.2 that there is screening in that section that 23 defines that? MR. BALL: Correct. 24 25 HEARING MASTER FINCH: So they're proposing

1 not to adhere to any of it due to that existing 2 vegetation? 3 MS. BALL: That is correct. 4 HEARING MASTER FINCH: Okay. That was my question. Thank you so much. I appreciate it. 5 All right. Planning commission? 6 7 MS. PAPANDREW: Andrea Papandrew, Planning Commission staff. The site is in the agricultural 8 rural one per five future land use category and is 10 within the Little Manatee South Community Plan, the Southshore Areawide Systems Plan. 11 The site is in the rural area which is 12 13 intended for long-term agricultural uses and large low residential rural residential uses. 14 15 neighborhood, commercial, and office. 16 Residential-1 is to the north, southeast, and 17 southwest. To the north, northeast, east, and 18 south is natural preservation. Further northeast 19 is the Wimauma Village Residential-2. Applicant is 20 proposing to expand the number of RV parks, which is consistent with the rural character intended for 21 the rural area and typical uses found in the future 2.2 23 land use category. The proposed 120 RVs is below the maximum 24 25 density possible and wetlands make up less than 25

percent of the site's acreage. The proposal is consistent with Objective 8, Policy 8.1, and Policy 13.3. The proposed rezoning meets the intent of Objective 16 and its policies relating to neighborhood protection.

2.2

As stated, the applicant is requesting a variation from the buffering and screen requirements to utilize the existing tree canopy and vegetation along Willow Road. The site is surrounded by existing recreational uses, conservation land, light commercial, and single family.

Policy 12-1.4 of the community design component discusses how new development shall be compatible with the established character of the surrounding area. Stated previously, the proposed rezoning is consistent with this policy due to the rural development pattern.

The site meets the intent of Little Manatee

South Community Plan and the Southshore Areawide

Systems Plan as recreational programming,

preservation of natural areas, and tourism are

identified as goals. And the proposed improvements

will expand the opportunity for eco-tourism.

The proposal is consistent with Objective 4

1 and Policies 1.4.7 and 1.4.8 of the recreation open 2 space section of the comprehensive plan, as the 3 increase in RV spaces will promote eco-tourism and allow for the continuation of programming in the 4 5 Masonic Park and Youth Camp. Based upon the above considerations, Planning 6 7 Commission staff finds proposed major modification consistent with the Unincorporated Hillsborough 8 County Comprehensive Plan subject to conditions 10 proposed by the county Development Services 11 Department. 12 HEARING MASTER FINCH: Thank you so much. I 13 appreciate it. 14 Is there anyone in the room or online that 15 would like to speak in support? 16 How many people? I see two, three. Are Yes. 17 you in support? 18 MS. KROCHTA: Yes. 19 HEARING MASTER FINCH: Okay. So three people, 20 four, in support. All right. Just hold on one 21 Is there anyone online that would like to second. 2.2 speak? 23 MALE SPEAKER: I just want to confirm we have a Matthew -- oh, I'm sorry, a Michael Alfieri. 24 25 just want to make sure he signed up for the

1	applicant team.
2	HEARING MASTER FINCH: Is he on your team?
3	MALE SPEAKER: Do you mean Matthew Norman?
4	HEARING MASTER FINCH: Yes, he's part of the
5	applicant's team.
6	MR. NORMAN: Yes, I'm part of the applicant
7	team.
8	HEARING MASTER FINCH: All right. So no one
9	online to speak in support. So we have four in the
10	room. So 15 minutes. We'll just do four minutes
11	apiece, divided as evenly as we can.
12	Michael, and whoever would like to go first,
13	please come up. If you could line up go ahead
14	and stand up and line up. It makes it move a
15	little faster.
16	Good evening.
17	MS. BRIGHAM: Good evening. Thank you for the
18	time you've given us. My name is Mary Brigham. My
19	address is 18050 South US-301, Wimauma.
20	I'm here to speak on behalf of our RV campers.
21	The Masonic Park, as you've heard, has been open
22	for over 50 years, established in 1969, and started
23	allowing Masonic campers to camp in the early
24	1970s.
25	During that time and until now we have

provided thousands of Masonic families and their guests camping accommodations. They have made many friendships, long-time friends. They are currently unable to see these friends because of our zoning restrictions.

2.2

During the past two years 75 percent of our campers who normally come see us in the winter at our campground have been unable to come back since we've been only allowed 36 campers. They come from all over the U.S. and the world. Tennessee, Missouri, Alabama, Vermont, New York, Maine, Massachusetts, Iowa, North and South Carolina just to name a few. And come from as far away as Canada and Germany.

Most of these campers come back each year to enjoy the wonderful weather here in Florida. Now they're either staying at their homes in the cold upper north or making temporary reservations at other campgrounds around the state, which are more expensive than we are.

Not being able to come to our campground has caused many family hardships, mostly financial, by the higher cost of camping or by having to keep their homes open and heated during the winter months.

Most of these campers who normally come to the campground are senior citizens and they have trouble living in the cold weather. The campers who come to see us regularly spend money in the economy. Being in the Wimauma Sun City area for three months, each year they spend thousands of dollars on groceries, diners out, shopping trips, local tourist attractions.

They're helping our neighbors as we try to help them. Over the years at least one or two campers have also gone out and purchased brand-new campers from local businesses and the rising costs of thousands of dollars.

The increase in the number of camping sites from 36 to the request of 120 will help the campers who are wanting to come back to our campground and also helping our local businesses.

Thank you very much.

HEARING MASTER FINCH: Thank you so much for coming down. I appreciate it. If you could, please sign in.

Next, please.

2.2

Good evening.

MS. TABAK: Hi. My name is Rena Tabak and I live at 4812 Bay Crest Drive, Tampa, Florida,

33615.

2.2

I stand before you this evening in support of the proposed rezoning of the Masonic Youth and RV Park in Wimauma. If any of you have ever gone camping then you already know the wonderful memories that it can create and the feeling of togetherness that it can bring families and friends.

As avid campers, my husband and I both know the joy it brings us when we set out on our RV adventures with our daughter. With your approval of the rezoning, you are allowing families the opportunity to embark on unique adventures and experiences.

Allowing them to enjoy happiness and excitement that they see in the eye -- their children's eyes as they get to experience the great outdoors for the first time. And allowing them to explore the true Florida nature and breathe the fresh air.

RV camping has long been cherished as an avenue for building lifelong memories. And by approving this rezoning, you'll be allowing families to spur that sense of adventure that is in all children and encourage their curiosity in the

nature and world around them.

2.2

As I am sure you're all aware, we live in a fast-paced world where electronics rule our time.

But providing these families with additional RV spaces, you'd be allowing more families the chance to disconnect from their daily routines and cell phones and connect with both nature and each other.

The Masonic Park can be a place where families can engage in outdoor activities, sharing meals around a campfire, and exploring the trails of old Florida creating memories that will last a lifetime.

With your approval of this rezoning, you're also saying yes to the improved health and wellbeing of children. We have all heard studies how spending time outdoors improves our physical health and can reduce our stress levels.

And with your approval you're encouraging the families to embrace these opportunities and enjoy the opportunities that the Masonic Youth and RV Park can provide for them.

In conclusion, with your approval rezoning the additional RV sites, the Masonic Park will continue to remain a family destination, one that prioritizes the happiness and the wellbeing of

1 children along with their wonderful family, memories that are waiting to be made. 2 3 By creating an environment conducive to adventure, family togetherness, and outdoor 4 exploration, we can give them the opportunity to 5 grow, learn, and create cherished memories that 6 7 will last a lifetime. Let's all come together and support this 8 rezoning proposal knowing that we are investing in 10 the future of our children and nurturing a 11 generation that appreciates all the wonders of the natural world. 12 13 Thank you. 14 HEARING MASTER FINCH: Thanks for coming down. 15 I appreciate it. Please, sign in. 16 Next, please. 17 Good evening. 18 MS. BURGESS: Good evening. My name is 19 Catherine Burgess. I live at 16629 Goose Ribbon 20 Place, Wimauma, Florida, 33598. 21 I've been camping at Masonic Youth Camp, 2.2 Wimauma for the past nine years. I've been camping 23 with not only family and friends, but I also camp alongside of a boy scout and a cub scout pack. 24 25 During my time at Masonic I've never been

disturbed by the RV lot rentals. I really didn't even notice them because they have a barrier separating the camping and conservation areas.

2.2

As a person who frequently enjoys the outdoors, I personally find Masonic to not only be an ecofriendly place, but also a safe place to camp with youth, which is becoming harder and harder to find in our area.

As an adult leader I'm limited on where we can take our youth to participate in overnight campouts. Masonic has one of two locations in our local area that not only meet the safety requirements, but also have enough space to accommodate our growing youth.

Throughout the past years my unit has been welcome at this park for not only camping, but to conduct a wide variety of outdoor activities such as hiking, geocaching, insect and reptile studies, kayaking, canoeing, fishing, and swimming activities.

Masonic has hosted Eagle Scout Court of Honors for several of our former scouts and continues to host scouting ceremonies for multiple packs and troops in our district. As a member of Boy Scouts America Counsel, our district has hosted several

leadership programs and Masonic for not only youth, but also adult.

2.2

The leadership programs have included outdoor cooking lessons, swimming and rescue training, scout master training, and conservation awareness training.

As an active member of our community, Masonic continues to open its gate and offer free and reduced activities to the community that include an annual haunted house and Christmas light trails regardless of their financial capabilities.

These events have become something enjoyable and affordable for large families in our surrounding area. I cannot speak to Masonic's financial status, but as a member of this -- I'm not a member of this lodge, but as someone who frequently visits the park, I have noticed a decline in repairs and maintenance, which I believe are due to the reduced revenue.

To help with this matter I've worked alongside of several members of my unit and Masonic volunteers to try to maintain the property.

However, as a nonprofit organization ourself, we are only able to contribute in man hours and do not have enough money to help maintain this large site.

1 With prices increasing steadily growing around us, I fear that if Masonic is not able to recoup 2 3 the lost funds that the RV rentals -- of the RV rentals, that our community might lose this youth 4 5 camp which has become a staple of not only my life, but as many others in our surrounding area. 6 7 Thank you for your time. HEARING MASTER FINCH: Thank you for your 8 testimony. If you could, please sign in. 9 10 And one more, I believe, correct? Do we have one more person that wanted to speak? 11 12 All right. That's it. Then we'll close No? 13 testimony in support. 14 Is there anyone who wanted to speak in 15 opposition? 16 All right. While you're coming up, is there 17 anyone else in the room or online that would like 18 to speak in opposition? 19 Seeing no one. 20 Good evening, sir. 21 MR. HOOKER: Good evening. As I sit here 2.2 tonight -- and I watch these meetings all the time 23 and they talk about the environment and the ecosystem and no place to camp and no place to 24 25 park, if we keep building there's not going to be a

1	place to park or camp.
2	HEARING MASTER FINCH: Sir, excuse me, could
3	you give us your name and address to start?
4	MR. HOOKER: I'm sorry. John Hooker, 8621
5	North Willow Avenue.
6	HEARING MASTER FINCH: Thank you.
7	MR. HOOKER: Here in Tampa. Although I live
8	there, I'm a sixth generation Floridian. And I've
9	been coming to this Wimauma area since I was 10
10	years old. I'm 65. And I've seen it grow and grow
11	and grow.
12	I have a lot of experience there with lot of
13	friends, clients, my dad used to farm in that area.
14	I'd like to start there's a couple of
15	things, a couple of areas I'd like to make you
16	aware of.
17	HEARING MASTER FINCH: There you go. And if
18	you want, you can bring that microphone over to
19	you.
20	MR. HOOKER: Yes. All right. I can just
21	stand here.
22	HEARING MASTER FINCH: Perfect.
23	MR. HOOKER: First of all, the objections that
24	you received I adopt those, okay, without going
25	into a lot of the detail. But I'd like to explain

the history of the Masonic Park. In 1969 the lodges in Hillsborough County got together and acquired the property there for the purpose of a youth camp. And they set out here and the purpose that I brought with me in their bylaws.

2.2

It was a noble idea. It was a camp for

Masonic youth. Masonic youth. And Masonic

families. There is nothing in the bylaws past or

current that says anything about recreational

vehicles.

Now, in terms of the Masonic youth, as of this weekend there's less than 36 Masonic youth in Hillsborough County. There's approximately 2,400 Masons in Hillsborough County and about 1,800 live in Hillsborough County. The rest live out of state or they live in other counties.

Masonic Park is an 80-mile roundtrip from right here down to the Masonic Park. Okay. There has been less than ten days that the Masons as a group, as a lodge, have had any functions at the Masonic Park. That includes the youth, who have had none in the last year or so, and the lodges.

Now, I just point this out for -- so you kind of get an understanding of where it is. The Masonic Park and Youth Camp was organized as a

501(c)(3) corporation to receive its funding for the 1 2 park from donations, not unrelated business income. 3 It's a tax thing. It's a subsidiary corporation of the 14 Masonic lodges in Hillsborough County. In 1991 Wimauma -- or Willow Road was out of sight and out of mind. 6 There was no zoning there. 7 In 1991 is when Planning Commission and the County Commission got together and said we need to start 8 classifying the property down there. 10 And so they classified -- because they had some RVs there, I think 24 at the time. 11 12 started adding them one at a time here and there 13 and 14 -- for income. In 1991 the Masonic Park requested 15 50, but the county commission said no, we're 16 concerned about septic tanks and the environment. 17 And they said you could have 36. That's 1991. 18 Well, between 1991 and today they've added, 19 without permission, without permitting, a hundred 20 -- over a hundred. Okay. Now they want to come in through the backdoor 21 2.2 and say, oh, we should have 120, when in 1991 the 23 county commission in all their wisdom said, no, the septic tanks and the environment we need to 24

protect. Should be res judicata.

25

1 HEARING MASTER FINCH: Sir, you've got about 2 eight and half minutes left. 3 MR. HOOKER: Good. Thank you. I'm glad you 4 reminded me because I can get going sometimes. Now, in addition to adding all of these RV 5 sites and all of these septic tanks, it's morphed 6 7 not into an RV park, but a mobile home park. Because adding 75 to 80 percent of the people there 8 have been there from more than a year and up to ten 10 years. Now, I tell you this -- I'm a Mason. And I 11 12 was a secretary of the board of directors for seven 13 But I have to be honest about it, we have 14 to be honest, that's what Masons are, they're good 15 citizens. 16 Now, I want to show you the -- if this will 17 show up -- is that upside down? 18 HEARING MASTER FINCH: No, it's right. 19 MR. HOOKER: If you'll take a look at where 20 the Masonic Park is and you see it's outlined in red, now look to the northwest, the -- well, let me 21 2.2 -- the Little Manatee River boarders that northeast 23 corner of the Masonic Park. That's why it's a wiggly line. 24 25 It goes across 301 and curves around to the

left and eventually winds up in Ruskin. If you follow back to the southeast, it winds back around, it winds back up at Fort Lonesome. Okay.

2.2

Now the point of this picture here is if you look across 301, there's about 40 acres there that -- and Sam Ball said that the Little Manatee State Park owns it. I was told that the county bought it under the ELAPP Program, that they bought that 40 acres just recently on the -- let me see if that's the northeast side.

There's a bunch of trees. There's 200 acres there that SWFWMD owns, but Hillsborough County under agreement manages. It's a conservation area.

Across the street is a conservation area.

And all the way -- if you follow the river is the Little Manatee State Park which is a conservation area. Now if you go southeast, okay, and follow the river, you'll see -- and maybe I can point it out here for you. Let me see. Right here.

Okay. See that bare property right here? It looks kind of bare. It's Cogon grass. But the county recently in the last year planted pine trees there. There's about, I'd say, 400 acres. It runs and parallels the river and is contiguous to the

Masonic Park.

2.2

All right. Now the point I'm making here is that there is an ecological corridor. And from Willow Road over to Saffold Road which is the next road over is a drain field all going toward the Little Manatee River.

And that whole corridor there is a wildlife corridor. Okay. And as everything has grown up, you see all around there, wildlife hasn't had anyplace to go. They don't have a home. They don't have anybody to speak for them. I'll speak for them. All right.

Now --

HEARING MASTER FINCH: About three and a half minutes.

MR. HOOKER: Okay. I'll finish.

Here's another picture and you've got the surroundings. Now I want to show you this picture. If you follow the orange line down to the -- at the bottom, you see a blue line over on the right-hand side and you come down and then it's orange and then it makes a dog leg, all right, what that is -- that is the Cross Country Greenway proposed.

I want you to take judicial notice of Florida
Statute 260 and the legislation that was just

passed and the governor signed about greenways and hiking trails and the policy of Florida. All right. Now that's orange because it hasn't been funded yet. The blue has been funded.

2.2

Now where that dog legs right there, that goes right through the Masonic Park. Okay. In case I didn't mention it, the future land use for the Masonic Park is AR. It's AR. Now, in this particular map you're going to see -- sorry, I thought I was talking loud enough. I'm getting a little horse.

You see kind of a triangular -- a yellow or orange box down at the bottom? My words may be covering that up. There it is. Do you see where it kind of makes a box down at the bottom? Okay. That's still in -- that long orange line is the Cross Country Greenway.

That line runs along the easement of the old railroad line that came from -- Fish Hawk and it runs all the way down to Parish. The plan is to make that a greenway. In addition, that box is part of the greenway. Okay.

HEARING MASTER FINCH: Last minute. One minute.

MR. HOOKER: Okay. And it runs right across

1 -- right through the middle of Masonic Park. 2 are the plans. This is what's planned in the near 3 future. 4 Quickly here, in September the United Stated congress passed legislation, put the Masonic -- the 5 Little Manatee River under the control of the 6 National Park Service. That's passed. 7 president signed it. It's being studied right now. 8 And I'll ask if you'll take judicial notice of 9 10 the articles in the legislation. There's another 11 one. 12 HEARING MASTER FINCH: That's the end of your 13 time. You're welcome to submit your documents into the record and I can review them. 14 15 MR. HOOKER: All right. I didn't have time to 16 talk about these, but the language --17 HEARING MASTER FINCH: All right. You can 18 submit whatever you'd like. 19 MR. HOOKER: Pardon me? HEARING MASTER FINCH: You can submit whatever 20 you'd like into the record with the clerk and it 21 2.2 will be a part of the record. 23 But the language -- and I'd like MR. HOOKER: to just say this to the legal staff, you need to be 24 25 a little clearer in your language about what a

1 youth camp is. 2 HEARING MASTER FINCH: Sir, you have gone past 3 the 15 minutes allotted. I really appreciate your 4 testimony. MR. HOOKER: All right. 5 HEARING MASTER FINCH: Thank you so much. 6 7 you could, please sign in. Thank you very much. Now seeing no one else in opposition, we'll 8 qo -- yes? 10 MS. PAPANDREW: Madam Zoning Hearing Master, can I make a correction to my testimony? 11 HEARING MASTER FINCH: Of course. 12 13 MS. PAPANDREW: I would just like to -- Andrea Papandrew, Planning Commission staff. This 14 15 Planning Commission staff report, there is a section where it refers to this site in the 16 17 Residential-1 Future Land Use Category. 18 I'd just like to clarify that it is in the 19 agricultural rural one per five future land use 20 category and the intent of that area is for areas 21 of long-term agricultural character or those areas 2.2 involved in agricultural productivity or other 23 rural uses. 24 I just wanted to clarify that. Thank you. 25 HEARING MASTER FINCH: I appreciate that,

1 putting it on the record. Thank you so much. 2 All right. So we've closed opposition 3 testimony. We'll go back to Development Services. Ms. Heinrich? 4 MS. HEINRICH: No further comments. HEARING MASTER FINCH: All right. Then, Ms. 6 7 Corbett, time for rebuttal -- oh, I'm sorry, Ms. Maier, time for rebuttal. You have five minutes. 8 I'll give you a little bit more if you'd like to 10 address this gentleman's issues. MS. MAIER: Thank you. Jaime Maier for the 11 record. Yes. And I think we did reserve a little 12 13 extra time, but I don't think we'll need all of it. 14 I would just like to say that much of what 15 you've heard is not relevant to the PD -- or the 16 major modification request before you. I would like Mike Alfieri of Water Science Associates to 17 18 briefly address the septic question, because we did 19 take a look at that out of concern for the 20 environmental issues, or potential for that. 21 And I would also like my client to be able to 2.2 address some of the things that were said, 23 although, again not relevant to this request, but to have a chance to address some of those comments. 24 25 Thank you.

HEARING MASTER FINCH: All right. Thank you so much.

Mr. Alfieri?

2.2

MR. ALFIERI: Yeah, thank you. We did on behalf of Ward Henderson evaluate the hydrogeology of the site itself and the septic system. We had a site visit including an interview with operating staff.

Based on the analysis that we had, we went in and used the Southwest Florida Water Management

District's districtwide regulatory model Version 4, which is the most recent peer reviewed ground water flow model that the district operates.

And to evaluate the use of septic systems, it was simulated as an injection into the system. In other words, we're applying water to the system.

The result of that is what's referred to as a groundwater mount.

So what we did is we used this mount and a model called Mod Path, which is essentially -- if you put a drop of dye in water and measured the flow as it goes out, that's what this program does. So we had this injection and a release of these particles that flow along with the groundwater, similar to what would be going on in a septic

system.

2.2

And the results that we saw were that the extent of flow from the septic system based on the projected use, a one-year, a five-year, and a ten-year projection. One year wasn't much movement at all.

You're still very close to the leach fields.

They have two of them, two septic systems. And by five years it's a little bit further out. By ten years you're almost at the property boundary to the northwest.

So any offsite impacts from septic are -- from a professional opinion are moot. The systems are designed for breakdown of the coliform as well as nitrogen and phosphorus and it's based on discussions we've had with operating staff.

They're even planning on putting in an update to their system to make it even better.

So this thing has been in operation for decades. I do not see as a professional any impacts that are going on from this operation.

That's all I've got.

MS. MAIER: Thank you.

MR. ALFIERI: Yep.

MS. MAIER: And now I would like the client to

come up and speak, the applicant to speak to some of the issues, again, that are not relevant, but we would like him to have a chance to response.

And I would ask for a few -- as you mentioned, a few additional minutes of time since we had some extra time in our presentation.

Thank you.

2.2

HEARING MASTER FINCH: All right. Thank you.

I appreciate it.

Thank you. Good evening.

MR. BATE: My name is Eric Bate. I reside at 4214 Sandy Shores Drive in Lutz, Florida. I actually prepared a 4-minute and 59-second rebuttal. My wife toned it down. But it's difficult to do that after a 15-minute opposition.

So I want to just summarize two or three important things that were just said, especially since they come from my former suspended attorney and a former member of our board who created some of the very problems that he's discussing and is why he was removed from the board for conduct detrimental to the park.

The fact is, our bylaws aren't relative this except that they don't say Masonic youth. They say young men and women, young people. And every

provision that it talks about who we are there to help, it doesn't say just Masonic youth. So that's an untruth.

2.2

As to the septic and they're talking about water quality, yes, the septic systems are working great. But we just entered into contract negotiations with Wood Septic to install a state of the art \$350,000, 8,500-gallon processing system so that we are -- continue to be the good stewards of the environment that we have been.

Some of the negative comments that you just heard -- the entire board is here. The board of directors is here in support of this. It's unfair to them because we spent the last three years trying to do everything right, trying to fix the errors of the past.

We shouldn't have had 120 RV sites to begin with, but we had them for 40 years. Right? We went back to what we were supposed to, 36. Ten years later the board has completely turned over, nobody knows, and we're back to 120.

And we use those revenues to protect the park.

Just last week we received an \$11 million offer

from Meritage Homes. And unanimously the board of

directors sitting here rejected it because we want

to maintain that fraternal legacy.

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We want to do the things that Katie talked about for the scouts, not just Masonic youth. And we do support Masonic youth organizations, Shriner's Children's Hospitals, Metropolitan Ministries.

The only reason we're here tonight is not to have 120 RV sites, it's so that we have the revenues we need so that we don't lose the park. Because if we lose the park, Meritage Homes is going to develop it and they'll fight and spend whatever money they've got to spend to make that happen.

We'd like to be stewards for the next 60 years. As far as the RVs impacting the river, the closest RV to the Little Manatee River is a half a mile away. And as far as, you know, a detriment to wildlife, there's 150 acres that we haven't In 60 years we haven't touched. touched.

That was my five-minute rebuttal. HEARING MASTER FINCH: Thank you so much. If you could, please sign in.

Thank you.

And, ma'am, you had one question MR. BATE: that I'd like to address. We currently have seven boy scout cabins or cabins for overnight campers.

1	They have 18 per. We can have 18 kids in each one.
2	And there are about a half a dozen campsites around
3	the perimeter of the property that are ideal for
4	outdoor camping because they have the appropriate
5	fire rings, et cetera.
6	So six campsites, seven cabins, times 18 kids,
7	and we're well under the 163.
8	HEARING MASTER FINCH: Thank you for that
9	clarification. If you could, please sign in with
10	the clerk's office, sir.
11	All right. Does that complete your rebuttal
12	testimony?
13	MS. MAIER: It does. Thank you.
14	HEARING MASTER FINCH: Thank you. I
15	appreciate it. Then with that we'll close Major
16	Modification 22-1639 and go to the next case.
17	MS. HEINRICH: Our next item is Item D-3, PD
18	Rezoning 22-1701. The applicant is requesting to
19	rezone the property to PD. Chris Grandlienard with
20	Development Services will provide staff findings
21	after the applicant's presentation.
22	HEARING MASTER FINCH: Good evening.
23	MR. RICE: Good evening. My name is Colin
24	Rice with law firm Older Lundy here on behalf of
25	the applicant, Oaks of Plant City. I'll put some

# ZHM Hearing May 15, 2023

	May 15, 2023					
HILLSBOROUGH COUNTY, FLORIDA Board of County Commissioners						
	X					
IN RE:	)					
ZONE HEARING MASTER HEARINGS	) ) )					
	X					
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS					
BEFORE:	Susan Finch and Pamela Jo Hatley Zoning Hearing Masters					
DATE:	Monday, May 15, 2023					
TIME:	Commencing at 6:00 p.m. Concluding at 9:30 p.m.					
PLACE:	Hillsborough County Board of County Commissioners 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601					
	Cisco Webex Videoconference by: ne DeMarsh, CER No. 1654					

# ZHM Hearing May 15, 2023

application is out of order to be heard and is being continued 1 June 20, 2023, ZHM hearing. 2 Item A.12, Major Mod application, 22-1639. This 3 application is being continued by staff to the June 20, 2023, ZHM hearing. Item A.13, 22-1647. This application is being 6 continued by staff to the June 20, 2023, ZHM hearing. Item A.14, Standard Rezoning 22-1654. This 8 application has been withdrawn from the ZHM process. 9 Item A.15, PD application 22-1688. This application 10 11 is being continued by the applicant to the June 20, 2023, ZHM hearing. 12 13 Item A.16, PD application 22-1701. This application 14 is being by staff to the June 20, 2023, ZHM hearing. 15 Item A.17, PD application 22-1706. This application is being withdrawn from the ZHM process. 16 17 Item A-18. This application or -- application PD 18 22-0041. This application is being continued by staff to June 20, 2023. ZHM hearing. Oh, sorry. That's a correction. Item 19 A-18, that's for PD application 23-0041. And again, it is 20 21 continued by staff to the June 20 2023, ZHM hearing. 22 Item A.19, PD application 23-0059. This application 23 is being -- is out of order to be heard and is being continued to the June 20, 2023, ZHM hearing. 24 25 Item A.20, PD application 23-0109. This application

# ZHM Hearing April 17, 2023

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HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS							
	X						
IN RE:	)						
ZONE HEARING MASTER HEARINGS	) ) )						
	X						
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS						
BEFORE:	Susan Finch Land Use Hearing Master						
DATE:	Monday, April 17, 2023						
TIME:	Commencing at 6:00 p.m. Concluding at 9:43 p.m.						
	isco Webex Videoconference by: DeMarsh, CER No. 1654						

## ZHM Hearing April 17, 2023

continued by the applicant to the May 15, 2023 ZHM Hearing. 1 Item A.8, PD 22-1390. This application is being 2 continued by Staff to the May 15, 2023 Zoning Hearing Master 3 Hearing. Item A.9, PD 22-1497. This application is being withdrawn from the ZHM process. Item A.10 PD 22-1503. This application is out of order to be heard and is being continued to the May 15, 2023 ZHM 8 Hearing. 9 Item A.11, Major Mod 22-1510. This application is 10 11 being continued by the applicant to the May 15, 2023 ZHM 12 Hearing. 13 Item A.12, Major Mod 22-1543. This application is out 14 of order to be heard and is being continued to the 15 August 21, 2023 ZHM Hearing. 16 Item A.13, PD 22-1577. This application is out of 17 order to be heard and is being continued to the May 15, 2023 ZHM 18 Hearing. Item A.14, Major Mod 22-1637. This application is out 19 of order to be heard and is continued to the May 15, 2023 ZHM 20 21 Hearing. 22 Item A.15, 22-1638. This application is out of order 23 to be heard and is being continued to the May 15, 2023 ZHM Hearing. 24 25 Item A.16, Major Mod 22-1639. This application is being

# ZHM Hearing April 17, 2023

1	continued by the applicant to the May 15, 2023 ZHM Hearing.
2	Item A.17, PD 22-1647. This application is out of
3	order to be heard and is being continued to the May 15, 2023 ZHM
4	Hearing.
5	Item A.18, PD 22-1688. This application is being
6	continued by the applicant to the May 15, 2023 Zoning Hearing
7	Master Hearing.
8	Item A.19, PD 22-1701. This application is out of
9	order to be heard and is being continued to the May 15, 2023 ZHM
10	Hearing.
11	Item A.20, PD 22-1703. This application is being
12	continued by the applicant to the May 15, 2023 ZHM Hearing.
13	And lastly, Item PD or A.21, PD 23-0041. This
14	application is being continued by the applicant to the
15	May 15, 2023 ZHM Hearing.
16	And that concludes the agenda.
17	
18	HEARING MASTER: All right. Thank you so much. I
19	appreciate it. Let me start by going over our hearing
20	procedures. Our hearing today consists of agenda items that
21	require a public hearing by a zoning hearing master. I'll
22	conduct a hearing on each agenda item and we'll file a
23	recommendation within 15 business days following tonight's
24	hearing. Those recommendations are then sent to the Board of
25	County Commissioners who make the final decision on each item.

1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS					
2						
3	X					
4	IN RE:					
5	ZONE HEARING MASTER ) HEARINGS )					
6	nearings ) X					
7	A					
8	ZONING HEARING MASTER HEARING					
9	TRANSCRIPT OF TESTIMONY AND PROCEEDINGS					
10	BEFORE: PAMELA JO HATLEY Land Use Hearing Master					
11	DATE: Monday, March 20, 2023					
12						
13	TIME: Commencing at 6:00 p.m. Concluding at 8:08 p.m.					
14	PLACE: Hillsborough County Board of					
15	County Commissioners 601 East Kennedy Boulevard 2nd Floor Boardroom					
16	Tampa, Florida 33601					
17						
18	Reported in person by:					
19	Brittany Bridges, CER No. 1607					
20	U.S. Legal Support 4200 West Cypress Street, Suite 750 Tampa, Florida 33607					
21	(813)223-7321					
22						
23						
24						
25						

application is out of order to be heard and is being continued to the April 17, 2023 Zoning Hearing Master Hearing.

Item A15, Rezoning PD 22-1577. This application is out of order to be heard and is being continued to the April 17, 2023 Zoning Hearing Master Hearing.

Item A16, Major Mod Application 22-1637. This application is out of order to be heard and is being continued to the April 17, 2023 Zoning Hearing Master Hearing.

Item A17, Major Mod Application 22-1638. This application is being continued by the applicant to the April 17, 2023 Zoning Hearing Master Hearing.

Item A18, Major Mod Application 22-1639. This application is out of order to be heard and is being continued at the April 17, 2023 Zoning Hearing Master Hearing.

Item A19, Rezoning PD 22-1640. This application is out of order to be heard and is being continued to the April 17, 2023 Zoning Hearing Master Hearing.

Item A20, Rezoning PD 22-1647. This application is out of order to be heard and is being continued to the April 17, 2023 Zoning Hearing Master Hearing.

Item A21, Rezoning Standard 22-1654. This application is being -- is being continued by Staff to the May 15, 2023

# ZHM Hearing February 20, 2023

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BOARD	OF	COUN	1TY	COMM	ISSIONE	ERS

IN RE:

ZONE HEARING MASTER

HEARINGS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY

Land Use Hearing Master

DATE: Monday, February 20, 2023

TIME: Commencing at 6:00 p.m.

Concluding at 8:11 p.m.

LOCATION: Hillsborough County Planning

Commission Board Room-2nd Floor

601 East Kennedy Boulevard

Tampa, Florida 36602

Reported via Cisco Webex Videoconference by: Samantha Kozlowski, CER

## ZHM Hearing February 20, 2023

Item A.23, rezoning PD 22-1604. This application is 1 being continued by the applicant to the March 20, 2023 Zoning 2 Hearing Master Hearing. Item A.24, rezoning PD 22-1636. This application is being withdrawn from the zoning hearing master process. Item A.25, rezoning PD 22-1637. This application is 6 7 out of order to be heard and is being continued to the March 20, 2023 Zoning Hearing Master Hearing. Item A -- A.26, major mod application 22-1638. 9 This application is being continued by the applicant to the 10 11 March 20, 2023 Zoning Hearing Master Hearing. Item A.27, major mod application 22-1639. This 12 13 application is out of order to be heard and is being continued 14 to the March 20, 2023 Zoning Hearing Master Hearing. 15 Item A.28, rezoning PD 22-1640. This application is out of order to be heard and is being continued to the 16 17 March 20, 2023 Zoning Hearing Master Hearing. 18 Item A.29, rezoning PD 22-1647. This application is out of order to be heard and is being continued to the 19 20 March 20, 2023 Zoning Hearing Master Hearing. Item A.30, rezoning standard 22-1654. This 21 application is being continued by staff to the March 20, 2023 22 23 Zoning Hearing Master Hearing. And the last item, A.31, rezoning standard 22-1681. 24 This application is out of order to be heard and is being 25

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE OF							
DATE/TIME: 6/20 72823 HEARING MASTER: Susan Finch							
6:00 pm							
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING							
APPLICATION #	NAME DILIP ACARUM						
23-0115	MAILING ADDRESS 301 WYLAY 7 ST						
	CITY THINK STATE FLZIP 336 PHONE S12-421						
APPLICATION #	PLEASE PRINT James Paul						
23-0115	MAILING ADDRESS 8323 King Blossom C+						
VS	CITY Tampa STATE FL ZIP 32/5 PHONE						
APPLICATION #	PLEASE PRINT SUS LA SWIFT						
23-8203	MAILING ADDRESS 607 S. A lexander St # 101						
	CITY CON City STATE FL ZIP 33/3 PHONE 747-9100						
APPLICATION #	NAME Radney Smith						
23-0203	MAILING ADDRESS 10016 Ohio Ave						
	CITY 1 here of one STATE FC ZIP 33572 HONE 494-5048						
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23-6730	MAILING ADDRESS DOD DA ARE S. #5						
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	CITY STATE TIPTE PHONE 804						

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DATE/TIME: 620 2023 HEARING MASTER: Susan Finch					
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APPLICATION#	NAME Cincle Creech				
2,000	MAILING ADDRESS 2212 & College AV				
	CITY RIVING STATE ZIP 33570 PHONE 335078888				
APPLICATION #	PLEASE PRINT John LaRocca				
23-0442	MAILING ADDRESS 3225 S. MOCDI // Olive #1 (29320)				
	CITY Tampa STATE FC ZIP 3×29 PHONE 813 6950469				
APPLICATION #	PLEASE PRINT DOLLAS EVANS				
23-0469	MAILING ADDRESS 3610 North de la Profiste 100				
	CITY TOWAY STATE FL ZIP 3367 HONE 813-949-7449				
APPLICATION #	NAME Magaret Tasson				
23-0469	MAILING ADDRESS 2810 NOT HOLAGE Block South 100				
	CITY Tumph STATE FL ZIPBIGG PHONE BIB-quy-7014				
APPLICATION #	PLEASE PRINT Kami Cabet				
22-1390	MAILING ADDRESS 101 & Kennedy Bud, Ste 3700				
	CITY TON DA STATE FL ZIP 3360 PHONE 813 227 8421				
APPLICATION #	NAME DON HOMBTON				
22-1390	MAILING ADDRESS 6692 CORFTON FOR ST.				
	CITY ( I TEMPLE & STATE FL ZIP 33598 PHONE				

SIGN-IN SHEET: RFR,	CHM, PHM, LUHO PAGE OF W					
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DATE/TIME: (20/2023 HEARING MASTER: SUSAN FINCH						
	ARLY, THIS INFORMATION WILL BE USED FOR MAILING					
APPLICATION #	NAME TEEN DENIM					
22-1790	MAILING ADDRESS SUZ W. LANGEL ST					
	CITY TPA STATE ZIP 336PHONE CU39					
APPLICATION #	NAME Jaim Majer					
22-1639	MAILING ADDRESS LOL E. Kennedy Blud. Ste 3700					
u u	CITY TOMPO STATE FL ZIP 35002 PHONE 813 506 5182					
APPLICATION #	MAILING ADDRESS 101 E. Kennedy Blud. Ste3700					
22-1639 MAILING ADDRESS 101 E. Kennedy Blow						
VS	CITY Tampa STATE FL ZIP 3760 HONE					
APPLICATION #	NAME Mary Brigham					
22-1639	MAILING ADDRESS 18056 S US 301					
	CITY WI MALL STATE FL ZIP 3359 PHONE 813-503-					
APPLICATION#	NAME LING TABOK					
22-1639						
	CITY TAMPA STATE PL ZIPSOPPHONE 27-345-7039					
APPLICATION #	NAME Kathern Burges 5					
22-1639	MAILING ADDRESS 16629 GOOSE Ribbun PC					
	CITY Wimauma STATE ZIP 3359 SPHONE 803-589 2659					

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO
DATE/TIME: $6/20$	2023 HEARING MASTER: Susan Finch
6:00 p	m
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME John D Hooker
22-1639	MAILING ADDRESS John & John D Hoo Ker, Com  8621 M Willow Ave  CITY TAMPO STATE F/ ZIP3364 PHONE 813-503-1802
APPLICATION# 22-1639 VS	MAILING ADDRESS 13 620 Metropolis Ave. Ste. 10 CITY Fort Myers STATE FL ZIP 33912 PHONE (239) 204-5360
22-1639	MAILING ADDRESS V914 SAVOY STOLES  CITY
APPLICATION#  22-1701	PLEASE PRINT NAME Colin Rice  MAILING ADDRESS 1000 W Cass  CITY Tauka STATE FL ZIP 3760 PHONE 239 9042771
APPLICATION#  22-1701	MAILING ADDRESS 3/02 Thonotogassa Robert City Plant City State Fl ZIP356 PHONE 727-543
23-004/	MAILING ADDRESS 1000 W Orlleg & # 900  CITY Tampa STATE FL ZIP 33602 HONE 33

SIGN-IN SHEET: RFR,	2027 HEARING MASTER: SURA PAGE OF G
DATE/TIME: $(1/20)$	2023 HEARING MASTER: SUSAN FINCH
2:0	nag 0
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Kumi Cohett
23-0041	MAILING ADDRESS 10/9 Kennel 1 Blod 3700
	CITYTHMPA STATE ZIBJUD PHONE 813-2278421
APPLICATION#	NAME TEVEN TOWN
27-0041	MAILING ADDRESS SUZZ W. LAVIEL ST
	CITY TOPA STATE ZIP 3360 PHONE 613-269 PHONE 0039
APPLICATION #	PLEASE PRINT STEVE LUCE
27-0041	MAILING ADDRESS 111 S. ARMEN A
	CITY TAMPA STATEFL ZIP 33404 PHONE 813-767-5763
APPLICATION #	PLEASE PRINT JUHN RECLAN
23-0041	MAILING ADDRESS 5051 BANSY BROOK GREEK
Ü	CITY WIMAUMA STATE FL ZIP 335/8 PHONE 8/3-938-4058
APPLICATION #	PLEASE PRINT NAME ON HORSE
23-0041	MAILING ADDRESS 16692 CORPORTED ST
	CITY CIMPALY STATE T ZIP 337 PHONE 0655
APPLICATION #	PLEASE PRINT 1/40 Acres
27-6041	MAILING ADDRESS 5224 SR 674 754-226- CITY Wimduma STATE FL ZIP 3354 PHONE 47-73
	THE TE DE STATE TO THORE 777

SIGN-IN SHEET: RFR, DATE/TIME:	2023 HEARIN	G MASTER:	Susa	PAGE OF 6
6:00	pm			
PLEASE PRINT CLE	CARLY, THIS INFO	RMATION W	ILL BE USI	ED FOR MAILING
APPLICATION #				
43				11NG- STUNE DR 598PHONE 8/3 38048-20
APPLICATION #	PLEASE PRINT NAME  MAILING ADDRESS			
	CITY	STATE	ZIP	PHONE
APPLICATION #	PLEASE PRINT NAME			
				PHONE
APPLICATION #	PLEASE PRINT NAME			
	MAILING ADDRESS	S		
	CITY	STATE	ZIP	PHONE
APPLICATION #	PLEASE PRINT NAME			
	MAILING ADDRESS	S		
	CITY	STATE	ZIP	PHONE
APPLICATION #	PLEASE PRINT NAME	100		
	MAILING ADDRESS	S		
	CITY	STATE	ZIP	PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 06/20/2023

HEARING MASTER: Susan Finch PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO	
RZ 22-0203	Susan Swift	Applicant Presentation Packet	No	
RZ 23-0330	Todd Pressman	Applicant Presentation Packet	No	
RZ 23-0351	Todd Pressman	Applicant Presentation Packet	No	
RZ 23-0469	Dallas Evans	Applicant Presentation Packet	No	
RZ 22-1390	Kami Corbett	Applicant Presentation Packet	No	
RZ 22-1390	Steve Henry	Applicant Presentation Packet	No	
MM 22-1639	Michelle Heinrich	Revised Staff Report	Yes (copy)	
MM 22-1639	Jaime Maier	2. Applicant Presentation Packet	No	
MM 22-1639	John D. Hooker	3. Opponent Presentation Packet	No	
RZ 22-1701	Colin Rice	Applicant Presentation Packet	No	
RZ 23-0041	Michelle Heinrich	Revised Staff Report	Yes (copy)	
RZ 23-0041	Isabelle Albert	Applicant Presentation Packet	No	
RZ 23-0041	John Regan	3. Proponent Presentation Packet	No	
RZ 23-0041	Gil Martinez	4. Proponent Presentation Packet	No	

#### JUNE 20, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, June 20, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, after a delay, called the meeting to order at 6:31 p.m., led in the pledge of allegiance to the flag, and introduced Development Services.

#### A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services, introduced staff, and reviewed changes/withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

Susan Finch, ZHM, Oath.

#### B. REMANDS

#### B.1. RZ 22-0648

Susan Finch, ZHM, announced the item was continued to the July 24, 2023, ZHM.

#### C. REZONING STANDARD (RZ-STD):

# C.1. RZ 22-1681

Susan Finch, ZHM, announced the item was continued to the July 24, 2023, ZHM.

# C.2. RZ 23-0115

Michelle Heinrich, Development Services, called RZ 23-0115.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0115.

# C.3. RZ 23-0203

- Michelle Heinrich, Development Services, called RZ 23-0203.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0203.

# C.4. RZ 23-0330

- Michelle Heinrich, Development Services, called RZ 23-0330.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0330.

# C.5. RZ 23-0351

- Michelle Heinrich, Development Services, called RZ 23-0351.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0351.

# C.6. RZ 23-0442

- Michelle Heinrich, Development Services, called RZ 23-0442.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0442.

# C.7. RZ 23-0469

- Michelle Heinrich, Development Services, called RZ 23-0469.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0469.

#### TUESDAY, JUNE 20, 2023

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

#### D.1. RZ 22-1390

Michelle Heinrich, Development Services, called RZ 22-1390.

Testimony provided.

Susan Finch, ZHM, closed RZ 22-1390.

# D.2. MM 22-1639

Michelle Heinrich, Development Services, called MM 22-1639.

Testimony provided.

Susan Finch, ZHM, closed MM 22-1639.

# D.3. RZ 22-1701

Michelle Heinrich, Development Services, called RZ 22-1701.

Testimony provided.

Susan Finch, ZHM, closed RZ 22-1701.

#### D.4. RZ 23-0041

Michelle Heinrich, Development Services, called RZ 23-0041.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0041.

#### ADJOURNMENT

Susan Finch, ZHM, adjourned meeting at 10:28 pm.

# PD Modification Application:

MM 22-1639

Zoning Hearing Master Date:

June 20, 2023

**BOCC Land Use Meeting Date:** 

August 8, 2023



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Masonic Park and Youth Camp, Inc.

FLU

A/R (Agricultural Rural – 1 DU per

Category:

5 acres)

Service Area:

Rural

Site Acreage:

199.91

Community

Little Manatee South and South

Plan Area:

Shore Areawide Systems

Overlay:

None



#### Introduction Summary

PD 91-0174 was approved in 1991 to allow the property located at the east corner of 301 and Willow Road intersection for the development of a youth camp and RV park with 36 RV spaces. The applicant is requesting a modification to allow an increase from 36 RV spaces to 120 RV spaces.

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

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

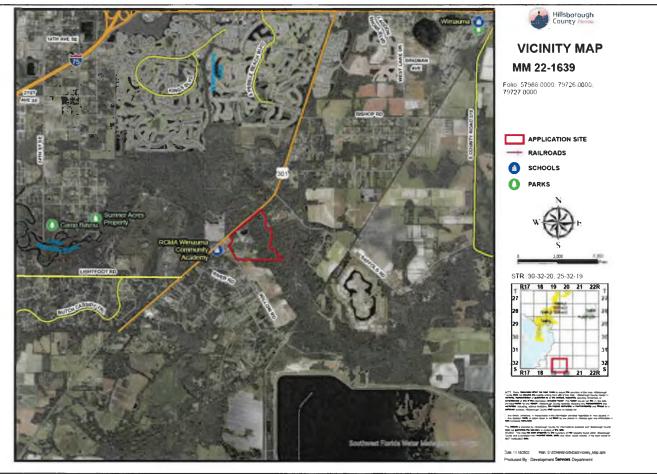
Planning Commission Recommendation	Development Services Recommendation
•	Approvable, subject to proposed conditions

Applicatio	n No.	1717	2.	2-/	639	
Name:	Mil	chelle	Щ	ein	rich	2
Entered at	Public	Hearing		H	1_	•
Exhibit #		Date:	4	20	202	7
EXIII #		Date:_	4	18	101	J

ZHM HEARING DATE: JUNE 20, 2023 BOCC LUM MEETING DATE: August 8, 2023

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



Case Reviewer: Sam Ball

#### **Context of Surrounding Area:**

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

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

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

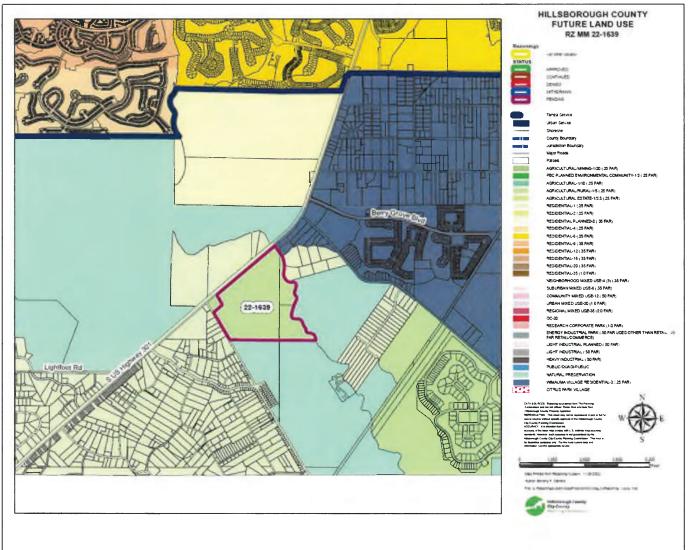
The properties opposite of the Little Manatee River to the East include an undeveloped PD that is approved for up to 42 single-family dwellings and vacant lands zoned AR.

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

Case Reviewer: Sam Ball

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



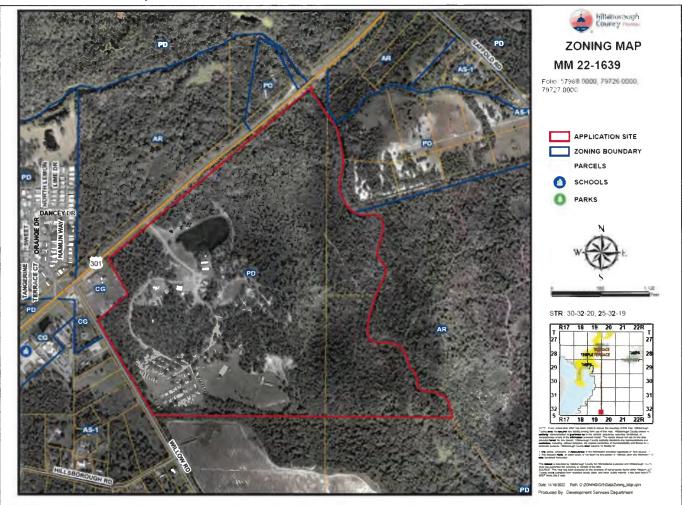
Subject Site Future Land Use Category	A/R (Agricultural Rural) – 1 DU per 5 acres
Maximum Density/F.A.R.	1 dwelling units per 5 gross acres (du/ga) / 0.25 FAR
Typical Uses	Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural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

ZHM HEARING DATE:

JUNE 20, 2023 BOCC LUM MEETING DATE: August 8, 2023 Case Reviewer: Sam Ball

### 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			
	AR	1 du/5 ga F.A.R.: NA	Agriculture and related	Little Manatee River State Park			
North	PD 91-0175	6 mobile home or RV lots per acre	Mobile home or RV park	Mobile home park			
North	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			

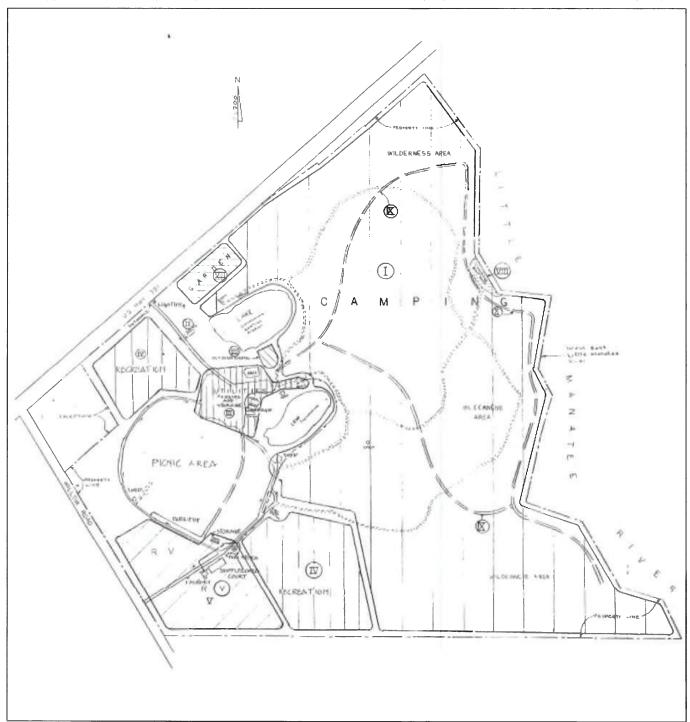
ZHM HEARING DATE:JUNE 20, 2023BOCC LUM MEETING DATE:August 8, 2023Case Reviewer: Sam Ball

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	

ZHM HEARING DATE: JUNE 20, 2023
BOCC LUM MEETING DATE: August 8, 2023 Case Reviewer: Sam Ball

### 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)



APPLICATION NUMBER: MM 22-1639

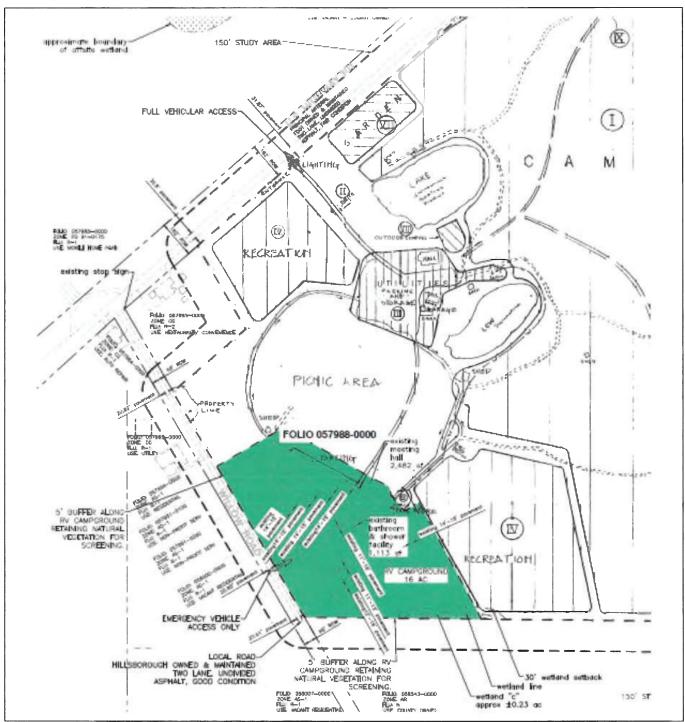
ZHM HEARING DATE: JUNE 20, 2023

BOCC LUM MEETING DATE: August 8, 2023

Case Reviewer: Sam Ball

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
33 <sup>rd</sup> Street SE	FDOT Principal Arterial - Rural	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>		

Project Trip Generation  Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	Unknow (See Report)	Unknown (See Report)	Unknown (See Report)	
Proposed	490 (est.)	38	49	
Difference (+/-)	-Unknown	Unknown	Unknown	

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	х	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	Туре	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	4 1			
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☐ Yes	☐ Yes	⊠ Yes	EPC Approval needed
Environmental Protection Commission	⊠ No	⊠ No	□No	on revised plans
Natural Resources	⊠ Yes	☐ Yes	⊠ Yes	
Natural Resources	□No	⊠ No	□No	
Conservation & Environ Lands Mamt	⊠ Yes	☐ Yes	⊠ Yes	
Conservation & Environ. Lands Mgmt.	□ No	⊠ No	□ No	

APPLICATION NUMBER: MM 22-1639				
ZHM HEARING DATE: JUNE 20, 2023 BOCC LUM MEETING DATE: August 8, 2023		Case R	eviewer: Sam Ball	
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
☑ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	   ⊠ Yes	
☐ Design Exc./Adm. Variance Requested	⊠ Yes   □ No	□ Yes □ ⊠ No	□ No	
☐ Off-site Improvements Provided		23 140		
Service Area/ Water & Wastewater	⊠ Yes	☐ Yes	☐ Yes	
□Urban □ City of Tampa	□ No	⊠ No	□ res   ⊠ No	
☑ Rural ☐ City of Temple Terrace				
Hillsborough County School Board		_		
Adequate □ K-5 □6-8 □9-12 ⊠N/A	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ☑ No	
Inadequate □ K-5 □6-8 □9-12 ⊠N/A				
Impact/Mobility Fees:				
RV campsites (Per 1,000 s.f.)				
Mobility: \$1,607*84 = \$134,988				
Park: \$1,327*84 = \$111,468 Fire: \$ 299*84 = \$ 25,116				
	Comments		Conditions	Additional
Comprehensive Plan:	Received	Findings	Requested	Information/Comments
Planning Commission				
☐ Meets Locational Criteria     ⊠ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□ No	⊠ Consistent	⊠ No	
☐ Minimum Density Met ⊠ N/A	•			

ZHM HEARING DATE: JUNE 20, 2023

BOCC LUM MEETING DATE: August 8, 2023 Case Reviewer: Sam Ball

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

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

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

#### 5.2 Recommendation

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

BOCC LUM MEETING DATE: August 8, 2023 Case Reviewer: Sam Ball

#### **6.0 PROPOSED CONDITIONS**

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

 Correct the site plan note 7 to display the correct existing uses. Staff notes that there were no restrictions on campground size under the 91-0174 PD approval. Staff also notes that there zoning conditions showed only 24 RV spaces were permitted.

- Correct site plan note 8 to display the correct proposed uses relative to the campground use. Reference above PD conditions.
- Delete note 11. Staff notes that the entire PD is within the modification area, and as such this note is confusing. Allowable location of the 120 RV units has been addressed via zoning condition.
- Modify note 1 under "PD Plan Notes" to change the word "FOR" to substitute the word "SERVING".
- Modify note 3 under "PD Plan Notes" to add "—see conditions of zoning approval for proposed access restrictions" to the end of the statement. Alternatively, delete note 3 staff believes these items are address under notes 6 and 7.
- Replace note 8 with a statement reading "External sidewalks may be provided if required pursuant to Sec. 6.03.02 and the County Engineer's Sidewalk Protocol. Internal sidewalks will be provided in accordance with Sec. 6.03.02 of the LDC". Staff notes that the County Engineer's Sidewalk Protocol will govern implementation of external sidewalks within the rural services area.
- Modify note 9 to add at the end "See zoning conditions and applicable LDC sections for required standards/improvements."
- Add a new note stating, "Internal vehicular circulation paths are conceptual, and may be redesigned/relocated/reconfigured during the site/construction plan review process."
- Modify the note reading "Emergency Vehicle Access Only" to instead stated "Gated Emergency Vehicle Access Only".

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

- 1. The maximum density must not exceed the land use plan category (RR-P A/R) for any new development.
- 2. The following existing uses shall be permitted on-site and any expansion or intensification thereof must meet applicable regulations 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.
  - <u>b.</u> The <u>park project</u> totaling <u>204 199.91</u> acres, is limited to <u>the originally approved 36 a 120 single unit RV spaces</u> <u>park and a youth camp consisting of a maximum of 63 campsites with a maximum capacity of <del>163</del> 159campers.</u>
  - a.c. New development, together with any uses or site development which was not legally permitted on or before September 11, 1991 shall meet the applicable regulations in the Zoning Code, as amended be permitted through the site/construction plan review process and brought into conformance with applicable Hillsborough County

BOCC LUM MEETING DATE: August 8, 2023 Case Reviewer: Sam Ball

Land Development Code (LDC), Transportation Technical Manual and other applicable standards. Regardless of the above, portions of the site which may have been previously constructed prior to the above date or legally permitted and constructed thereafter (subject to the above verification), but which are being affected by new development or development which was not properly permitted (e.g. the driveway into the proposed project) shall be brought into conformance with all applicant current rules and regulations. Concurrent with the next increment of development, the developer shall submit documentation showing which portions of the site existed prior to the above date and which portions were legally permitted after the above date

- b.d. All AS-1 zoning district uses shall be permitted including youth camp.
- <u>e.e.</u> Management units, Recreational areas and structures, Service buildings and structures, including boat docks, and ramps for use by <u>park patrons only</u>overnight guests of the campground or RV Park.
- d.f. Accessory uses and structures which are customarily accessory and clearly incidental to the recreational vehicle park, and youth camp subject to the Zoning Code, as amended.
- g. Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, may be allowed in the park. These uses shall be located, and designed and permitted to serve only patrons of the park overnight guests of the campground or RV Park and shall present no visible signs from any area outside the park.
- e.<u>h.</u> Recreational vehicle park and youth camp shall not be open to the general public, but shall be for the use of the membership organizations and their guests.
- i. Consistent with LDC requirements, in calculating the allowable density/intensity of the uses listed within 2.c., above, 120 ac. of project area were utilized to obtain the RV Park density, and the remaining 79.9 ac. were utilized to obtain the allowable maximum campground density of 159 campers. The restriction of a maximum of 63 campsites is not an LDC restriction, but rather was necessary to ensure the project did not exceed the 50-trip threshold by which a transportation analysis would be required. Notwithstanding the above, while many of the project structures and amenities are shared between the RV Park and camp uses, the physical placement of the RV units shall be restricted to the 16 ac. RV Park area shown on the PD site plan.
- f.j. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development and use of the property shall be limited to that which does not exceed 50 peak hour trips. 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. All existing access points shall be permitted on U.S. Hwy 301 and Willow Rd. The project shall be limited to and served by one (1) vehicular access connection to US 301 and one (1) emergency access to Willow Rd. The emergency access shall be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall.
- 4. The Planning and Zoning Department is authorized to approve minor changes in the approved General Development Site Plan, as long as the changes are in harmony with the original General Development Site Plan, but shall not have the power to approve changes that constitute a conceptual modification.
- 5. 4. Recreational vehicles or similar vehicles placed on site for greater than 180 consecutive days shall comply with the Flood Damage Control Ordinance regulations LDC Section 6.11.110 Mobile Home Parks and Recreational Vehicle Parks.

BOCC LUM MEETING DATE: August 8, 2023 Case Reviewer: Sam Ball

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

- 7.6.5. 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.
- 8.7.6. 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. by the Land Alteration and Landscaping Variance Review Board and as provided in the County Zoning Code in Section 7.28.
- 9.87. During construction, hay bales or other erosion-prevention control devices shall be staked with the setback areas around each wetland to prevent soil erosion into the wetlands.
- 10.9.8. 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.
- 11.10.9. For new development and RV spaces over 2436, the drainage plans and calculations shall be submitted to the Hillsborough County Environmental Protection Commission (EPC) through Hillsborough County the Development Review Department. Prior to Site Development Plan approval, the owner shall submit to EPC a copy of the Southwest Florida Water Management District Stormwater Permit or Exemption for the project.
- 12.11.10. 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.
- 13.12.11. New development shall be in accordance with all applicable regulations and ordinances, including applicable subdivision and Site Development Regulations.
- 14. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at time of application for subsequent development orders or permits to allow issuance of such development orders or permits. Approval of this rezoning shall not affect the rights of the owner to legal non-conforming use status, provided that all applicable criteria pertaining to qualifying for such status are complied with.
- 15.<u>13.</u>Within ninety (90) days of the zoning conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the County Planning and Zoning Department, seven copies of a site plan for certification reflecting all the conditions outlined above.
- 15.14. Notwithstanding anything on the site plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the PD boundaries.
- 16.15. Parking shall be provided in accordance with Sec 6.05 of the Hillsborough County LDC.

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16.Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- 17. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 18. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 19. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 20. Existing vegetation to credit for Type A screening may need to be supplemented with additional plant material if the opacity falls below 75%.
- 21. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 22. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
- 23-22. The requested modification identifies potential development within 100 feet of the Little Manatee River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06. A.6 of the Land Development Code.
- 24.An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the preliminary plans submitted through the Land Development Code's Site Development process to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.
- 25-23. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- 26-24 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

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items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

- 27-25. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 28-26. 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.
- 29.27. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 30-28. The subject application is adjacent to the Upper Little Manatee River Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
- 21.31.29.If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination. (The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed.)
- 22.32.30.In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:** 

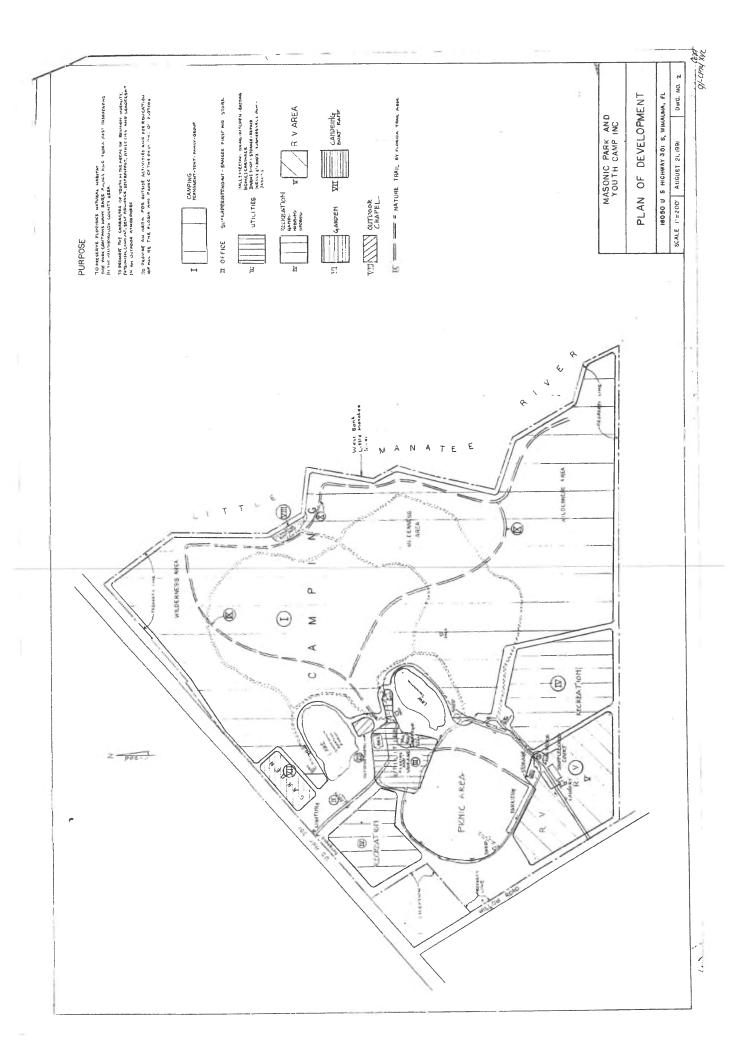
J. Brian Grady Tue Jun 20 2023 14:48:36 APPLICATION NUMBER: MM 22-1639

ZHM HEARING DATE: JUNE 20, 2023

BOCC LUM MEETING DATE: August 8, 2023 Case Reviewer: Sam Ball

# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER:	MM 22-1639	
ZHM HEARING DATE:	JUNE 20, 2023	
BOCC LUM MEETING DATE:	August 8, 2023	Case Reviewer: Sam Ball
8.0 SITE PLANS (FULL)		
0.4.4	/= II)	
8.1 Approved Site Plan	(Full)	



APPLICATION NUMBER:	MM 22-1639	
ZHM HEARING DATE:	JUNE 20, 2023	
BOCC LUM MEETING DATE:	August 8, 2023	Case Reviewer: Sam Ball
8.0 SITE PLANS (FULL)		
8.2 Proposed Site Plan	(r)	
8.2 Proposed Site Plan	(Full)	

ZHM HEARING DATE: JUNE 20, 2023 BOCC LUM MEETING DATE: August 8, 2023

Case Reviewer: Sam Ball

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

### **AGENCY COMMENT SHEET**

TO: ZO	NING TECHNICIAN, Development Services	DATE: 6/11/2023
REVIE	WER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
COMM	UNITY PLAN/ SECTOR: LMS/South	PETITION NO: MM 22-1639
	This agency has no comments.  This agency has no objection.  This agency has no objection, subject to listed or attached conditions.  This agency objects, based on the listed or attached grounds.	

### **NEW AND REVISED CONDITIONS OF APPROVAL**

#### Revised Conditions

- 2. The following existing uses shall be permitted on-site and any expansion or intensification thereof must meet applicable regulations.
  - a. All legally permitted principal and accessory RV park activities, youth camp, buildings or structures existing or occurring on the subject parcel on September 11, 1991. Evidence of such uses, activities, structures, may be provided by aerial or ground photographs; affidavits from one or more persons; receipts; business documents, deeds, and permits.
  - **a.**b. Concurrent with the next increment of development, the developer shall submit documentation showing which portions of the site existed prior to the above date and which portions were legally permitted after the above date.
  - c. The park-project, totaling 204-199.91 acres, is limited to a 36-120 single-unit RV spaces park and a youth camp consisting of a maximum of 63 campsites with a maximum of 163 campers.
  - b.d. New development, together with any uses or site development which was not legally permitted on or before September 11, 1991 shall the meet the applicable regulations in the Zoning Code, as amended be permitted through the site/construction plan review process and brought into conformance with applicable Hillsborough County Land Development Code (LDC).

    Transportation Technical Manual and other applicable standards. Regardless of the above, portions of the site which may have been previously constructed prior to the above date or legally permitted and constructed thereafter (subject to the above verification), but which are being affected by new development or development which was not properly permitted (e.g. the driveway into the proposed project) shall be brought into conformance with all applicant current rules and regulations.
  - e.e. All AS-1 zoning district uses shall be permitted, including youth camp.
  - d.f. Management units, Recreation areas and structures, Service buildings and structures, including boat docks, and ramps for use by park patrons only overnight guests of the campground or RV Park
  - e.g. Accessory uses and structures which are customarily accessory and clearly incidental to the recreational vehicle park, and youth camp subject to the Zoning Code, as amended.

- f.h. Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, may be allowed in the park. These uses shall be located and permitted to serve only overnight guests of the campground or RV Park patrons of the park and shall present no visible signs from any area outside the park.
- Recreational vehicle park and youth camp shall not be open to the general public, but shall be for the use of the membership organizations and their guests.
- g-i. Consistent with LDC requirements, in calculating the allowable density/intensity of the uses listed within 2.c., above, 120 ac. of project area were utilized to obtain the RV Park density, and the remaining 79.9 ac. were utilized to obtain the allowable maximum campground density of 159 campers. The restriction of a maximum of 63 campsites is not an LDC restriction, but rather was necessary to ensure the project did not exceed the 50-trip threshold by which a transportation analysis would be required. Notwithstanding the above, while many of the project structures and amenities are shared between the RV Park and camp uses, the physical placement of the RV units shall be restricted to the 16 ac. RV Park area shown on the PD site plan.
- k Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development and use of the property shall be limited to that which does not exceed 50 peak hour trips.

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

3. The project shall be limited to and served by one (1) vehicular access connection to US 301 and one (1) emergency access to Willow Rd. The emergency access shall be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall. All existing access points shall be permitted on US 301 and Willow Rd.

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

4. RV Park uses shall comply with LDC Sec. 6.11.110 and other applicable standards and regulations. Campground uses shall comply with LDC Sec. 6.11.20 and other applicable standards regulations. Recreational vehicles or similar vehicles place on site for greater than 180 consecutive days shall comply with the Flood Damage Control Ordinance. [Staff is recommending these changes to reflect new or amended rules which have subsequently been adopted relative to length of stay and other requirements governing the proposed uses. Given the intensification of the site, it is appropriate to update these conditions to regulate activity based on these new rules.]

### New Conditions

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

#### Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the site plan to:
  - Correct the site plan note 7 to display the correct existing uses. Staff notes that there were no restrictions on campground size under the 91-0174 PD approval. Staff also notes that there zoning conditions showed only 24 RV spaces were permitted.
  - Correct site plan note 8 to display the correct proposed uses relative to the campground use.
     Reference above PD conditions.
  - Delete note 11. Staff notes that the entire PD is within the modification area, and as such this
    note is confusing. Allowable location of the 120 RV units has been addressed via zoning
    condition.
  - Modify note 1 under "PD Plan Notes" to change the word "FOR" to substitute the word "SERVING".
  - Modify note 3 under "PD Plan Notes" to add "—see conditions of zoning approval for proposed access restrictions" to the end of the statement. Alternatively, delete note 3 staff believes these items are address under notes 6 and 7.
  - Replace note 8 with a statement reading "External sidewalks may be provided if required pursuant to Sec. 6.03.02 and the County Engineer's Sidewalk Protocol. Internal sidewalks will be provided in accordance with Sec. 6.03.02 of the LDC". Staff notes that the County Engineer's Sidewalk Protocol will govern implementation of external sidewalks within the rural services area.
  - Modify note 9 to add at the end "See zoning conditions and applicable LDC sections for required standards/improvements."
  - Add a new note stating, "Internal vehicular circulation paths are conceptual, and may be redesigned/relocated/reconfigured during the site/construction plan review process."
  - Modify the note reading "Emergency Vehicle Access Only" to instead stated "Gated Emergency Vehicle Access Only".

#### PROJECT OVERVIEW & TRIP GENERATION

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

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

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

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

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

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

Proposed Zoning:

Y 111 /G:	24 Hour Two-	AM Peak Hour		PM Peak Hour	
Land Use/Size	Way Volume	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		4:	9

### EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

### **SITE ACCESS/ SITE CIRCULATION**

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

### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

LOS Information for the adjacent roadway segment is shown below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 301	Manatee County Line	SR 674	D	С

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 □Substandard Road ⊠Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>	
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>	

Project Trip Generati	ion   Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	Unknown (See Report)	Unknown (See Report)	Unknown (See Report)
Proposed	490 (est.)	38	49
Difference (+/-)	Unknown	Unknown	Unknown

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Primary Access	Additional Connectivity/Access	Cross Access	Finding
X	Vehicular & Pedestrian	None	Meets LDC
	None	None	Meets LDC
	None	None	Meets LDC
	None	None	Meets LDC
	Primary Access X	Primary Access  X Vehicular & Pedestrian  None  None	Primary Access  Connectivity/Access  X Vehicular & Pedestrian None  None None  None None

Design Exception/Administrative Variance	Not applicable for this reques	t
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item	Choose an item.
Notes:		

### **Transportation Comment Sheet**

4.0 Additional Site Information & Agency Comme	ents Summary		
Transportation	Objections	Conditions Requested	Additional Information/Comments
<ul><li>☐ Design Exception/Adm. Variance Requested</li><li>☐ Off-Site Improvements Provided</li></ul>	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	

Application N	0.M22-1	639
Name:	laime M	laien
Entered at Pul	olic Hearing: Date:	ZHM
Exhibit #	2 Date: <u> </u>	120/2023

#### 6.0 PROPOSED CONDITIONS

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

- Correct the site plan note 7 to display the correct existing uses. Staff notes that there were no restrictions on campground size under the 91-0174 PD approval. Staff also notes that their zoning conditions showed only 24 RV spaces were permitted.
- Correct site plan note 8 to display the correct proposed uses relative to the campground use. Reference above PD conditions.
- Delete note 11. Staff notes that the entire PD is within the modification area, and as such this note is confusing. Allowable location of the 120 RV units has been addressed via zoning condition.
- Modify note 1 under "PD Plan Notes" to change the word "FOR" to substitute the word "SERVING".
- Modify note 3 under "PD Plan Notes" to add "—see conditions of zoning approval for proposed access restrictions" to the end of the statement. Alternatively, delete note 3 staff believes these items are addressed under notes 6 and 7.
- Replace note 8 with a statement reading "External sidewalks may be provided if required pursuant to Sec. 6.03.02 and
  the County Engineer's Sidewalk Protocol. Internal sidewalks will be provided in accordance with Sec. 6.03.02 of the
  LDC". Staff notes that the County Engineer's Sidewalk Protocol will govern implementation of external sidewalks
  within the rural services area.
- Modify note 9 to add at the end "See zoning conditions and applicable LDC sections for required standards/improvements."
- Add a new note stating, "Internal vehicular circulation paths are conceptual, and may be redesigned/relocated/reconfigured during the site/construction plan review process."
- Modify the note reading "Emergency Vehicle Access Only" to instead stated "Gated Emergency Vehicle Access Only".

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

- 1. The maximum density must not exceed the land use plan category (RR P A/R) for any new development.
- 2. The following existing uses shall be permitted on-site and any expansion or intensification thereof must meet applicable regulations:
  - <u>a.</u> All legally permitted principal and accessory RV park activities, youth camp, buildings or structures existing or occurring on the subject parcel on September 11, 1991. Evidence of such uses, activities, structures, may be provided by aerial or ground photographs; affidavits from one or more persons; receipts; business documents, deeds, and permits.
  - b. The park project totaling 204 199.91 acres, is limited to the originally approved 36 a 120 single unit RV spaces park and a youth camp consisting of a maximum of 63 campsites with a maximum capacity of 159163 campers.

- a.c. New development, together with any uses or site development which was not legally permitted on or before September 11, 1991 shall meet the applicable regulations in the Zoning Code, as amended be permitted through the site/construction plan review process and brought into conformance with applicable-Hillsborough County Land Development Code (LDC), Transportation Technical Manual and other applicable standards. Regardless of the above, portions of the site which may have been previously constructed prior to the above date or legally permitted and constructed thereafter (subject to the above verification), but which are being affected by new development or development which was not properly permitted (e.g. the driveway into the proposed project) shall be brought into conformance with all applicant current rules and regulations. Concurrent with the next increment of development, the developer shall submit documentation showing which portions of the site existed prior to the above date and which portions were legally permitted after the above date.
- b.d. All AS-1 zoning district uses shall be permitted including youth camp.
- e.e. Management units, Recreational areas and structures, Service buildings and structures, including boat docks, and ramps for use by park patrons only overnight guests of the campground or RV Park.
- d.f. Accessory uses and structures which are customarily accessory and clearly incidental to the recreational vehicle park, and youth camp subject to the Zoning Code, as amended. 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.
- g. Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, may be allowed in the park. These uses shall be located, and designed and permitted to serve only patrons of the park overnight guests of the campground or RV Park and shall present no visible signs from any area outside the park.
- e.h. Recreational vehicle park and youth camp shall not be open to the general public, but shall be for the use of the membership organizations and their guests.
- i. Consistent with LDC requirements, in calculating the allowable density/intensity of the uses listed within 2.be., above, 120 ac. of project area were utilized to obtain the RV Park density, and the remaining 79.9 ac. were utilized for to obtain the allowable maximum campground density of 159 campers. The restriction of a maximum of 63 campsites and 120 RV units is not an LDC restriction, but rather was necessary to ensure the project did not exceed-results in a trip generation rate below the 50-trip threshold by which a transportation analysis would be required. Notwithstanding the above, while many of the project structures and amenities are shared between the RV Park and camp uses, the physical placement of the RV units shall be restricted to the 16 ac. RV Park area shown on the PD site plan.
- f.j.—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 permit. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development and use of the property shall be limited to that which does not exceed 50 peak hour trips.
- 3. All existing access points shall be permitted on U.S. Hwy 301 and Willow Rd. The project shall be limited to and served by one (1) vehicular access connection to US 301 and one (1) emergency access to Willow Rd. The emergency access shall be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall.

- 4. The Planning and Zoning Department is authorized to approve minor changes in the approved General Development Site Plan, as long as the changes are in harmony with the original General Development Site Plan, but shall not have the power to approve changes that constitute a conceptual modification.
- 5. Recreational vehicles or similar vehicles placed on site for greater than 180 consecutive days shall comply with the Flood Damage Control Ordinance regulations LDC Section 6.11.110 Mobile Home Parks and Recreational Vehicle Parks.
- 6. For new development and any RV spaces over 24 the owner shall show on the General Development Site Plan, the approximate boundaries of all environmentally sensitive area(s), and shall label the area(s) therein "Conservation/Preservation Area." The boundaries of any on site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission (EPC) staff, and the owner shall submit evidence of approval from EPC of the Conservation/Preservation area boundaries prior to Detailed Site Plan approval.
- 76. All on-site conservation/preservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Development Review Services Department prior to Site Development Plan approval.
- 8.7. All new structures and/or impervious areas on-site shall be set back a minimum of thirty/fifty (30/50) feet from the boundaries of the on-site conservation/preservation and any adjacent conservation/preservation contiguous to any property boundary of the site, except as specifically approved. by the Land Alteration and Landscaping Variance Review Board and as provided in the County Zoning Code in Section 7.28.
- 9.8. During construction, hay bales or other erosion-prevention control devices shall be staked with the setback areas around each wetland to prevent soil erosion into the wetlands.
- <u>10.9.</u> Prior to Site Development Plan approval the hydroperiods of wetland shall be established by the County Environmental Protection Commission, and maintained during and after construction. This is required early so that the natural hydroperiod elevations will be incorporated into the drainage plans.
- 11.10. For new development and RV spaces over 2436, the drainage plans and calculations shall be submitted to the Hillsborough County Environmental Protection Commission (EPC) through Hillsborough County the Development Review Department. Prior to Site Development Plan approval, the owner shall submit to EPC a copy of the Southwest Florida Water Management District Stormwater Permit or Exemption for the project.
- 12.11. For new development, the owner shall provide illumination sufficient to provide safe public ingress and egress. Such access points shall be visible at night from a distance of two hundred (200) feet in all directions which vehicles travel. Lighting shall be positioned to minimize the impacts on adjacent properties.
- 13.12. New development shall be in accordance with all applicable regulations and ordinances, including applicable subdivision and Site Development Regulations.
- 14. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at time of application for subsequent development orders or permits to allow issuance of such development orders or permits. Approval of this rezoning shall not affect the rights of the owner to legal non-conforming use status, provided that all applicable criteria pertaining to qualifying for such status are complied with.

- 15.13. Within ninety (90) days of the zoning conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the County Planning and Zoning Department, seven copies of a site plan for certification reflecting all the conditions outlined above.
- 14. Notwithstanding anything on the site plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the PD boundaries.

### 16.15. Parking shall be provided in accordance with Sec. 6.05 of the Hillsborough County LDC.

- 16. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 17. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 18. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 19. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 20. Existing vegetation to credit for Type A screening may need to be supplemented with additional plant material if the opacity falls below 75%.
- 21. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 22. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
- 23. The requested modification identifies potential development within 100 feet of the Little Manatee River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06.A.6 of the Land Development Code.
- 24. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the preliminary plans submitted through the Land Development

- <u>Code's Site Development process to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.</u>
- 25. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- 26. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 27. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 28. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 20.29. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 30. The subject application is adjacent to the Upper Little Manatee River Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
- 21.31. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination. (The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed.)
- 22.32. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

#### 6.0 PROPOSED CONDITIONS

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

- Correct the site plan note 7 to display the correct existing uses. Staff notes that there were no restrictions on campground size under the 91-0174 PD approval. Staff also notes that their zoning conditions showed only 24 RV spaces were permitted.
- Correct site plan note 8 to display the correct proposed uses relative to the campground use. Reference above PD conditions.
- Delete note 11. Staff notes that the entire PD is within the modification area, and as such this note is confusing. Allowable location of the 120 RV units has been addressed via zoning condition.
- Modify note 1 under "PD Plan Notes" to change the word "FOR" to substitute the word "SERVING".
- Modify note 3 under "PD Plan Notes" to add "—see conditions of zoning approval for proposed access restrictions" to the end of the statement. Alternatively, delete note 3 staff believes these items are addressed under notes 6 and 7.
- Replace note 8 with a statement reading "External sidewalks may be provided if required pursuant to Sec. 6.03.02 and the County Engineer's Sidewalk Protocol. Internal sidewalks will be provided in accordance with Sec. 6.03.02 of the LDC". Staff notes that the County Engineer's Sidewalk Protocol will govern implementation of external sidewalks within the rural services area.
- Modify note 9 to add at the end "See zoning conditions and applicable LDC sections for required standards/improvements."
- Add a new note stating, "Internal vehicular circulation paths are conceptual, and may be redesigned/relocated/reconfigured during the site/construction plan review process."
- Modify the note reading "Emergency Vehicle Access Only" to instead stated "Gated Emergency Vehicle Access Only".

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

- 1. The maximum density must not exceed the land use plan category (RR P A/R) for any new development.
- 2. The following existing uses shall be permitted on-site and any expansion or intensification thereof must meet applicable regulations:
  - <u>a.</u> All legally permitted principal and accessory RV park activities, youth camp, buildings or structures existing or occurring on the subject parcel on September 11, 1991. Evidence of such uses, activities, structures, may be provided by aerial or ground photographs; affidavits from one or more persons; receipts; business documents, deeds, and permits.
  - b. The park project totaling 204 199.91 acres, is limited to the originally approved 36 a 120 single unit RV spaces park and a youth camp consisting of a maximum of 63 campsites with a maximum capacity of 159163 campers.

- a.c. New development, together with any uses or site development which was not legally permitted on or before September 11, 1991 shall meet the applicable regulations in the Zoning Code, as amended be permitted through the site/construction plan review process and brought into conformance with applicable-Hillsborough County Land Development Code (LDC), Transportation Technical Manual and other applicable standards. Regardless of the above, portions of the site which may have been previously constructed prior to the above date or legally permitted and constructed thereafter (subject to the above verification), but which are being affected by new development or development which was not properly permitted (e.g. the driveway into the proposed project) shall be brought into conformance with all applicant current rules and regulations. Concurrent with the next increment of development, the developer shall submit documentation showing which portions of the site existed prior to the above date and which portions were legally permitted after the above date.
- b.d. All AS-1 zoning district uses shall be permitted including youth camp.
- e.e. Management units, Recreational areas and structures, Service buildings and structures, including boat docks, and ramps for use by park patrons only overnight guests of the campground or RV Park.
- d.f. Accessory uses and structures which are customarily accessory and clearly incidental to the recreational vehicle park, and youth camp subject to the Zoning Code, as amended. 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.
- g. Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, may be allowed in the park. These uses shall be located, and designed and permitted to serve only patrons of the park overnight guests of the campground or RV Park and shall present no visible signs from any area outside the park.
- e.h. Recreational vehicle park and youth camp shall not be open to the general public, but shall be for the use of the membership organizations and their guests.
- i. Consistent with LDC requirements, in calculating the allowable density/intensity of the uses listed within 2. be., above, 120 ac. of project area were utilized to obtain the RV Park density, and the remaining 79.9 ac. were utilized for to obtain the allowable maximum campground density of 159 campers. The restriction of a maximum of 63 campsites and 120 RV units is not an LDC restriction, but rather was necessary to ensure the project did not exceed results in a trip generation rate below 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.
- £j.—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 permit. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development and use of the property shall be limited to that which does not exceed 50 peak hour trips.
- 3. All existing access points shall be permitted on U.S. Hwy 301 and Willow Rd. The project shall be limited to and served by one (1) vehicular access connection to US 301 and one (1) emergency access to Willow Rd. The emergency access shall be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall.

- 4. The Planning and Zoning Department is authorized to approve minor changes in the approved General Development Site Plan, as long as the changes are in harmony with the original General Development Site Plan, but shall not have the power to approve changes that constitute a conceptual modification.
- 5. Recreational vehicles or similar vehicles placed on site for greater than 180 consecutive days shall comply with the Flood Damage Control Ordinance regulations LDC Section 6.11.110 Mobile Home Parks and Recreational Vehicle Parks.
- 6. For new development and any RV spaces over 24 the owner shall show on the General Development Site Plan, the approximate boundaries of all environmentally sensitive area(s), and shall label the area(s) therein "Conservation/Preservation Area." The boundaries of any on site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission (EPC) staff, and the owner shall submit evidence of approval from EPC of the Conservation/Preservation area boundaries prior to Detailed Site Plan approval.
- 76. 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.
- <u>8.7.</u> All new structures and/or impervious areas on-site shall be set back a minimum of thirty/fifty (30/50) feet from the boundaries of the on-site conservation/preservation and any adjacent conservation/preservation contiguous to any property boundary of the site, except as specifically approved. by the Land Alteration and Landscaping Variance Review Board and as provided in the County Zoning Code in Section 7.28.
- 9.8. During construction, hay bales or other erosion-prevention control devices shall be staked with the setback areas around each wetland to prevent soil erosion into the wetlands.
- <u>10.9.</u> 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.
- 41.10. For new development and RV spaces over 2436, the drainage plans and calculations shall be submitted to the Hillsborough County Environmental Protection Commission (EPC) through Hillsborough County the Development Review Department. Prior to Site Development Plan approval, the owner shall submit to EPC a copy of the Southwest Florida Water Management District Stormwater Permit or Exemption for the project.
- 42.11. For new development, the owner shall provide illumination sufficient to provide safe public ingress and egress. Such access points shall be visible at night from a distance of two hundred (200) feet in all directions which vehicles travel. Lighting shall be positioned to minimize the impacts on adjacent properties.
- 13.12. New development shall be in accordance with all applicable regulations and ordinances, including applicable subdivision and Site Development Regulations.
- 14. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at time of application for subsequent development orders or permits to allow issuance of such development orders or permits. Approval of this rezoning shall not affect the rights of the owner to legal non-conforming use status, provided that all applicable criteria pertaining to qualifying for such status are complied with.

- 15.13. Within ninety (90) days of the zoning conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the County Planning and Zoning Department, seven copies of a site plan for certification reflecting all the conditions outlined above.
- 14. Notwithstanding anything on the site plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the PD boundaries.

### 16.15. Parking shall be provided in accordance with Sec. 6.05 of the Hillsborough County LDC.

- 16. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 17. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 18. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 19. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 20. Existing vegetation to credit for Type A screening may need to be supplemented with additional plant material if the opacity falls below 75%.
- 21. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 22. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this recoming request.
- 23. The requested modification identifies potential development within 100 feet of the Little Manatee River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06.A.6 of the Land Development Code.
- 24. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the preliminary plans submitted through the Land Development

- Code's Site Development process to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.
- 25. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- 26. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 27. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 28. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 20.29. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 30. The subject application is adjacent to the Upper Little Manatee River Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
- 21.31. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure.

  These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination. (The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed.)
- 22.32. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

# Masonic Park and Youth Camp

Major Modification MM 22-1639

# Masonic Park and Youth Camp

- 199 acres in Little Manatee South area
- · Longstanding, existing recreation use
- Approved RV Park and Campground
- Accessory uses e.g. kayak launch, riding arena, support uses for campers
- Accessory uses for park guests only
- Surrounded by **AG/vacant** land, mobile home/RV park, **recreation/camping**, small retail, and single family



### Background

- Operated as RV park and campground since 1969
- · Included in Little Manatee South community plan map
- Zoning conformance in 1991 limited to 36 RV spaces
- Historically operated with 120 spaces
- · Major Modification to increase approved RV density to historic operation level

## Historic Operations







## Limited Operations





2023

### Modification Area In Green Modification = RV Park only 1991 Site Plan

### Compatibility

- Planning Commission finding: Consistent
- · Use is consistent with rural character and 1 du/ga density
- Consistent with Little Manatee South and Southshore Areawide plans
- · Promotes ecotourism / recreation and open space policies
- · Neighborhood Protection:
- · Existing tree canopy/vegetation adequately buffer adjacent uses
- No trip generation on Willow Road

## Variation Request

- · Existing mature tree canopy and vegetation in lieu of Type A buffering/screening
- \* Consistent with rural conditions of site and surrounding area
- Staff supports variation request



Looking South



Looking North

## Recommendation

# Respectfully request recommendation of Approval

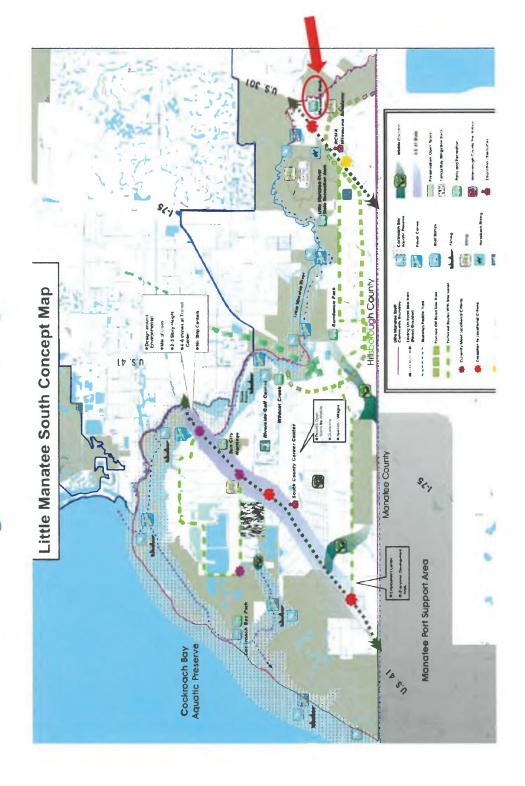
- Development Services Staff: Approvable
- · Planning Commission Staff: Consistent
- Transportation Staff: Approvable

## • 90+ letters of support received

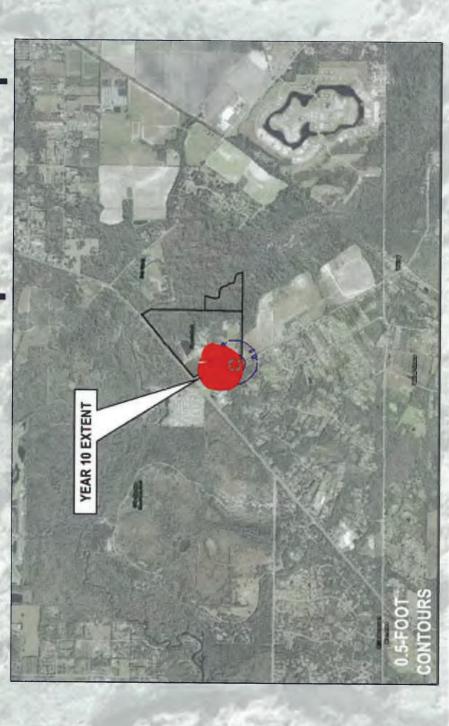
- Former and regular park guests
- · Community locals and out of state tourists
- Campers unable to camp since 2020

Thank you.

# Community Plan Map



# **DWRMv4 Surficial Septic Transport**



### Conclusions

- The septic system in question has been in operation since the beginning of the park.
- evaluating upgrading the entire system to an even greater capacity. Although there are no issues with the system, the owners are
- Groundwater flow and transport modeling of the septic system using an overly conservative rate for 120 lots indicates:
- Extent of mounding is limited
- Extent of transport is limited and does not reach Little Manatee River within a 10-year timespan

## Historic Operations













Years of Experience Current Firm: 1 Similar Firm: 26

### Education

B.S., Civil Engineering, University of South Florida, 1992

### Certifications

Professional Transportation Planner (PTP), No. 567

Professional Affiliations Institute of Transportation Engineers (ITE) American Planning Association (APA) Mr. Yates is responsible for the management and technical development of the development services and traffic engineering division. Mr. Yates has over 25 years of professional experience performing transportation planning and traffic engineering projects throughout Florida. He has provided a wide range of site impact and corridor level traffic analysis. Mr. Yates possesses excellent communication skills for direct client relations, oral presentations to governing boards and technical writing. Mr. Yates's project experience includes:

Traffic Impact Studies - Project manager responsible for all aspects of traffic impact studies on over 1,000 projects. Traffic impact studies included: access management, concurrency, proportionate share, rezoning and timing and phasing. A sample of clients include: the Port of Philadelphia, Home Depot, Lowe's, Wawa, Murphy, Circle K, Hess, Costco, McDonald's, Aldi, Chase, KB Home, DR Horton, Lennar, Pulte, Atlantic Housing Partners, Camden, Trammell Crow, Duke Realty, Newland Communities, North American Properties and Leon Capital.

Trip Characteristic Studies - Project manager responsible for all aspects of trip characteristic studies. Trip Characteristic Studies could include development of trip generation rates, trip length and trip type for use in traffic impact studies, impact fee ordinances or mobility fee ordinances. A sample of clients include: City of Tampa, Sarasota County, Lowe's, Wal-Mart Neighborhood Market, BJ's, Wawa, Hess and Charter Schools.

Development of Regional Impact - Project manager on over 20 DRI's in the state of Florida. Responsible for all aspects of a Development of Regional Impact Transportation Analysis. These studies range from a full 380.06 analysis, a NOPC analysis for an existing DRI, an annual monitoring report, a non-significate change determination evaluation, an equivalency matrix or an EBOA. A sample of DRI's include: Brandon Town Center, Busch Gardens, Fishhawk Ranch, Seven Oaks, Connerton, Starkey Ranch, Trinity Communities Four Comers Mine.

Parking Studies - Project manager responsible for all aspects of parking studies. Parking Studies could include shared parking and code parking waivers. A sample of clients include: Clearwater Marine Aquarium, St Petersburg Times, Lowe's, AMC, and Hyde Park Village.



**Queue Studies** - Project manager responsible for all aspects of queue studies. Queue Studies include evaluation of turn lanes at intersections, school pick-up/drop-off or drive through windows. A sample of clients include: County Public Schools, Charter Schools, Chase Bank and McDonald's.

Signal Warrant Studies - Project manager responsible for all aspects of signal warrant studies. A sample of clients include: Newland Communities, Home Depot, Lowe's Belleair Development Group, Wheelock Communities, Wawa, Colliers International.

**Data Collection** - Project manager responsible for all aspects of data collection projects. Data collection efforts have included: tube machine counts, manual turning movement counts, video turning movement counts queues, delay studies and, origin-destination studies.





### Education

MA, Geological Sciences, Binghamton University, 2000 BA, Geology and Environmental Studies, Alfred University, 1998

### Registration

AL PG No. 1275
AZ RG No. 45476
FL PG No. 2476
GA PG No. 1950
IL LPG No. 196001180
IN LPG No. IN2181
LA PG No. 237
MS RPG No. 0754
MO RG No. 2005016827
NC PG No. 2325
SC PG No. GEO 2667
TX PG No. 1033
VA PG No. 2801 00189

### Certifications

AIH PHg 05-HG-1629 NGWA CGWP 302753

### Associations

ASTM International
American Institute of Hydrology
American Water Research Association
American Water Works Association
FAPG - The Florida Section of AIPG
International Association for
Mathematical Geology
National Groundwater Association
Southeastern Geological Society

### Michael C. Alfieri, P.G., P.Hg., CGWP Senior Managing Hydrogeologist

A professionally licensed geologist in thirteen states and a nationally certified/registered hydrogeologist with twenty-five years of experience, Mr. Alfieri manages hydrogeological/water resource engineering teams in the evaluation, planning design, testing, permitting, and construction of wells for potable supply, deep injection, and managed aquifer recharge. He is one of four groundwater professionals in the State of Florida to be registered by the National Groundwater Association (NGWA) as a Certified Groundwater Professional (CGWP) and one of five professionals in the State of Florida to be registered as a Professional Hydrogeologist (P.Hg.) by the American Institute of Hydrology (AlH). He is currently Chair of the Florida Board of Professional Geologists, a position he previously held along with Vice Chair of the Board, the Chairman of ASTM Sub-Committee D18.21.03: Well Design, Maintenance & Construction, and is a member of the National Groundwater Association's Managed Aquifer Recharge work group.

Over his professional career, Mr. Alfieri managed and completed numerous large and small-scale geologic, hydrogeologic, and karst science project investigations across the U.S. He has also provided third-party review and professional geologic opinions regarding a wide breadth of geologic projects completed by others. Mr. Alfieri is a published lead and/or co-author to numerous peer-reviewed journal articles, conference proceedings, and an academic textbook, The Karst Systems of Florida: Understanding Karst in a Geologically Young Terrain.

Mr. Alfieri is an established subject matter expert recognized in the U.S. Federal Court and state/county court systems, as well as the Florida Department of Administrative Hearings, being retained over three hundred times by legal counsel for their clients. He has testified as a fact and as an expert witness. Mr. Alfieri has provided professional expert opinions regarding geology and hydrogeology; karst; groundwater quality and monitoring; contaminate fate and transport of organic and non-organic chemicals; groundwater flow and contaminant fate and transport modeling; well design, maintenance, and construction; reuse/reclaimed water; and Underground Injection Control permitting.

### Representative Experience

Mr. Alfieri is greatly invested in his career and always offers his time back to the profession. The following provides some career highlights:

- A past Chair of the Board, Mr. Alfieri was first appointed by Florida Governor Rick Scott as a Board Member of the Florida Board of Professional Geologists for a term beginning July 15, 2013 and ending October 31, 2015 and was reappointed by the Governor on January 5, 2016 for a second term beginning January 5, 2016 and ending October 31, 2019. He previously served as a Board Member, Vice Chair, Chair of the Board. He is the current Vice Chair of the Board. The Board of Professional Geologists is responsible for licensing and regulating the practice of professional geology.
- Mr. Alfien has previously served as an executive board member for the New York State Council of Professional Geologists and the Buffalo Association of Professional Geologists.

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https://waterscienceassociates.com

- He is currently an active member and past Executive Board Secretary (2010 to 2011) of the Florida Association
  of Professional Geologists, a Section of the American Institute of Professional Geologists (FAPG-AIPG).
- For ASTM International (ASTM), which maintains jurisdiction of standards utilized by the geotechnical and geoenvironmental industries, he is a voting committee member for ASTM Committee D18 on Soil and Rock, as well as a voting sub-committee member for ASTM Committee D18.01 Surface and Subsurface Characterization, D18.21.01 Direct Push Sampling, D18.21.03 Well Design, Maintenance & Construction (currently Chair) D18.21.05 Hydrogeologic Properties, Modeling, and Data Analysis, D18.21.06 Design of Groundwater Monitoring Networks, and D18.26 on Hydraulic Fracturing. Mr. Alfien will be receiving the Richard S. Ladd Standards Development Award from ASTM International on June 13, 2022 at the Main Committee Meeting of D18 in Seattle, Washington. This recognition acknowledges the extensive time and effort Mr. Alfieri dedicated in developing ASTM Standard Designation D6169 "Standard Guide for Selection of Subsurface Soil and Rock Sampling Devices for Environmental and Geotechnical Investigations".
- For the National Ground Water Association (NGWA), the leading professional society for groundwater scientists, engineers, and contractors, Mr. Alfieri was the inaugural Chair of the NGWA's Deep Groundwater Investigations Interest Group, as well as a former Chair of the NGWA's Groundwater Modeling Interest Group. He was also a committee member of the Advisory Committee on Water Information/Water Information Coordination Program(Office of Management and Budget/Department of the Interior/U.S. Geological Survey Program) Sub-Committee on Ground Water Data Standards and Data Management Work Group. Mr. Alfieri is a contributing author to the NGWA's Manual of Water Well Standards and Best Suggested Practices for Aquifer Storage and Recovery.
- On behalf of the National Cave and Karst Research Institute (NCKRI), he reviewed submitted manuscripts for publication for the 13th Multidisciplinary Conference on Sinkholes and the Engineering and Environmental Impacts of Karst<sup>TM</sup>. He also presented at the conference. He was a Program Chairman and the Proceedings Copy Editor on the organizing committee for the 14th annual conference in Rochester, Minnesota.

### **Publications**

- ASTM International, Chairman, ASTM Sub-Committee D18.21.03, Technical Lead Author (2020) D5787-20 Standard Practice for Monitoring Well Protection At or Near Land Surface.
- Upchurch SB, Scott TM, Alfieri MC, Fratesi SE, Dobecki TL (2019) The Karst Systems of Florida: Understanding Karst in a Geologically Young Terrain. New York, New York: Springer International Publishing (ISBN 978-3-319-69635-5).
- ASTM International, Chairman, ASTM Sub-Committee D18.21.03, Technical Lead Author (2018) D5299-18
  Standard Guide for Decommissioning of Groundwater Wells, Vadose Zone Monitoring Devices, Boreholes, and Other Devices for Environmental Activities.
- ASTM International, Chairman, ASTM Sub-Committee D18.21.03, Technical Lead Author (2018) D5521-18 Standard Guide for Development of Ground-Water Monitoring Wells in Granular Aquifers.
- ASTM International, Chairman, ASTM Sub-Committee D18.21.03, Technical Lead Author (2018) D5781-18 Standard Guide for Use of Dual-Wall Reverse-Circulation Drilling for Geoenvironmental Exploration and the Installation of Subsurface Water-Quality Monitoring Devices.
- ASTM International, Chairman, ASTM Sub-Committee D18.21.03, Technical Lead Author (2018) D5784-18 Standard Guide for Use of Hollow-Stem Augers for Geoenvironmental Exploration and the Installation of Subsurface Water-Quality Monitoring Devices.
- ASTM International, Chairman, ASTM Sub-Committee D18.21.03, Technical Lead Author (2018) D5872-18 Standard Guide for Use of Casing Advancement Drilling Methods for Geoenvironmental Exploration and Installation of Subsurface Water Quality Monitoring Devices.
- ASTM International, Chairman, ASTM Sub-Committee D18.21.03, Technical Lead Author (2018) D5875-18 Standard Guide for Use of Cable-Tool Drilling and Sampling Methods for Geoenvironmental Exploration and Installation of Subsurface Water Quality Monitoring Devices.
- Alfieri MC, Upchurch SB, and Dobecki TL (2018) Photolinears, fractures, and fallacies: A post hoc study of photolinears, Hillsborough County, Florida. Proceedings, 15th Multidiscip Conf on Sinkholes and Engineering and Environ Impacts of Karst, Shepherdstown, West Virginia.



- Kromhout C and Alfieri MC (2018) Assessment of historical aerial photography as initial screening tool to identify areas at possible risk to sinkhole development. Proceedings, 15th Multidiscip Conf on Sinkholes and Engineering and Environ Impacts of Karst, Shepherdstown, West Virginia.
- **NGWA Contributing Author** (2017) Preface for Groundwater Modeling Advisory Panel White Papers: A Decision Framework for Minimum Levels of Model Complexity.
- Upchurch SB, Scott TM, Alfieri MC, and Dobecki TL (2015) Shallow Depressions in the Florida Coastal Plain: Karst and Pseudokarst (abs). Abstracts with Programs, 14th Multidisciplinary Conference on Sinkholes and the Engineering and Environmental Impacts of Karst™, Rochester, Minnesota.
- ASTM International, Chairman, ASTM Sub-Committee D18.21.03, **Technical Lead Author** (2014) ASTM D5787 14 Standard Practice for Monitoring Well Protection.
- Upchurch SB, Dobecki TL, Scott TM, Meiggs SH, Fratesi SE, and Alfieri MC (2014) Development of sinkholes in a thickly covered karst terrain (abs). 29th Regional Phosphate Conference, Society for Mining, Metallurgy, and Exploration, Lakeland, Florida.
- NGWA Contributing Author (2014) Best Suggested Practices for Aquifer Storage and Recovery.
- NGWA Contributing Author (2014) National Ground Water Association Manual of Water Well Standards: Chapters on Well Testing for Performance and Water Sampling and Analysis.
- Dobecki TL, Upchurch SB, Scott TM, Meiggs SH, Fratesi SE, and Alfieri MC (2012) Subbottom profiling investigation of sinkhole lake structure in Bay and Washington Counties, Florida (abs). Abstracts with Programs, Geological Society of America Annual Meeting, Charlotte, North Carolina. p. 298.
- Upchurch SB, Dobecki TL, Scott TM, Meiggs, SH, Fratesi SE, and Alfieri MC (2012) Development of sinkholes in a thickly covered karst terrane (abs). Abstracts with Programs, Geological Society of America Annual Meeting, Charlotte, North Carolina, p. 298.
- Contributing Author to the *Pasco County Geologic Hazard Ordinance No. 08-016 (Section 704)* Amending the Pasco County Land Development Code (Ordinance No. 89-21 Section 306). Passed by Pasco County Board of County Commissioners March 11, 2008.
- Kastrinos, J.R., M.D. Kelly, and M.C. Alfieri. 2005. "Hustle and Flow." Water & Wastewater Products, Vol. 6, No. 2.

  Alfieri, M.C. 1999. "Hydrogeology and Steady-State Simulation of Groundwater Flow in a Glacial Aquifer System in the Factory Brook Valley, Cortland County, New York," Master's Thesis, SUNY at Binghamton University.
- Alfieri, M. C. 1998. "The Tully (Valley Heads) Moraine: A Hydrogeochemical Study," Bachelor's Thesis, Alfred University.

### Presentations

- "Florida Keys Injection Wells... Hindsight is 2020" American Groundwater Trust Deep Injection Well Conference, March 2020
- "Groundwater Quality Source Evaluation: Rainbow Springs Group, Marion County, Florida" American Water Resource Association National Conference, November 2019.
- "Karst of Western Alachua County, Florida" Alachua County Board of County Commissioner Meeting, April 9, 2019.
- "Groundwater Quality Source Evaluation: Rainbow Springs Group, Marion County, Florida" 6th UF Water Institute Symposium, February 2018.
- "Photolinears, fractures, and fallacies: What can we assume about the structures of ASR host strata?" National Groundwater Association Groundwater Summit, December 4-5, 2017.
- "Photolinears, fractures, and fallacies: What can we assume about the structures of ASR host strata?" 16th Annual Aquifer Storage Recovery Conference American Groundwater Trust September 22, 2016.
- "Shallow Depressions in the Florida Coastal Plain: Karst and Pseudokarst" 30th Florida SME and Dreyer Conference: Minerals for Agriculture, October 7, 2015.
- "Development of sinkholes in a thickly covered karst terrane" 13th Multidisciplinary Conference on Sinkholes and the Engineering and Environmental Impacts of Karst\*\*, May 9, 2013.
- "Spring Source BMPs" 2012 Joint Southeast Bottled Water Association and Mid-America Bottled Water Association Convention and Trade Show, June 2012.



- "Fouling... Or what happened to my well? A Primer on Water Well Fouling for the Bottled Water Industry" 2012 Joint Southeast Bottled Water Association and Mid-America Bottled Water Association Convention and Trade Show, June 2012.
- "When are Sinkhole Indicators Valid?" International Facility Managers Association Tampa Section, August 2011.
- "Spring Source Development," the 2011 Joint Southeast Bottled Water Association and Mid-America Bottled Water Association Convention and Trade Show, February 2011.
- "Spring Source Development" International Bottled Water Association's 2009 Convention and Tabletop Trade Show, October 2009
- "The 7 Habits of Highly Effective Consulting Hydrogeologists Conducting Permit Applications and Renewals in Florida," National Ground Water Association's Ground Water Expo: Ground Water Policy and Regional Management in Florida: A Changing World Topical Session, December 2007.
- "Progress Toward a Nationwide Ground Water Monitoring Network" National Ground Water Association's Ground Water Expo: Ground Water Availability and Sustainability Topical Session, December 2007.
- "Producing higher qualified professional candidates for careers—how the industry can help" National Ground Water Association's Ground Water Expo: Roundtable, December 2007.
- "Modeling Environmental Solutions" Alfred University, October 2000.

### **Honors and Awards**

- Chair/Vice Chair/Board Member Florida Board of Professional Geologists, which is responsible for licensing and regulating the practice of professional geology. The board meets regularly to consider applications for licensure, to review disciplinary cases, and to conduct informal hearings relating to licensure and discipline. The board engages in rulemaking to implement the provisions set forth in its statutes and conducts other general business, as necessary.
- Voting Member, ASTM International ASTM Subcommittee D18 on Soil and Rock, which develops standards and promotes knowledge related to geoenvironmental, geologic, and geotechnical aspects regarding the development of specifications and methods for sampling and testing; and the development of terminology, definitions, and practices relating to the physical and chemical properties and behavior of soil, rock, and the fluids contained therein. Included are the physical and chemical properties and behavior of soil-like materials and fluids occupying the pore spaces, fissures and other voids in soil and rock insofar as such fluids may influence the properties, behavior and uses of the soil and rock materials. January 2013 to Present.
- Voting Member, ASTM International ASTM Subcommittee D18.01 on Surface and Subsurface Characterization, which develops standards and promotes knowledge related to geoenvironmental, geologic, and geotechnical regarding the development of specifications and methods for geological/geotechnical sampling, testing, and characterization. January 2013 to Present.
- Member and Voting Member, ASTM International ASTM Subcommittee D18.21.01, D18.21.05, and 21.06 on Direct Push Sampling; Hydrogeologic Properties, Modeling, and Data Analysis; and Design of Groundwater Monitoring Networks, respectively, which develop standards and promotes knowledge related to geoenvironmental, geologic, and geotechnical regarding the development of specifications and methods for well construction/construction monitoring, drilling methodologies, hydrogeologic testing and evaluation, and groundwater modeling. January 2013 to Present.
- Chair Member and Voting Member, ASTM International ASTM Subcommittee D18.21.03 on Well Design, Maintenance & Construction, which develop standards and promotes knowledge related to geoenvironmental, geologic, and geotechnical regarding the development of specifications and methods for well construction/construction monitoring, drilling methodologies, hydrogeologic testing and evaluation, and groundwater modeling. January 2013 to Present; Chair June 2013 to Present. Recipient of the Richard S. Ladd Standards Development Award from ASTM International on June 13, 2022 at the Main Committee Meeting of D18 in Seattle, Washington.
- Voting Member, ASTM International ASTM Subcommittee D18.26 on Hydraulic Fracturing, which develops standards and promotes knowledge related to geoenvironmental, geologic, and geotechnical aspects of hydraulic fracturing activities. January 2013 to Present.



Reviewer, on behalf of the National Cave and Karst Research Institute, of submitted manuscripts for publication for the 13th Multidisciplinary Conference on Sinkholes and the Engineering and Environmental Impacts of Karst\*.

Contributing Author to the *Pasco County Geologic Hazard Ordinance No. 08-016 (Section 704)* Amending the Pasco County Land Development Code (Ordinance No. 89-21 Section 306). Passed by Pasco County Board of County Commissioners March 11, 2008.

Reviewer, on behalf of the National Ground Water Association, of the U.S. Environmental Protection's Sanitary Survey Guidance Manual for Ground Water Systems (Draft EPA 815-D-07-006, 2007), February 2007.

Beta Tester of HydroGeoAnalyst Version 3.0 for Waterloo Hydrogeologic, Inc., December 2005.

Passed both the National Association of State Boards of Geology (ASBOG®) Fundamentals of Geology and ASBOG Practice of Geology Exams, October 2005.

Beta Tester of GW Contour Version 1 for Waterloo Hydrogeologic, Inc., August 2005.

Beta Tester of Visual MODFLOW Pro Version 4.1 for Waterloo Hydrogeologic, Inc., March 2005.

Haley & Aldrich's 2005 Pathfinder Award, The Atlantic Richfield Former Anaconda Site Remedial Design Services, Operable Unit 1 Project Team.

Beta Tester of Visual MODFLOW Pro Version 4.0 for Waterloo Hydrogeologic, Inc., February 2004.

Haley & Aldrich's 2004 Pathfinder Award (recognition to teams of non-shareholder staff members who make extraordinary contributions to the achievement of the firm's vision, mission, critical success factors, and/or guiding principles under the Company Charter), Tesoro North Hollywood project.

Alfred University's Hitchcock Award for Geology and Related Sciences, 1998.

### Honorary Appointments

Advisory Committee on Water Information/Water Information Coordination Program Sub-Committee on Ground Water (ACWI/WICP SOLGW) - Office of Management and Budget (OMB/Department of the Interior (DOI)/U.S. Geological Survey (USGS) Program OMB Memorandum Mandate 92-01, Data Standards and Data Management Work Group Committee Member (2007 to 2008)

ASTM International, Voting Member Committee D18 on Soil and Rock and Subcommittees D18.01 Surface and Subsurface Characterization, Hydrogeologic Properties, Modeling, and Data Analysis, and D18.26 on Hydraulic Fracturing (2013 to Present)

ASTM International, Chair Member ASTM International ASTM Subcommittee D18.21.03 on Well Design, Maintenance & Construction (2013 to Present)

Buffalo Association of Professional Geologists (BAPG), Secretary (2004), Executive Vice President (2005), President (2006)

FAPG - The Florida Section of AIPG, Secretary (2010 to 2011)

Florida Department of Business & Professional Regulation, Board of Professional Geologists, Member/Vice Chair/Chair (July 15, 2013 to Present)

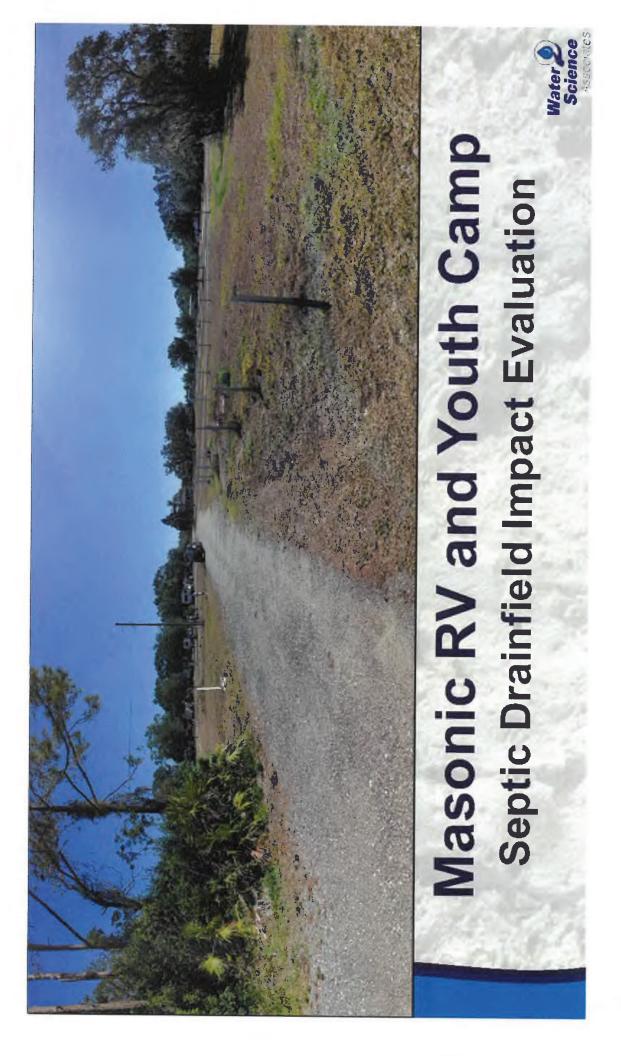
National Ground Water Association (NGWA), Ground Water Modeling Interest Group Committee Secretary (2006 to 2007), Chair (2007 to 2008)

National Ground Water Association (NGWA), Deep Ground Water Investigation Interest Group Committee Chair (2007 to 2008)

National Ground Water Association (NGWA) Water Well Standard Development Task Group (2007 to 2013)

New York State Council of Professional Geologists (NYSCPG), Director (2004), Vice President (2005 to 2006), Chairman of the Scholarship Committee (2004 to 2006), Chairman of the Communications Committee (2005 to 2006)





## Masonic RV and Youth Camp Septic Drainfield Impact Evaluation



M.C. Alfieri, P.G., P.Hg., CGWP Senior Managing Hydrogeologist



Associates

Well Design, Maintenance & Construction Florida Board of Professional Geologists Subcommittee Chair D18.21.03 Board Member, Chair

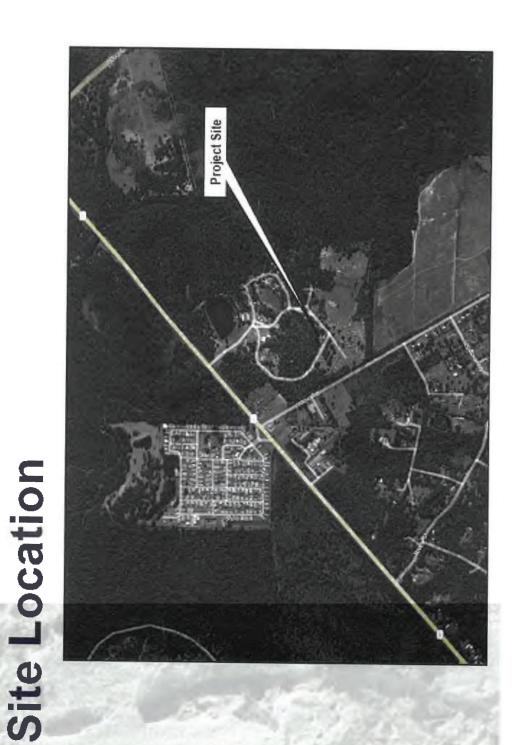


### Issue at Hand

- Need to modify the existing planned development (PD) with Hillsborough County
- Allow for an increase in the number of recreational vehicles (RVs) from 36 to 120 on the 200-acre property
- camp may exceed the capacity of the system and will impact Noted concern that the number of lots/RVs proposed at the the Little Manatee River







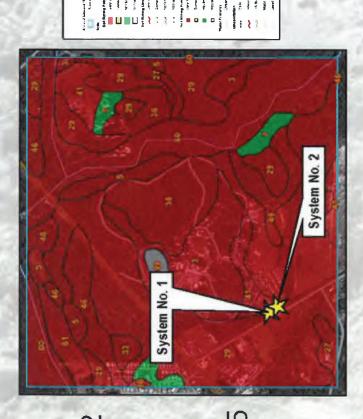
# Work Tasks Completed

- Data compilation and Review
- Geological Survey, US Environmental Protection Agency, etc. Literature sources from US Geological Survey, Florida
- Site visit and interview of Masonic RV and Youth Camp staff
- Photodocumentation of site visit
- Evaluation of current and proposed system
- Evaluation of per capita wastewater
- Groundwater flow modeling



# **USDA Soil Survey for Project Site**

- 3 Archbold fine sand
- 29 Myakka fine sand, 0 to 2 percent slopes
- 36 Orsino fine sand, 0 to 5 percent slopes
- 41 Pomello fine sand, 0 to 5 percent slopes
- 46 St. Johns fine sand

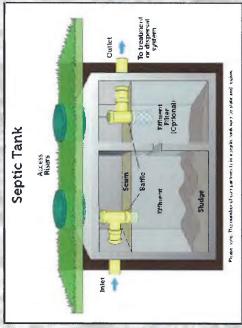




# **Existing Septic System**

VOLUME OF SEPTIC TANK NEEDED FOR FULL PARK <sup>1</sup>	3,375 gallons	5,625 gallons	10,125 gallons
TOTAL WASTEWATER FLOWRATE FOR FULL PARK	3,000 GPD	6,000 GPD	12,000 GPD
DESIGN VALUES FOR WASTEWATER DISCHARGES PER RV/LOT	25 GPD (Conservative)	50 GPD (Recommended)	100 GPD (Maximum)

EPA formula: V (septic tank) = 1,125 +.75Q



https://www.epa.gov/septic/types-septic-systems



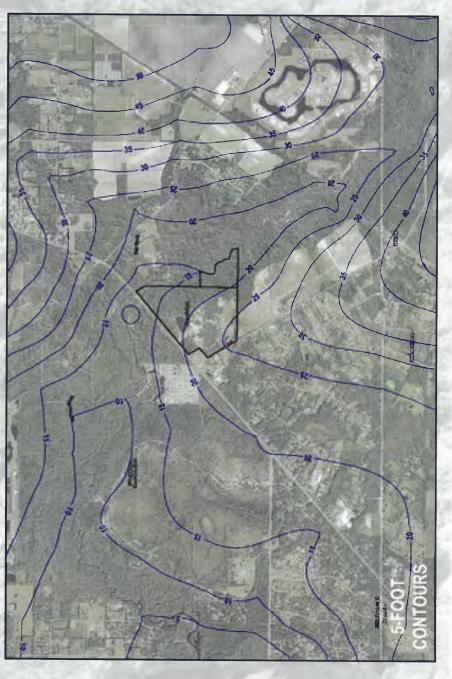
## **DWRMv4** Groundwater Flow and Transport Evaluation

- Use of the SWFWMD DWRMv4 model (MODFLOW-UCG)
- Assumed 12,000 gpd of wastewater flowing to each system
- Twice the park flow rate assuming a wastewater per capita of 100 gpd per lot
- Simulated as injection to surficial aquifer (DWRMv4 Layer 1)
- Simulated over 1 year
- Complete particle tracking with MODPATH
- Determine extent of flow and direction of flow at 1, 5, and 10 years

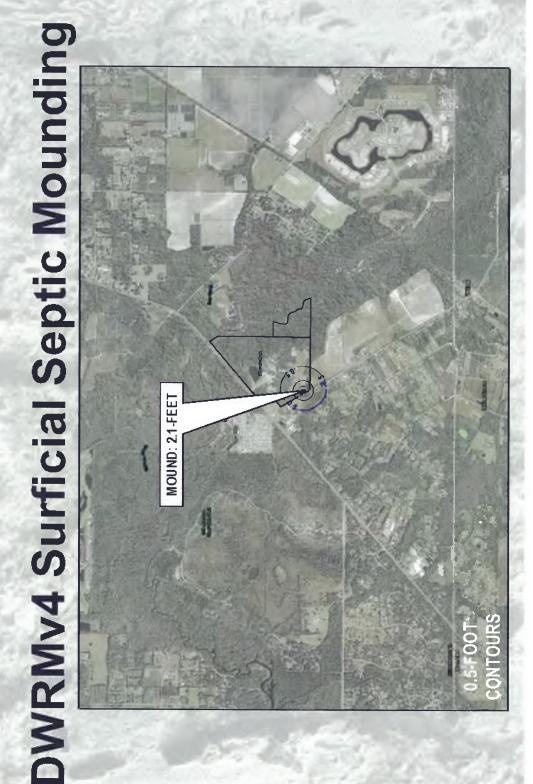




# **DWRMv4 Surficial Groundwater Flow**

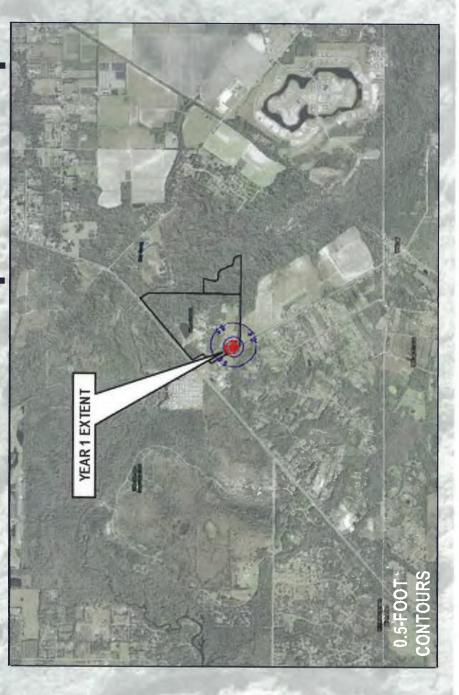








# **DWRMv4 Surficial Septic Transport**





# **DWRMv4 Surficial Septic Transport**









### Conclusions

- The septic system in question has been in operation since the beginning of the park.
- evaluating upgrading the entire system to an even greater capacity. Although there are no issues with the system, the owners are
- Groundwater flow and transport modeling of the septic system using an overly conservative rate for 120 lots indicates:
- Extent of mounding is limited
- Extent of transport is limited and does not reach Little Manatee River within a 10-year timespan





22-1638 HOO/Cer Entered at Public Hearing: Exhibit # 3 Date: Date:\_ Application No. Exhibit #

TRAILS & SHARED USE PATHS HILLSBOROUGH COUNTY **EXISTING & PROPOSED** 

Hillsborough County Florida



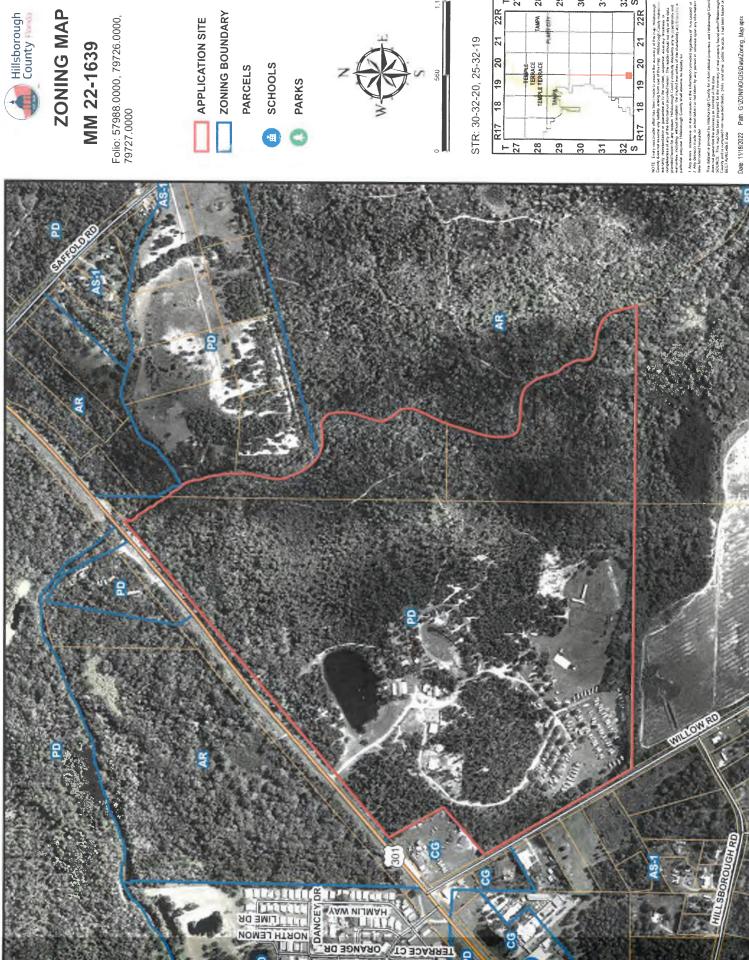
- mpa Bypass Canal Trail (TBCT) (34th BBD) ndy Bridge Trail (Hills CL to Westshore)
- - Memorial Bikeway (Courtney Campbell Causeway Old Fort King (OFG) Trail (US 301 to Pasco County) Plant City Trails
- NOTE: 1 Hilsborough County is not responsible for the accuracy of the inform 2 Shown within colf limits.
  2 Shown within colf limits.
  3 Chy Traisi include paved, recreational and padding trais.
  3 Map based on best information available as of 12092019.



NOTE. Every resonable effort has been made to assure the accuracy of the map. Vittacocapt County dess not assure and abstract and abstract the map. I HIS MAP IS INCARED VITEOUT WARRANT OF ART VRIAD are expressed or uniqued, including, but not printed to the implied wareness of mechanishing and tileness for a particular papage.

SOURCE. This map has been propared for the inventory of real property found watern Halbocrough County and is compaled from recorded deeds, plats, and other puddic records, it has been besed on BEST AVMLABLE data. Users of this map are hereby notified that the aforeming verification of the information contained on this map

Miles 601 E Kannedy Blvd, Tampa, FL 33602 (813) 272-5900 printroom@hillsboroughcounty.org







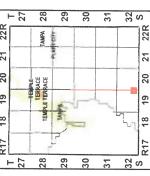
ZONING BOUNDARY

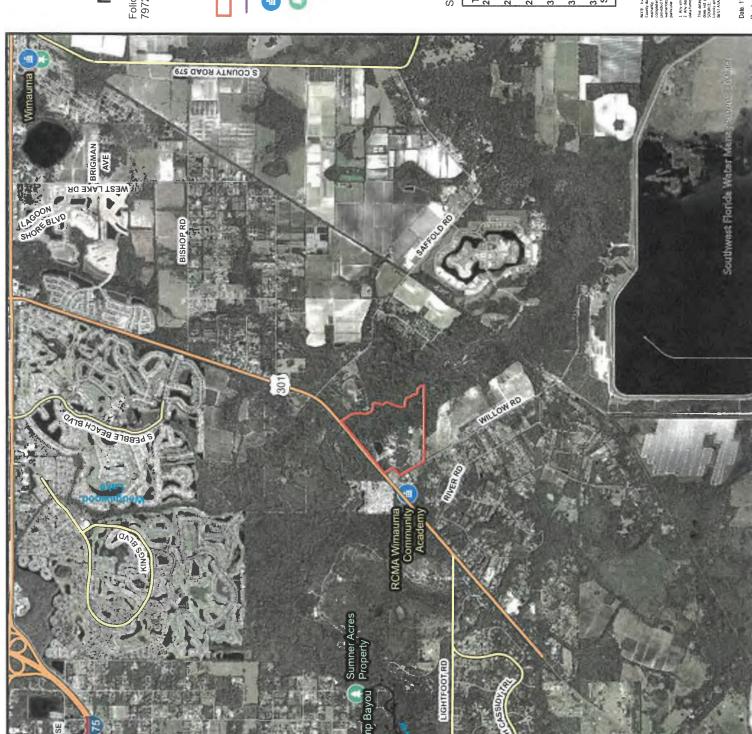


PARKS



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







# VICINITY MAP

MM 22-1639

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RAILROADS



SCHOOLS

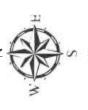




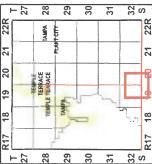








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#### MASONIC PARK & YOUTH CAMP, INC BY-LAWS

#### Article I Name

**1.01Name.** - The name of this Corporation shall be the Masonic Park & Youth Camp, Inc.

1.02 Status. -(Accepted and Approved 4/17/21) The Masonic Park & Youth Camp, Inc., as hereinafter called, is a Not-for-Profit Corporation organized and existing under the laws of the State of Florida, privately owned and operated and not in itself a part of the Masonic Order; provided, however, that in accordance with the provisions of the Corporate Charter, in the event this Corporation ceases to function as a Corporation, or, shall have its charter revoked or is dissolved according to law, no portion or part of the assets of the Corporation shall be distributed to the membership, or to any Member, Officer, or Trustee of this Corporation and further, it is the desired intention and agreement that all such assets be given to the Masonic Charities of Florida, Inc., a 501 (c) 3 or of like Corporation, that has applied for and received approval under the section of the Internal Revenue Code of the United States, with the understanding that the credit for those donated assets will be given equally to the accounts for the Regular Lodges in the 19th and 20th Masonic Districts, or its successor, of the Most Worshipful Grand Lodge of F. &A.M. of Florida.

#### Article II-Purpose

**2.01 Purpose.** - The purpose of this Corporation is to own, develop, improve, operate, and manage a camp for the primary use of young men and women; for the promotion of the religious, moral, and intellectual and physical wellbeing of such young people; for the education of such young people in the conservation of wild life and natural resources; to provide an opportunity for such young people to learn and develop the qualities of leadership; and for the encouragement of physical fitness among such young people; all by providing for them lecture and entertainment halls, dining facilities, dormitories, indoor and outdoor athletic facilities, and religious, educational and industrial instructions and friendly counsel, advice and assistance; all as a charitable institution.

#### Article III-Membership

**3.01 Qualification of Membership.** - (Accepted and Approved 4/17/21)Master Masons who are regular members in good standing of a Masonic Lodge in the 19<sup>th</sup> and 20<sup>th</sup> Districts under the jurisdiction of the Grand Lodge of Florida.

- 3.02 Manner of Admission. (Deleted)
- 3.03 Membership Fee.—(Deleted 3/14/14)
- **3.04 Termination of Membership.** (Accepted and Approved 4/17/21) Any Member of the Masonic Park & Youth Camp, Inc., who after being admitted to membership, fails to meet the requirements of membership set forth in 3.01 above, shall cease to be a member of the Masonic Park& Youth Camp, Inc.
- 3.05 Voting Rights (Accepted and Approved 4/17/21) Each member of the Masonic Park& Youth Camp, Inc., may cast one vote on any matter brought before the Masonic Park& Youth Camp, Inc., and proxies shall not be recognized.
- **3.06 Discipline.** (Deleted 3/16/19)

#### **Article IV-Board of Directors**

- **4.01 How Constituted.** (Accepted and Approved 4/17/21) The administrative body of the Masonic Park & Youth Camp, Inc. shall be a Board of Directors consisting of nineteen members all of whom shall be elected or appointed as hereinafter provided; members of the Board of Directors of the Corporation shall be chosen from current Worshipful Masters and Wardens, Past Masters, and members in good standing in a regular Masonic Lodge in the 19<sup>th</sup> and 20<sup>th</sup> Districts under the jurisdiction of the Grand Lodge of F. & A.M of Florida.
- **4.02 Qualifications.** (Accepted and Approved 4/17/21) Six (6) members of the Board of Directors shall be elected from members of Masonic Lodges in the 19<sup>th</sup> and 20<sup>th</sup> Districts under the jurisdiction of the Grand Lodge of F. & A.M. of Florida and members of the Corporation. They shall be elected for a term of threeyears with the terms being staggered with one (1) member elected from each District each year. Five (5) members of the Board of Directors shall be elected for a term of five (5) years with one (1) being elected each year. They shall be members of five (5) different Masonic Lodges in the 19<sup>th</sup> and 20<sup>th</sup> Districts under the jurisdiction of the Grand Lodge of Florida, F. & A.M., and Members of the Corporation. In even numbered years, the newly elected member shall be from District 19 and in the odd numbered years, the newly elected member shall be from District 20. Eight (8) members of the Board of Directors are to be appointed by the President for a term of one (1) year. Four (4) are to be from different Lodges

in District 19 and District 20. If any elected or appointed member of the Board of Directors, or an immediate family member of any elected or appointed member of the Board of Directors, has a written business contract with the Masonic Park and Youth Camp, Inc., and that written contract contains provisions for monetary compensation to the benefit of the elected or appointed Board member or immediate family member, then that member shall recuse himself from voting on any maters brought before the Board of Directors that relate directly or indirectly, to the business contract of which he, or his immediate family member, may be party to. Recuse from voting shall include the Board member temporarily retiring from the Board meeting while such voting occurs.

**4.03Duties.** – (Accepted and Approved 4/17/21) The Board of Directors shall be responsible for the furtherance of the purposes of the Masonic Park& Youth Camp, Inc., and the attainment of its objectives, and shall have full powers in all matters affecting the administration of the Masonic Park& Youth Camp, Inc., except those which the Masonic Park& Youth Camp, Inc., may from time to time reserve for itself, and except that the power to buy and sell or encumber real property shall vest solely in the Masonic Park& Youth Camp, Inc

#### **4.03aHiring**. (Accepted and Approved 4/17/21)

- 1) Selection. The selection of a candidate for the positions of Park Manager and Assistant Park Manager shall be the duty of the President of the Board of Directors, provided however that each candidate selected must meet the requirements contained within the Park Manager/Assistant Park Manager "Position Standards and Duty Requirements" document, as approved by the Board of Directors.
- 2) Confirmation. The candidate proposed by the President for the positions of Park Manager and Assistant Park Manager shall each be confirmed (separately) by a majority vote at any regular meeting of the Board of Directors and shall serve until dismissed as provided further herein.
- 3) Dismissal. The Park Manager and Assistant Park Manager may be dismissed a) by the Board of Directors upon an affirmative vote for three-quarters (3/4) of the members present, or b) by a simple majority vote of the members present if it is determined that either have committed an act or acts of moral turpitude.
- 4) Timelines. Upon notice of dismissal, or the retirement, of either the Park Manager or the Assistant Park Manager, the President of the Board of Directors shall have thirty (30) days to interview and select a candidate to

replace the dismissed or retired Manager. The selected candidate shall be voted upon for confirmation at the next regular meeting of the Board of Directors.

- 5) Rejection of Candidate. Should the Board of Directors not reach a favorable majority vote for one, or both, of the President's selections for Park Manager/Assistant Park Manager, the President shall have an additional thirty (30) days to select a new candidate for the position(s) for the members to consider at the next regular meeting of the Board of Directors, provided however that should the Board of Directors reject the second candidate, the President may, for the well-being and stability of the Park, temporarily and unilaterally appoint a qualified and temporary Park Manager and/or Assistant Park Manager (as defined by the Position Standards and Duty Requirements document) for a period not to exceed one (1) year, after which he must submit a permanent candidate to the Board of Directors for consideration.
- **4.04Park Manager**. (Accepted and Approved 4/17/21) The Park Manager shall meet the requirements contained in the Park Manager Position Standards and Duty Requirements description. The Park Manager shall not be a member of the Board of Directors.
- **404aAssistant Park Manager.** (Accepted and Approved 4/17/21) –The Assistant Park Manager will work under the supervision of the Park Manager and shall meet the requirements contained in the <u>Position Standards and Duty Requirements</u> description for the Assistant Park Manager. The Assistant Park Manager shall not be a member of the Board of Directors.
- **4.04b Full Time Park Host.** (Accepted and Approved 4/17/21) The Board of Directors shall, at any time affirm the Park Manager selection of Park Host who shall hold the Position at the pleasure of the Park Manager. The Park Host shall work under the supervision of the Park Manager and shall meet the requirements contained in the Position Description for the full-time Park Host. The full-time Park Host shall not be a member of the Board of Directors.
- **4.04cTemporary Park Host.** (Accepted and Approved 4/17/21) The Board of Directors may at any time, as they deem necessary, affirmthe Park Manager selection of a Temporary Park Host (one (1)or more as deemed necessary) who shall hold the position at the pleasure of the Park Manager. The appointee shall perform any duties as deemed necessary by the Park Manager and/or the Assistant Manager. The temporary Park Host shall not be a member of the Board of Directors.
- 4.05 Meetings.— (Accepted and Approved 4/17/21) The Board of Directors

shall hold their first meeting within ten (10) days after the annual meeting of the Masonic Park& Youth Camp, Inc., and shall meet thereafter in regular sessions at least once a month at a time and place to be determined by the Board. Special meetings may be held upon the call of the President, or upon the written request of the majority of its Board of Directors. A majority vote of the Board members present shall decide any issue brought before the Board, and eleven (11) members of the Board shall constitute a quorum for the transaction of business.

**4.06 Budget.** – (Accepted and Approved 4/17/21) The Board of Directors shall prepare a budget of income and expense for each fiscal year and present the same to the membership of the Masonic Park and Youth Camp, Inc., at the annual meeting of the said membership, and shall operate within the budget and appropriations and any amendments thereof approved by the membership of the Masonic Park& Youth Camp, Inc.

**4.07 Vacancies.** — (Accepted and Approved 4/17/21) Vacancies in the elected positions of the Board of Directors shall be filled by a majority vote of the members of the Board of Directors present at any meeting of the Board of Directors in which a quorum is present, and the person elected to fill the vacancy shall serve until the next annual meeting of the membership of the corporation, at which time the membership shall elect a Director to fill the unexpired term of the vacancy, if any, in the same manner as the membership electsDirectors. A Director elected to fill a vacancy must meet the eligibility requirements of the vacant directorship. Vacancies to the appointed positions will be filled by the President as he deems necessary.

**4.08 Absences.** – (Accepted and Approved 4/17/21) Any member of the Board of Directors who is absent from four (4) Board of Directors Meetings in a calendar year shall be removed as a member of the Board of Directors and a vacancy created. The provision does not apply to any elected or appointed Officer of the Most Worshipful Grand Lodge of F. & A.M. of Florida.

#### **ARTICLE V-OFFICERS**

**5.01** Qualification & Election. (Accepted and Approved3/16/19) The Officers of the Corporation shall be a President, Vice President, Secretary, and a Treasurer who shall be elected by the Board of Directors from members of the Board of Directors at the June meeting of each year and who shall serve for one year, said term of the officers elected to begin on January 1 of the following year or until their successors have been duly elected and installed.

- **5.02 Vacancies.** Vacancies in the offices shall be filled by the Board of Directors from its membership.
- **5.03** Compensation. (Revised 3/18/94) Officers and Directors shall serve without compensation, provided, however, that their actual expenses incurred while performing their official duties may be reimbursed to them.
- 5.04 President. (Accepted and Approved4/17/21) The President shall be the Chief Executive Officer of the Masonic Park & Youth Camp, Inc., and shall exercise general supervision over all activities. He shall perform such other duties as may be imposed upon him by these By-Laws. He shall preside at all meetings of the Board of Directors and of the Masonic Park& Youth Camp, Inc. He shall appoint such committees as required in the By-Laws and any additional committees deemed necessary by him. In addition, he shall be an ex-officio member of all such committees and shall have the power to appoint a new committee for any that does not, in his opinion, function property. He shall not serve, accept, or perform, in any other duty or capacity of any appointed or elected office of the Masonic Park & Youth Camp, Inc., while serving as the President of the Masonic Park & Youth Camp, Inc., over which he has been elected to preside, but in the event of a vacancy shall exercise the rules and regulations imposed on him by these By-Laws.
- **5.05** Vice President. (Accepted and Approved 4/17/21) In the absence of the President, the Vice President shall accede to the office of President. He shall perform such duties as may be assigned to him by the President or the Board of Directors.
- **5.06** Secretary. –(Accepted and Approved 4/17/21) The Secretary shall make and preserve full and accurate records of the membership of the Masonic Park & Youth Camp, Inc., of all proceedings at the meetings of the Masonic Park & Youth Camp, Inc., and of the Board of Directors, and such other records as from time to time he shall be directed to make and preserve by the Masonic Park & Youth Camp, Inc., or by the Board of Directors.
- **5.07 Treasurer**. –(Accepted and Approved 4/17/21) The Treasurer shall make and preserve full and accurate records of all moneys received and disbursed by the Masonic Park & Youth Camp, Inc., and such other records and reports as from time to time he shall be directed to make and preserve by the Masonic Park & Youth Camp, Inc., or by the Board of Directors. The Treasurer shall also be responsible for ensuring that all appropriate bills are paid in a timely manner.

#### **ARTICLE VI-MEMBERSHIP MEETINGS**

- **6.01** Annual Meeting –(Accepted and Approved 4/17/21) The annual meeting of the Masonic Park & Youth Camp, Inc. shall be held in the month of January each year at such time and place as the Board of Directors shall decide. Notice of the time and place of such meeting shall be sent by USPS First Class Mail sixty (60) days in advance of the Annual Meeting to the Secretary of each of the Lodges in the 19th and 20<sup>th</sup> Masonic Districts and posted in a conspicuous place in each Masonic Lodge of the 19<sup>th</sup> and 20<sup>th</sup> Districts at least forty-five (45) working days in advance of the Annual Meeting.
- **6.02** Special Meetings (Accepted and Approved 4/17/21) Special meetings of the Corporation may be held at any time according to the provisions of Paragraph 4.05 and shall be called by the President upon the request of 20% of the membership of the Masonic Park & Youth Camp, Inc., provided, however, that due notice of such special meeting shall be sent by USPS First Class Mail (60) days in advance of the Special Meeting to the Secretary of each of the Lodges in the 19<sup>th</sup> and 20<sup>th</sup> Masonic Districts and posted in a conspicuous place in each Masonic Lodge of the 19<sup>th</sup> and 20<sup>th</sup> Districts at least forty five (45) working days in advance of the Special Meeting stating the time, date, place and purpose of such meeting.
- **6.03 Quorum** (Accepted and Approved 4/17/21) Members present after notification of Annual or Special Meetings in accordance with paragraph 6.01 and 6.02 shall constitute a quorum, and a majority vote of members present shall decide any issue brought before the membership at any Annual or special meeting of the Masonic Park & Youth Camp, Inc.

#### ARTICLE VII-ELECTIONS

7.01 Nominating Committee – (Accepted and Approved4/17/21)Thirty (30) days prior to the annual meeting of the Masonic Park& Youth Camp, Inc., the President shall appoint a nominating committee consisting of the members of the Masonic Park& Youth Camp, Inc., none of whom shall be members of the same Masonic Lodge. It shall be the duty of the nomination committee to nominate one eligible person for each directorship to be filled by election at the annual meeting of the Masonic Park& Youth Camp, Inc.

#### 7.02 (Deleted 1/12/14)

7.03 Opposing Nominations – (Accepted and Approved 4/17/21) Additional nominations may be made from the floor in the Annual Meeting, provided that the person nominated has given his oral or written consent to

have his name placed in nomination, and provided further, that the person making said nomination shall specify the person to be opposed.

**7.04 Election** – The election of Directors shall be placed on the agenda of the meeting as an order of business. When a candidate is unopposed, voting may be by acclamation. When a candidate is opposed, voting shall be by secret ballot. A majority vote of the members present, provided a quorum exists, shall determine the election of each director.

#### ARTICLE VIII-COMMITTEES

- **8.01** Standing Committees (Accepted and Approved 4/17/21)The President shall appoint the following standing Committees: Properties Committee, Finance Committee, Laws & Regulations Committee, Publicity Committee, and Ways & Means Committee. Each committee shall consist of at least three persons not necessarily members of the Board of Directors of the Masonic Park& Youth Camp, Inc., but each of whom shall be a member in good standing in a Masonic Lodge in the 19<sup>th</sup> and 20<sup>th</sup> Districts under the jurisdiction of the Grand Lodge of F.& A.M. of Florida. The President shall designate the chairman of each committee and shall be an exofficio member of all committees.
- **8.02** Special Committees (Accepted and Approved 4/17/21) The President may, from time to time, appoint such committees as are, in his judgment, necessary, or, which may be recommended by the Board of Directors. Members of such committees must be Master Masons in good standing in a Masonic Lodge in the 19<sup>th</sup> and 20<sup>th</sup> Districts under the jurisdiction of the Grand Lodge of F. & A.M of Florida.

#### ARTICLE IX- REVENUE

9.01 (Deleted 01/14/18)

- **9.02 Other Funds** Funds for capital outlay and ordinary expenses may be raised by any method not inconsistent with the principles of Freemasonry.
- **9.03** Fees and Charges (Revised 2/04/11) When park facilities are acquired and in use, the Board of Directors shall prepare a schedule of fees and charges for the use of thereof.
- 9.04 Gifts (Accepted and Approved 4/17/21)The Masonic Park may accept gifts of money or other valuables not inconsistent with Masonic laws or customs and usages; provided, however, that special privileges shall not be granted as a condition precedent thereforeous person, persons, or

9.05 Fiscal Year – The Fiscal Year of the Masonic Park & Youth Camp, Inc., shall begin January 1st of each year and end December 31st of each year.

**9.06** Audit – (Added 3/18/94) - The financial records of this Corporation shall be audited by a Certified Public Accountant or three knowledgeable members of the Corporation on an annual basis, or more often as directed by the Board of Directors.

#### ARTICLE X-AMENDMENTS

10.01 Amendments – (Accepted and Approved 4/17/21) - In accordance with the provisions of the Corporate Charter, the By-Laws of the Masonic Park & Youth Camp, Inc., shall be made, altered, or rescinded by a majority vote of the members present at any annual or special meeting of the Masonic Park & Youth Camp, Inc., providing a quorum exists, and provided further, that due notice of the meeting has been sent to all Lodges as provided in Article VI of these By-Laws.

#### ARTICLE XI-MISCELLANEOUS

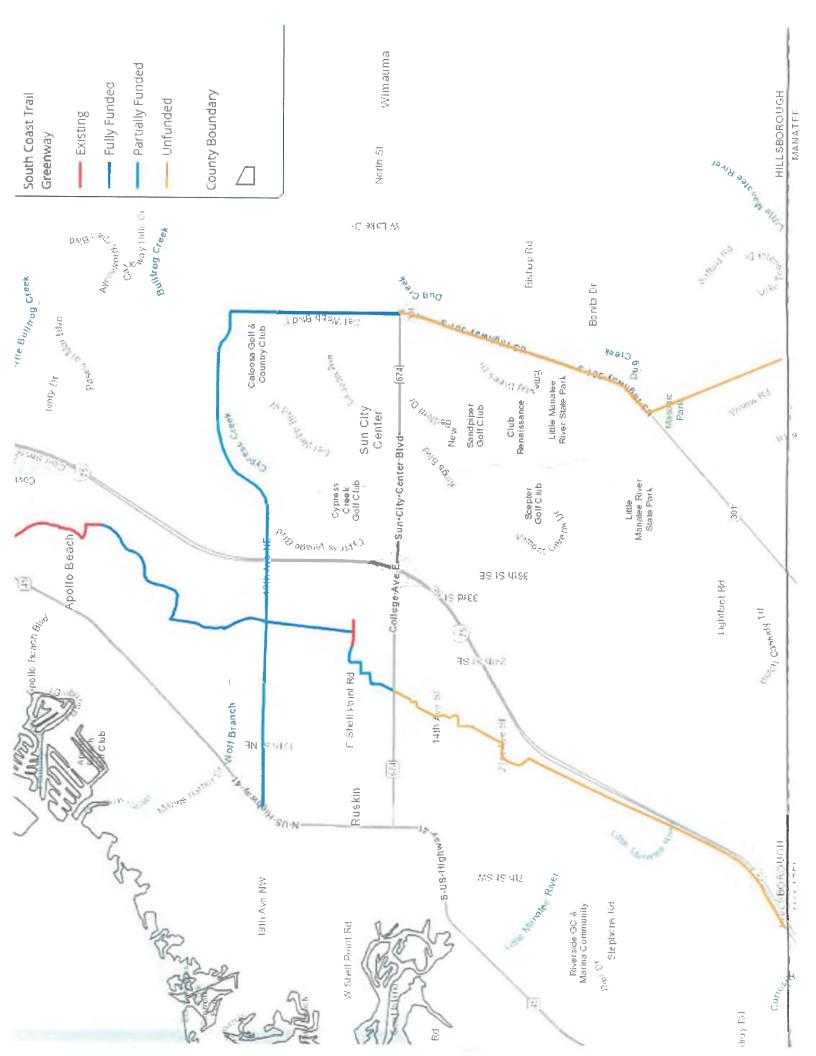
11.01 Most Worshipful Grand Lodge, F. & A.M. of Florida Defined — Where the context of these by-laws uses the words, "The Most Worshipful Grand Lodge of Free and Accepted Masons of Florida," it shall mean that certain organization which was incorporated under Chapter 4281, Acts of the Legislature of the State of Florida of 1893.

The foregoing By-Laws were approved by me this That ay of April 2021.

Grand Master

Grand Master

Seal





Donate

# The Little Manatee River moves a step closer to receiving federal protections

WUSF Public Media - WUSF 89.7 | By Craig Kopp

Published January 5, 2023 at 5:00 AM EST



USTEN - 0:57



Rep. Vern Buchanan's Office / Courtesy

# The recently passed omnibus spending bill includes moving the Little Manatee towards a federal Scenic River designation.

A push to provide federal protections for the Little Manatee River in Hillsborough County is moving closer to reality thanks to a massive spending bill passed by Congress last week.

14/12/

Climate One

Within the \$1.7 trillion omnibus spending bill is the Little Manatee Wild and Scenic River Act, which would designate 51 miles of the Little Manatee as part of the National Park Services Wild and Scenic River System.

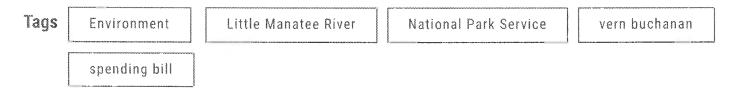
The act, originally introduced by Republican Congressman Vern Buchanan in 2020, has been amended to require that a formal National Park Service study be done before the Little Manatee becomes part of the Wild and Scenic Rivers system. That will take a couple of years.

The designation would help preserve and protect the river from intrusive development, from its source in southern Hillsborough County to its mouth where it enters Tampa Bay. Recreational activities, such as canoeing, kayaking, boating and fishing would still be permitted.

In a statement, Buchanan said the designation will ensure the river is "kept in its current, pristine condition for future generations to enjoy."

Once the river receives the scenic designation, the National Park Service will develop a management plan that includes ways to preserve the existing natural environment.

Only two other rivers in Florida are recognized under the federal program: The Loxahatchee River near Jupiter and the Wekiva River north of Orlando.







### **Craig Kopp**

I started my journalism career delivering the Toledo Blade newspaper on my bike. See stories by Craig Kopp

## Tampa Bay Times

# US approves Little Manatee River study

A federal study is needed before the river gets scenic status and environmental safeguards.











The Little Manatee River will be studied in advance of possible designation as a federal scenic waterway. The proposal was included in the \$1.7 trillion spending bill signed last week by President Joe Biden. [Office of U.S. Rep. Vern Vern Buchanan I

By C.T. Bowen Times staff

Published Jan. 4 | Updated Jan. 4

President Joe Biden's signature on a \$1.7 trillion spending bill last week guaranteed a victory for Hillsborough County environmental preservationists.

### Tampa Bay Times

Manatee River as a scenic waterway to safeguard it from future development.

"Designating the Little Manatee River as 'scenic' will ensure that it is kept in its current, pristine condition for future generations to enjoy. This bill brings us one step closer to making this historic designation a reality," Buchanan said in a statement.

Buchanan filed the Little Manatee Wild and Scenic River Act in 2020. It sought to add a 51-mile segment of the Little Manatee River in southeastern Hillsborough to the National Park Service's Wild and Scenic River System, which has the primary goal of conserving free-flowing rivers across the country.

#### **RELATED:** Deadline looms for Little Manatee River protections

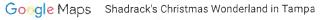
However, the House Natural Resources Committee amended the bill last year to authorize a formal National Park Service study of the river before an official designation can occur. The measure passed the House on a voice vote in September and was included in the omnibus spending bill approved by the U.S. Senate and signed by the president in late December.

The federal designation would protect the river for public enjoyment without intrusive development, ensuring the Little Manatee River remains available for recreational activities including canoeing, kayaking, boating and fishing.

The Loxahatchee River and the Wekiva River are the only rivers in Florida currently recognized under the federal program.

The Little Manatee River already is designated as an Outstanding Florida Water by the state. Landing the federal status "will further solidify this resource as a treasure for Hillsborough County so that people can continue to make memories on this waterway for years to come," said former Hillsborough Commissioner Stacy White.

The upcoming study could take as long as three years, White said previously.

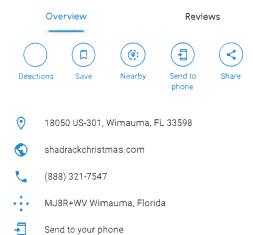




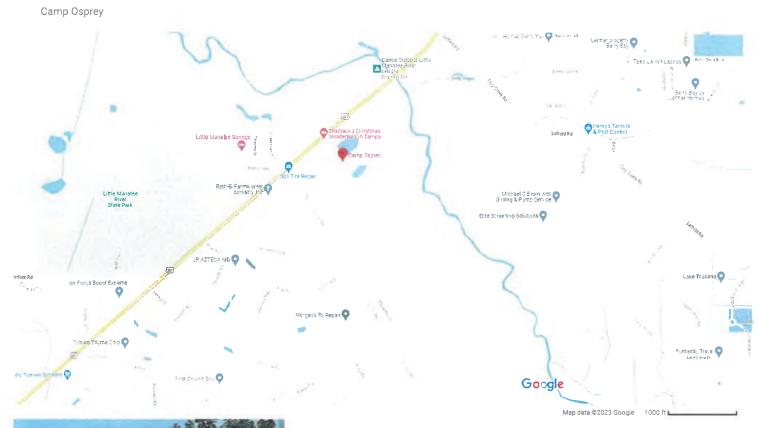


#### Shadrack's Christmas Wonderland in Tampa

3.8 \* \* \* \* (16) RV park



Suggest an edit





Camp Osprey

4.6 ★★★★★ (89) Summer camp

Ov	verview	Reviews	5	About
Direc	tions Save	Nearby	Send to phone	<b>Share</b>
•	18050 US-3	01, Wimauma, F	FL 33598	
•	campospre	y.com		
5	(941) 928-6860			
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<b>→</b>	Send to you	r phone		

Suggest an edit

AGENCY COMMENT SH	IEET
TO: ZONING TECHNICIAN, Development Services	DATE: 6/11/2023
REVIEWER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
COMMUNITY PLAN/ SECTOR: LMS/South	PETITION NO: MM 22-1639
This agency has no comments.	
This agency has no objection.	
This agency has no objection, subject to listed or attached co	anditions.
This agency objects, based on the listed or attached grounds.	
NEW AND REVISED CONDITIONS OF APPROVAL  Revised Conditions  2. The following existing uses shall be permitted on-site and any meet applicable regulations.  3. All legally permitted principal and accessory RV park structures existing or occurring on the subject parcel of uses, activities, structures, may be provided by aerial or more persons; receipts; business documents, deeds a-b. Concurrent with the next increment of development, to	c activities, youth camp, buildings or on September 11, 1991. Evidence of such or ground photographs; affidavits from one, and permits.
showing which portions of the site existed prior to the permitted after the above date.	above date and which portions were legally
<u>c.</u> The park-project, totaling 204-199.91 acres, is limited a youth camp consisting of a maximum of 63 campsit	
b.d. New development, together with any uses or site development or before September 11, 1991 shall the meet the appliamended be permitted through the site construction ple conformance with applicable Hillsborough County La Transportation Technical Manual and other applicable portions of the site which may have been previously of permitted and constructed thereafter (subject to the abaffected by new development or development which	cable regulations in the Zoning Code, as an review process and brought into and Development Code (LDC), estandards. Regardless of the above, constructed prior to the above date or legally pove verification), but which are being

All AS-1 zoning district uses shall be permitted, including youth camp.

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

driveway into the proposed project) shall be brought into conformance with all applicant current rules and regulations.

e.g. Accessory uses and structures which are customarily accessory and clearly incidental to the recreational vehicle park, and youth camp subject to the Zoning Code, as amended.

Christmas Light Show

, ,

Eh. Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, may be allowed in the park. These uses shall be located, and designed and permitted to serve only overnight guests of the campground or RV Parkpatrons of the park and shall present no visible signs from any area outside the park.



Recreational vehicle park and youth camp shall not be open to the general public, but shall be for the use of the membership organizations and their guests.

- g.j. Consistent with LDC requirements, in calculating the allowable density/intensity of the uses listed within 2.c., above, 120 ac, of project area were utilized to obtain the RV Park density, and the remaining 79.9 ac, were utilized to obtain the allowable maximum campground density of 159 campers. The restriction of a maximum of 63 campsites is not an LDC restriction, but rather was necessary to ensure the project did not exceed the 50-trip threshold by which a transportation analysis would be required. Notwithstanding the above, while many of the project structures and amenities are shared between the RV Park and camp uses, the physical placement of the RV units shall be restricted to the 16 ac, RV Park area shown on the PD site plan.
- k. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development and use of the property shall be limited to that which does not exceed 50 peak hour trips.

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

3. The project shall be limited to and served by one (1) vehicular access connection to US 301 and one (1) emergency access to Willow Rd. The emergency access shall be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall. All existing access points shall be permitted on US 301 and Willow Rd.

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



4. RV Park uses shall comply with LDC Sec. 6.11.110 and other applicable standards and regulations.

Campground uses shall comply with LDC Sec. 6.11.20 and other applicable standards
regulations. Recreational vehicles or similar vehicles place on site for greater than 180 consecutive days shall comply with the Flood Damage Control Ordinance.

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

#### New Conditions

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

#### Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the site plan to:
  - Correct the site plan note 7 to display the correct existing uses. Staff notes that there were no restrictions on campground size under the 91-0174 PD approval. Staff also notes that there zoning conditions showed only 24 RV spaces were permitted.
  - Correct site plan note 8 to display the correct proposed uses relative to the campground use. Reference above PD conditions.
  - Delete note 11. Staff notes that the entire PD is within the modification area, and as such this note is confusing. Allowable location of the 120 RV units has been addressed via zoning condition.
  - o Modify note 1 under "PD Plan Notes" to change the word "FOR" to substitute the word "SERVING".
  - o Modify note 3 under "PD Plan Notes" to add "—see conditions of zoning approval for proposed access restrictions" to the end of the statement. Alternatively, delete note 3 staff believes these items are address under notes 6 and 7.
  - Replace note 8 with a statement reading "External sidewalks may be provided if required pursuant to Sec. 6.03.02 and the County Engineer's Sidewalk Protocol. Internal sidewalks will be provided in accordance with Sec. 6.03.02 of the LDC". Staff notes that the County Engineer's Sidewalk Protocol will govern implementation of external sidewalks within the rural services
  - o Modify note 9 to add at the end "See zoning conditions and applicable LDC sections for required standards/improvements."
  - O Add a new note stating, "Internal vehicular circulation paths are conceptual, and may be redesigned/relocated/reconfigured during the site/construction plan review process."
  - o Modify the note reading "Emergency Vehicle Access Only" to instead stated "Gated Emergency Vehicle Access Only".

#### **PROJECT OVERVIEW & TRIP GENERATION**

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

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

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

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

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

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

Proposed Zoning:

1 111 - 10'	24 Hour Two-	AM Peak Hour		PM Peak Hour	
Land Use/Size	Way Volume	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		4	9

#### EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

#### SITE ACCESS/ SITE CIRCULATION

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

#### ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS Information for the adjacent roadway segment is shown below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
US 301	Manatee County Line	SR 674	D	С

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 □Substandard Road ⊠Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	
	Choose an item.	Choose an item Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item Lanes ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Project Trip Generat	ion □Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	Unknown (See Report)	Unknown (See Report)	Unknown (See Report)
Proposed	490 (est.)	38	49
Difference (+/-)	Unknown	Unknown	Unknown

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Х	Vehicular & Pedestrian	None	Meets LDC
			TVICCES EDC
	None	None	Meets LDC
	None	None	Meets LDC
	None	None	Meets LDC

Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
-	Choose an item.	Choose an item.

#### Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐ N/A	⊠ Yes			
☐ Off-Site Improvements Provided	⊠ No	□ No			

**PD Modification Application:** 

MM 22-1639

**Zoning Hearing Master Date:** 

June 20, 2023

**BOCC Land Use Meeting Date:** 

August 8, 2023



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant:

Masonic Park and Youth Camp, Inc.

FLU

A/R (Agricultural Rural – 1 DU per

Category:

5 acres)

Service Area:

Rural

Site Acreage:

199.91

Community

Little Manatee South and South

Plan Area:

Shore Areawide Systems

Overlay:

None



#### Introduction Summary

PD 91-0174 was approved in 1991 to allow the property located at the east corner of 301 and Willow Road intersection for the development of a youth camp and RV park with 36 RV spaces. The applicant is requesting a modification to allow an increase from 36 RV spaces to 120 RV spaces.

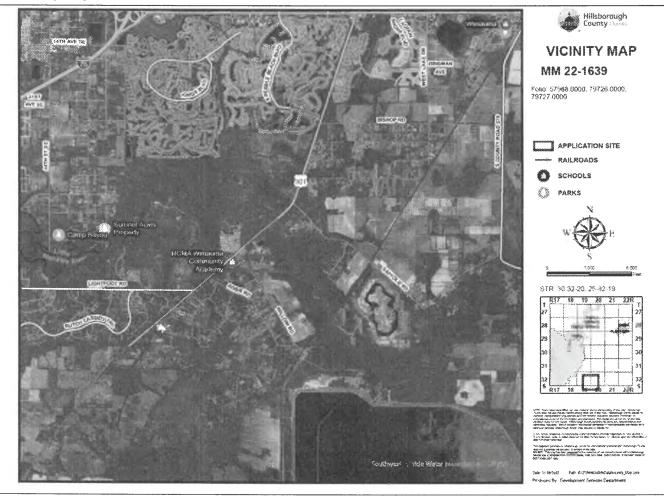
Existing Approval(s)	Proposed Modification(s)
Site development to allow a youth camp and 36	Site development to allow a youth camp and 120 RV
Recreational Vehicle (RV) spaces.	spaces.

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

Planning Commission Recommendation	Development Services Recommendation
Consistent	Approvable, subject to proposed conditions

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



#### **Context of Surrounding Area:**

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

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

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

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

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

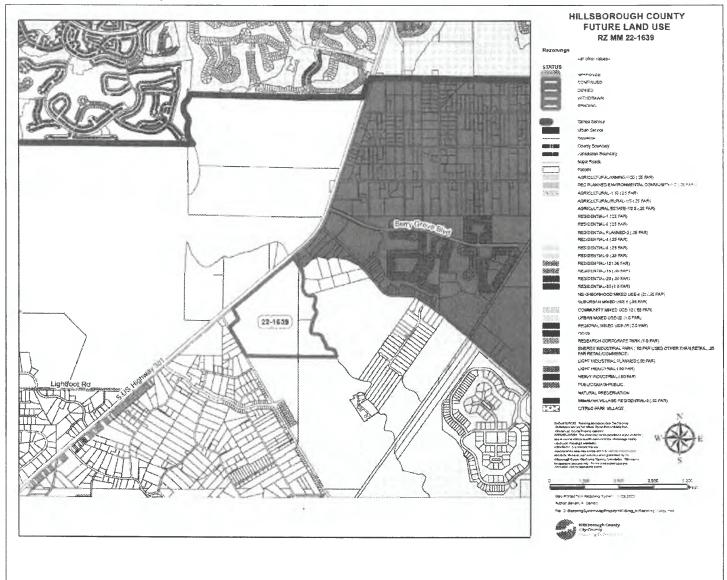
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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map



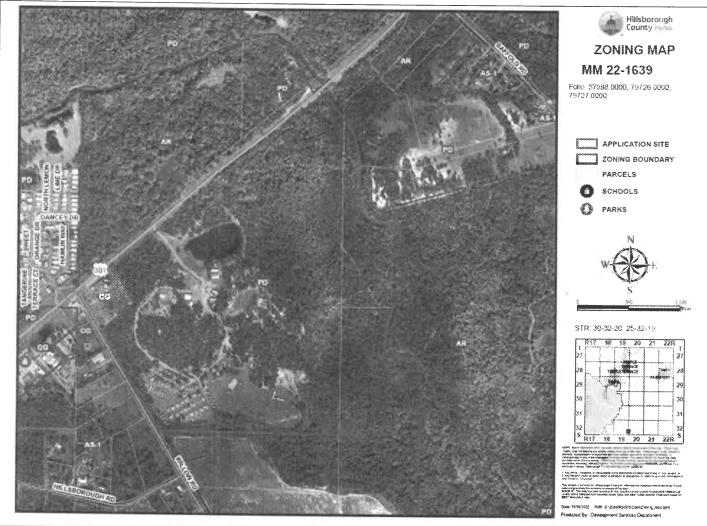
Subject Site Future Land Use Category	A/R (Agricultural Rural) – 1 DU per 5 acres
Maximum Density/F.A.R.	1 dwelling units per 5 gross acres (du/ga) / 0.25 FAR
Typical Uses	Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural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

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map



Adjacent Zonings and Uses							
Location	ation Zoning Maximum Density/F.A.R.  Permitted by Zoning District		Allowable Use	Existing Use			
North  AR  1 du/5 ga F.A.R.: NA  PD 91-0175  6 mobile home or RV lots acre  1 RV Space per acre of F designated area, 6 Cabin (3,046 SF combined)			Agriculture and related	Little Manatee River State Park			
		6 mobile home or RV lots per acre	Mobile home or RV park	Mobile home park			
		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			
AR East		1 du/5 ga F.A.R.: NA	Agriculture and related	Undeveloped			
Lust	PD 14-0974	1 du/ga F.A.R.: NA	Single-family residential	Undeveloped			

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	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		

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#### 2.0 LAND USE MAP SET AND SUMMARY DATA

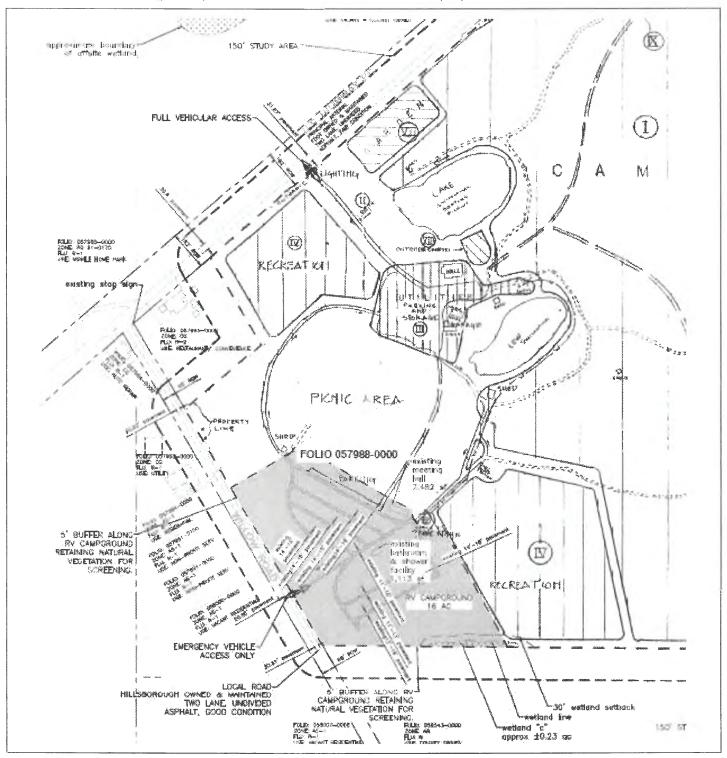
2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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#### 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)



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

Adjoining Roadways (check if applicable)					
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements		
33 <sup>rd</sup> Street SE	FDOT Principal Arterial - Rural	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		

Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	Unknow (See Report)	Unknown (See Report)	Unknown (See Report)		
Proposed	490 (est.)	38	49		
Difference (+/-)	-Unknown	Unknown	Unknown		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

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

<b>ministrative Variance</b> Not applicable for t	this request
f Request Type	Finding
Choose an item	Choose an item.
Choose an iten	Choose an item.
Choose an iten	

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY						
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Environmental Protection Commission	☐ Yes	☐ Yes	⊠ Yes	EPC Approval needed		
Environmental Protection Commission	⊠ No	⊠ No	□No	on revised plans		
Natural Resources	⊠ Yes	☐ Yes	⊠ Yes			
Natural Resources	□No	⊠ No	□No			
Concernation & Environ Lands Manet	⊠ Yes	☐ Yes	⊠ Yes			
Conservation & Environ. Lands Mgmt.	□No	⊠ No	□No			

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Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	
	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal Hi	gh Hazard Area		
Credit	□ Urban/Sul	ourban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	Other		M 200 199 20 1	
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	
☐ Design Exc./Adm. Variance Requested	⊠ Yes □ No	□ Yes □ No	□ No	
☐ Off-site Improvements Provided	LINO	△ NO	□ 1 <b>/</b> 10	
Service Area/ Water & Wastewater	⊠ Yes		☐ Yes	
□Urban □ City of Tampa	□ No	☐ Yes ⊠ No	□ res ⊠ No	
⊠ Rural ☐ City of Temple Terrace		Z 140		
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 ⊠N/A	Yes	Yes	☐ Yes	
Inadequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A	⊠ No	⊠ No	⊠ No	
Impact/Mobility Fees:  RV campsites (Per 1,000 s.f.)  Mobility: \$1,607*84 = \$134,988  Park: \$1,327*84 = \$111,468  Fire: \$ 299*84 = \$ 25,116				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	110001000		310000000	The state of the s
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	□Yes	
☐ Locational Criteria Waiver Requested	□ No	□ Meonsistent     □ Consistent	⊠ No	
☐ Minimum Density Met         N/A				

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#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

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

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

#### 5.2 Recommendation

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

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## 6.0 PROPOSED CONDITIONS

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

- Correct the site plan note 7 to display the correct existing uses. Staff notes that there were no restrictions on campground size under the 91-0174 PD approval. Staff also notes that there zoning conditions showed only 24 RV spaces were permitted.
- Correct site plan note 8 to display the correct proposed uses relative to the campground use. Reference above PD conditions.
- Delete note 11. Staff notes that the entire PD is within the modification area, and as such this note is confusing. Allowable location of the 120 RV units has been addressed via zoning condition.
- Modify note 1 under "PD Plan Notes" to change the word "FOR" to substitute the word "SERVING".
- Modify note 3 under "PD Plan Notes" to add "—see conditions of zoning approval for proposed access restrictions" to the end of the statement. Alternatively, delete note 3 staff believes these items are address under notes 6 and 7.
- Replace note 8 with a statement reading "External sidewalks may be provided if required pursuant to Sec. 6.03.02 and the County Engineer's Sidewalk Protocol. Internal sidewalks will be provided in accordance with Sec. 6.03.02 of the LDC". Staff notes that the County Engineer's Sidewalk Protocol will govern implementation of external sidewalks within the rural services area.
- Modify note 9 to add at the end "See zoning conditions and applicable LDC sections for required standards/improvements."
- Add a new note stating, "Internal vehicular circulation paths are conceptual, and may be redesigned/relocated/reconfigured during the site/construction plan review process."
- Modify the note reading "Emergency Vehicle Access Only" to instead stated "Gated Emergency Vehicle Access Only".

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

- 1. The maximum density must not exceed the land use plan category ( $\frac{RR-P}{A/R}$ ) for any new development.
- 2. The following existing uses shall be permitted on-site and any expansion or intensification thereof must meet applicable regulations:
  - a. All legally permitted principal and accessory RV park activities, youth camp, buildings or structures existing or occurring on the subject parcel on September 11, 1991. Evidence of such uses, activities, structures, may be provided by aerial or ground photographs; affidavits from one or more persons; receipts; business documents, deeds, and permits.
  - b. The park project totaling 204 199.91 acres, is limited to the originally approved 36 a 120 single unit RV spaces park and a youth camp consisting of a maximum of 63 campsites with a maximum capacity of 163 campers.
  - <u>September 11, 1991</u> shall meet the applicable regulations in the Zoning Code, as amended be permitted through the site/construction plan review process and brought into conformance with applicable Hillsborough County Land Development Code (LDC), Transportation Technical Manual and other applicable standards. Regardless of the above, portions of the site which may have been previously constructed prior to the above date or legally

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permitted and constructed thereafter (subject to the above verification), but which are being affected by new development or development which was not properly permitted (e.g. the driveway into the proposed project) shall be brought into conformance with all applicant current rules and regulations. Concurrent with the next increment of development, the developer shall submit documentation showing which portions of the site existed prior to the above date and which portions were legally permitted after the above date

- b.d. All AS-1 zoning district uses shall be permitted including youth camp.
- e.e. Management units, Recreational areas and structures, Service buildings and structures, including boat docks, and ramps for use by park patrons only overnight guests of the campground or RV Park.
- <u>d.f.</u> Accessory uses and structures which are customarily accessory and clearly incidental to the recreational vehicle park, and youth camp subject to the Zoning Code, as amended.
- g. Convenience establishments which are of a commercial nature, including food stores, snack bars, coin-operated laundry, may be allowed in the park. These uses shall be located, and designed and permitted to serve only patrons of the park overnight guests of the campground or RV Park and shall present no visible signs from any area outside the park.
- e.h. Recreational vehicle park and youth camp shall not be open to the general public, but shall be for the use of the membership organizations and their guests.
- i. Consistent with LDC requirements, in calculating the allowable density/intensity of the uses listed within 2.c., above, 120 ac. of project area were utilized to obtain the RV Park density, and the remaining 79.9 ac. were utilized to obtain the allowable maximum campground density of 159 campers. The restriction of a maximum of 63 campsites is not an LDC restriction, but rather was necessary to ensure the project did not exceed the 50-trip threshold by which a transportation analysis would be required. Notwithstanding the above, while many of the project structures and amenities are shared between the RV Park and camp uses, the physical placement of the RV units shall be restricted to the 16 ac. RV Park area shown on the PD site plan.
- £-j. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, development and use of the property shall be limited to that which does not exceed 50 peak hour trips.
- 3. All existing access points shall be permitted on U.S. Hwy 301 and Willow Rd. The project shall be limited to and served by one (1) vehicular access connection to US 301 and one (1) emergency access to Willow Rd. The emergency access shall be gated and locked with a Knox Box or similar system acceptable to the Fire Marshall.
- 4. The Planning and Zoning Department is authorized to approve minor changes in the approved General Development Site Plan, as long as the changes are in harmony with the original General Development Site Plan, but shall not have the power to approve changes that constitute a conceptual modification.
- 5. Recreational vehicles or similar vehicles placed on site for greater than 180 consecutive days shall comply with the Flood Damage Control Ordinance regulations LDC Section 6.11.110 Mobile Home Parks and Recreational Vehicle Parks.
- 6. For new development and any RV spaces over 24 the owner shall show on the General Development Site Plan, the approximate boundaries of all environmentally sensitive area(s), and shall label the area(s) therein "Conservation/Preservation Area". The boundaries of any on site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission (EPC) staff, and the owner shall submit evidence of approval from EPC of the Conservation/Preservation area boundaries prior to Detailed Site Plan approval.
- 7.6. All on-site conservation/preservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Development Review Services Department prior to Site Development Plan approval.

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- 8.7. All new structures and/or impervious areas on-site shall be set back a minimum of thirty/fifty (30/50) feet from the boundaries of the on-site conservation/preservation and any adjacent conservation/preservation contiguous to any property boundary of the site, except as specifically approved. by the Land Alteration and Landscaping Variance Review Board and as provided in the County Zoning Code in Section 7.28.
- 9.8. During construction, hay bales or other erosion-prevention control devices shall be staked with the setback areas around each wetland to prevent soil erosion into the wetlands.
- <u>10.9.</u> 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.
- 41.10. For new development and RV spaces over 24, the drainage plans and calculations shall be submitted to the Hillsborough County Environmental Protection Commission (EPC) through Hillsborough County the Development Review Department. Prior to Site Development Plan approval, the owner shall submit to EPC a copy of the Southwest Florida Water Management District Stormwater Permit or Exemption for the project.
- <u>12.11.</u> For new development, the owner shall provide illumination sufficient to provide safe public ingress and egress. Such access points shall be visible at night from a distance of two hundred (200) feet in all directions which vehicles travel. Lighting shall be positioned to minimize the impacts on adjacent properties.
- 13.12. New development shall be in accordance with all applicable regulations and ordinances, including applicable subdivision and Site Development Regulations.
- 14. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at time of application for subsequent development orders or permits to allow issuance of such development orders or permits. Approval of this rezoning shall not affect the rights of the owner to legal non-conforming use status, provided that all applicable criteria pertaining to qualifying for such status are complied with.
- 15.13. Within ninety (90) days of the zoning conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the County Planning and Zoning Department, seven copies of a site plan for certification reflecting all the conditions outlined above.
- 14. Notwithstanding anything on the site plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the PD boundaries.
- 16.15. Parking shall be provided in accordance with Sec. 6.05 of the Hillsborough County LDC.
- 16. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 17. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 18. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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19. <u>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.</u>

- 20. Existing vegetation to credit for Type A screening may need to be supplemented with additional plant material if the opacity falls below 75%.
- 21. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 22. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
- 23. The requested modification identifies potential development within 100 feet of the Little Manatee River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06.A.6 of the Land Development Code.
- 24. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the preliminary plans submitted through the Land Development Code's Site Development process to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.
- 25. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- 26. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 27. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 28. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 20.29. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 30. The subject application is adjacent to the Upper Little Manatee River Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the

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development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.

- 21.31. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination. (The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed.)
- 22.32. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:** 

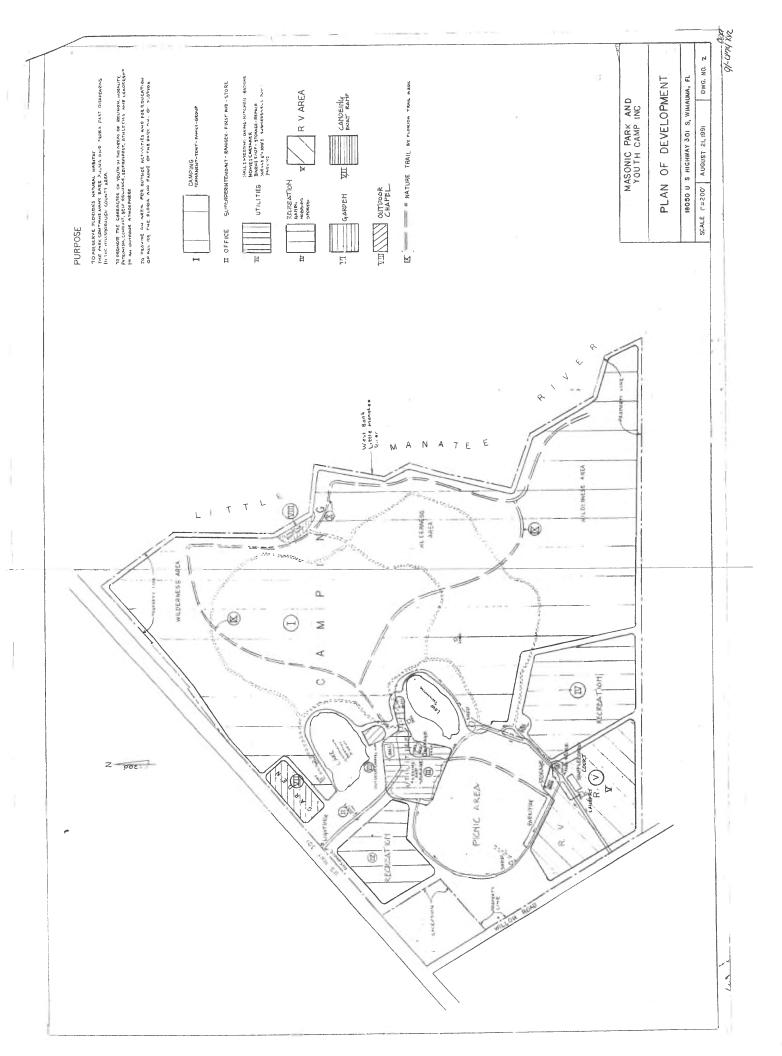
J. Brian Grady Tue Jun 13 2023 08:26:40

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

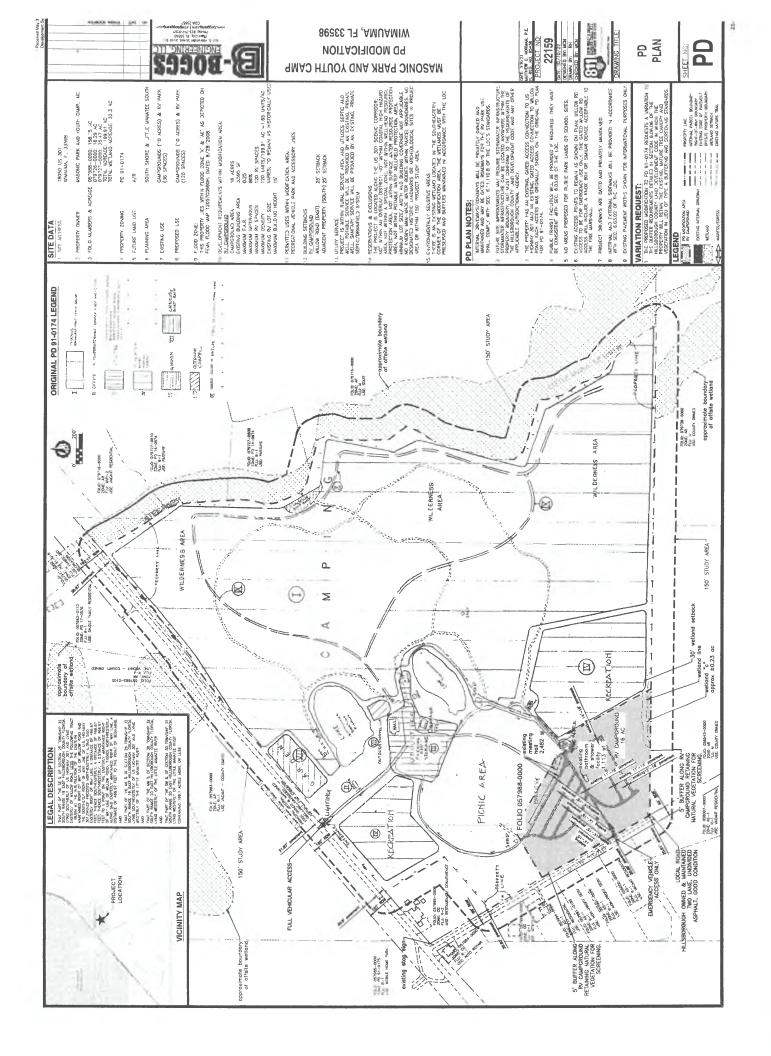
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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8.0 SITE PLANS (FULL)		
8.1 Approved Site Plan	(Full)	



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8.0 SITE PLANS (FULL)			
8.2 Proposed Site Plan	(Full)		



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## 9.0 FULL TRANSPORTATION REPORT (see following pages)

## PARTY OF RECORD

To: Hillsborough County Commission Developmental Services

> Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, Florida

This letter comes in opposition to the Zoning Application 22 MM 1639.

At a Hearing of the County Commission on September 11, 1991, a Petition to Increase the RV Sites was denied. Environmental Concerns from the use of Septic Tanks near the Little Manatee River were part of the reasons that the Petition was denied.

The speed limit on US 301 is 60 miles per hour and there is no turn off lanes to the Masonic Park and Youth Camp. Traffic on US 301 is an issue and there are no sidewalks along US 301 or Willow Road.

The Masonic Park and Youth Camp is in the Little Manatee River wildlife Corridor. The US Congress in 2022 passed legislation giving control over the Little Manatee River to the National Parks Service. Wildlife is in danger from Developments in Norther Manatee County and Southern Hillsborough County.

The Masonic Park and Youth Camp has become a Mobile Home Park as most of the Travel Units (Tin Cans on Wheels) have become permanent fixtures at this location in violation of the Hillsborough County Land Use Regulation 6.11.110 H.

The Masonic Park and youth Camp is being operated contrary to the Spirit and Letter of the Special Zoning granted in 1991. Commercial For Profit Enterprises servicing the General Public comprise most of the activities at the Park and Hillsborough Count Code Enforcement has failed to enforce the Zoning Regulations at the Park.

An increase in RV Sites will only contribute to the population growth and congestion in Hillsborough County and the area. It is time to stop being greedy and say **NO** to the continued ravaging of our Environment and Natural Resources. This is a good starting point.

TAMPA FL 335
SAINT PETERSBURG FL
27 FEB 2023 PM 5



HILLSBOROUGH COUNTY

Att: Sam Ball 601 E. Kennedy Blvd. 20th Floor

Tampa, Florida 33604

STATE OF THE PARTY OF THE PARTY

Hillsborough County Attn: Sam Ball 503 East Kennedy Blvd. 20<sup>th</sup> Floor Tampa, Florida 33602

TO: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, FL 33598

This letter is in Favor to the Major Modification Zoning requested. In the above referenced matter.

I, Shirley Crow, (Masonic Park and Youth Camp, Site #73, 18050 US Hwy. 301 South, Wimauma, FL 33598), have not been allowed to camp at the Masonic Park for the past two winters. My husband and I started winter camping in the park in 1997. I have spent almost every winter there since. My husband passed away in 2006. Because of the wonderful Masons who camp there I have continued camping there every year until the winter of 2022 and 2023. As I am an 82 year old female, and have not re-married, I always felt safe and secure in the Masonic Camp. The Masons are the most caring men I have ever known and I always knew I could be safe and taken care of while there. Those men have worked so hard through the years with the upkeep of the park. Up until I had to move my trailer out, I taught free line dance classes for anyone physically able to participate.

I do not have many more years to be coming to Florida for the winter, but would definitely like to come back to the Masonic Park. I have met and camped with so many good friends through the years. Please consider allowing us all to get back to our second home.

**Shirley Crow** 

501 West Hunts Road

Bernie, MO 63822

573-614-9086

Crow83392@bpsNetworks.com

Shirley Crown 501 West Hunts Rd Bernie MO 63822

> SAINT PETTERSBURG FL 5 APR 2023 PM 6 L



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Hillsborough County

503 East Kennely Blus

March 23, 2023

HILLSBORUGH COUNTY

Att: Sam Ball

503 East Kennedy Blvd.

20<sup>th</sup> Floor

Tampa, Florida 33602

TO: Planning and Developmental Services

Ref: Zoning Application 22MM 1639

Masonic Park and Youth Camp 18050 US Hwy 301 South

Wimauma, Florida

Dear Sirs.

This letter is to speak in FAVOR of the Major Modification Zoning requested. In regards to the above matter I would like to state that my wife and I started coming to the Masonic Park and Youth Camp in 2010. In 2012 we started to volunteer and work in and around the park doing whatever we could to help. In 2013 we donated our personal Forbes Family Christmas Display of over one million lights and computer control system to raise donations for the Masonic Park and Youth Camp Charity and Local Food banks. Over the years with the help of the park personal and other volunteer campers we have generated over \$100,000.00 in donations for local charities and food banks. The moneys generated by the RV section have and are used to maintain the PARK section to insure the youth can have a safe and pleasurable camping experience. It is the only outdoor and cabin camping ground, that I know of, within 150 miles of Tampa that can offer wide range of wild life from deer, wild pigs, gopher turtles and a wide range of different birds

I can only speak for my wife and I but over the years our average expenditures in the Wimauma and Tampa area average around \$25,000.00 and that does not include two new cars and one new camper all bought in Tampa

But unfortunately due to the park being restricted as the number of campers the park has lost over 75% of its funding and a large number of campers no longer can camp at the PARK therefore the greater Tampa area has lost several thousands of dollars that we inject into the economy every year.

If you or your office wish any information I may be able to provide please feel free to contact me via phone, email of mail.

Sincerely Yours

Roger Leon Forbes

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423-957-4847

708 Holston Ave.

Elizabethton, TN 37643

RForbes1947@Charter.net

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708 Hols Ton Ave
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Pillsborugh County

PTI: SAM BALL

503 EAST Kenndy Blud.

TAMPA Florida

33602

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Matt Far 3343 River Estates drive Wimanna, F1, 33598

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LARRY HANON 4940 SAFFOLD ROAD WIMAUMA 33598 813-633-0692

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Tony Roberson

5206 Lake Orta Way 33598

Lannen Roberson

5206 Lake Orta Way 33598

Aaron Roberson

5206 Lake Orta Way 33598

S206 Lake Orta Way 33598

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Kain K. Tomphins
Kaun K. Tompkins 16831 Whisper Elm St.
Mimauma, FL 33598

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Lillian Layden
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16838 Whispen 131 m St.
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Beulah Bassorage 16833 Whisper Elm st	
Wimaiema, FL	
W. W. Charles	

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Nataska (Kompsox)
5251 Lake Verice DR.
WimAura, Fl 33598
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2.01 Purpose. The purpose of this Corporation is to own, develop, improve, operate, and manage a camp for the primary use of young men and women; for the promotion of the religions, moral, and intellectual and physical wellbeing of such young people; for the education of such young people in the conservation of wild life and natural resources; to provide an opportunity for such young people to learn and develop the qualities of leadership; and for the encouragement of physical fitness among such young people; all by providing for them lecture and entertainment halls, dining facilities, dormitories, indoor and outdoor athletic facilities, and religious, educational and industrial instructions and friendly counsel, advice and assistance; all as a charitable institution.

That is a Noble Purpose for which the Hillsborough County Commission granted an Exemption from Ad Valorem Taxes at the time. But Recreational Vehicles was not part of the purpose.

A Major Modification to the Current Zoning is not compatible with the conservation of Wildlife and Natural Resources. The Masonic Park and Youth Camp property is within the Little Manatee River Corridor and surrounded on three sides by ELAP Property owned by Hillsborough County. The Recreational Vehicle Park Residents are incompatible with Youth and Youth Activities at the Park and are and added pressure to the Wildlife at the Park. As an example, several Gopher Tortoises have been killed by RV Traffic in the Park and Gopher Burroughs disrupted in recent years.

Use of the Masonic Park and Youth Camp Inc. by the Masonic Members and Masonic Organizations is non-existent or minable at best. The Masonic Park and Youth Camp is a Private Camp, not open to the Public and does not contribute its use to the youth in the surrounding community. A review of the Park will reveal that Softball Fields, Basketball, Volley Ball, Tether Ball and Tennis Courts are not used. Neither is there recreational equipment readable available for use.

The Masonic Park and Youth Camp Inc. is a 501 c (3) corporation, exempt from IRS Taxation and Hillsborough County Ad Valorem Taxation. The Recreational Vehicle part of the Park is a For

Profit, UnIncorporated Business providing Laundry, Propane and other services to the Recreational Vehicle Business and paying no Ad Valorem Taxes.

The Recreational Vehicle Park does not comply with Hillsborough County Land Use Regulation: 6.11.110.11 H:

Vehicle sites for Recreational Vehicles Parks shall be rented by the day or week only, and the occupant of the vehicle site shall remain at that site and within the recreational vehicle park for a limited period of time consistent with the recreational vehicle uses, but in no case exceeding 120 calendar days within any 360-day period, whether accumulated consecutively or intermittently.

The Masonic Park and Youth Camp Inc. in their management of the Recreational Vehicles violate this Regulation as a majority of the Recreational Vehicles are permanently on site, most being on site for over a year and some as long as 8 years.

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In summary, a Major Modification in the current Zoning is incompatible with the surrounding area and future land use of the property, will increase traffic on US Hwy 301, put more pressure on the Wildlife and Natural Resources in the area and is not consistent with the Spirit and Purpose as stated in the By Laws of the Masonic Park and Youth Camp Inc.

Further, a Major Modification is inconsistent with and incompatible with the Long-Range County Plan to build a Greenway Bicycle and Hiking Path to the East of the subject property, the Conservation of the Wildlife in the area and Serving the General Public.

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Wimauma Florida 33598	

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Irlanda Cardenas Gerardo	Reyes
3724 Hillsborough Rd	
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3307 River Road
WIMOWMA FL 33598

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Maria A Herrera	
5308 Ruth Morris	Rd
Wimauma Fla	<b>,</b>
3598	

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W.G.Confl William G. Chesnot 13921 His	phland Rd. Wicmnung Fl. 33591
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M. D. GLO SHUKRI A. LOODS
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WIMAUMA, FL 33598

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Maria Equia	ĺ
5318 VERNIE	Street
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Hillsborrough County
Developmental Services

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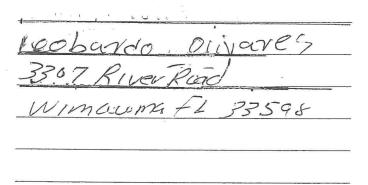
property by surrounding bevelopment.	
Irlanda Cardenas Gerardo	Reyes
3724 Hillsborough Rd	
Willauma P7 33598	

TO: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, Florida

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Maria A Herrera	
5308 Ruth Morris	Rd
Wimauma Fla	
3598	

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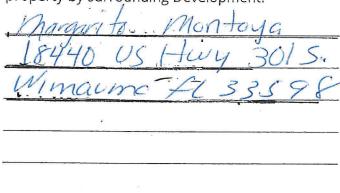
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José Arreguin	
3324 River Estertes	dr
NIMauma F/ 33598	
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The Recreational Vehicle Park does not comply with Hillsborough County Land Use Regulation: 6.11.110.11 H. Vehicle sites for Recreational Vehicles Parks shall be rented by the day or week only, and the occupant of the vehicle site shall remain at that site and within the recreational vehicle park for a limited period of time consistent with the recreational vehicle uses, but in no case exceeding 120 calendar days within any 360-day period, whether accumulated consecutively or intermittently.

The Masonic Park and Youth Camp Inc. in their management of the Recreational Vehicles violate this Regulation as a majority of the Recreational Vehicles are permanently on site, most being on site for over a year and some as long as 8 years.

The Masonic Park and Youth Camp Inc. consistently violates the Special Zoning Granted to them by holding commercial Activities Annually and ignoring the Permitting required for Buildings, Electrical and Septic and Septic Tank Drain Fields.

It would be in the best interest of the Citizens of Hillsborough County for the County to buy the property located at 18050 US Hwy 301 South under the ELAP Program and let the Hillsborough County Parks and Recreation Department manage the property. A Park along the Little Manatee River connected to a future Green Way nearby would be a bigger benefit to the Public in South Hillsborough County than a Major Modification to the current Special Zoning allowing for more Recreational Vehicles.

In summary, a Major Modification in the current Zoning is incompatible with the surrounding area and future land use of the property, will increase traffic on US Hwy 301, put more pressure on the Wildlife and Natural Resources in the area and is not consistent with the Spirit and Purpose as stated in the By Laws of the Masonic Park and Youth Camp Inc.

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Roberto valencia
3338 River Rd
Winaum Fl 33598

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W.G.Chiff	
evilliam G. Chesnot 13921 His	Hland Rd. Wicmanna (1.3359)

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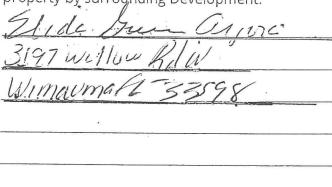
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in D. Sto SHUKRI A. WOODS
CANOR OUTPOST at Little MANAIRE RIVER
. WILMAUNA, FL 3360 33598
,

HILLSBOROUGH COUNTY Att: Sam Ball 503 East Kennedy Blvd. 20<sup>th</sup> Floor Tampa, Florida 33602

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Mana Ama Gerrera
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Wimaumo FL 3359.8

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Maria Equia	
5318 Verivie	Street
Wimauma FI	33.598
e	

PANNING Services

### Rome, Ashley

From: Hearings

Sent: Friday, March 17, 2023 9:56 AM

To: Rome, Ashley

**Subject:** FW: App. No.: MM 22-1639

**Attachments:** Letter from John Hooker rezoning Masonic Park - SIGNED.pdf

From: Santos Morales <Santos.Morales@enterprisinglatinas.org>

Sent: Thursday, March 16, 2023 7:09 PM

To: Hearings < Hearings @ Hillsborough County. ORG >

Cc: jdh@johndhooker.com **Subject:** App. No.: MM 22-1639

External email: Use caution when clicking on links, opening attachments or replying to this email.

Attached please find five letters from community members opposing the rezoning modification.

Best wishes.

#### **Santos**



Writing our own stories of success

### Santos Morales Director of Economic

Direct Line: 813.699.5811 Fax: 813.634.5811

@ Email: santos.morales@enterprisinglatina

www.enterprisinglatinas.org f y in



Wirnaurna CENTER

5128 State Road 674 Wimauma, FL 3 P.O. Box 1298 Wimauma, FL 33

This transmission may contain information that is privileged, confidential, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

## Hillsborough County Commission Developmental Services and Planning Commission

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, Florida 33598

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Signature

Print Name

Date

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### Rome, Ashley

From: Hearings

**Sent:** Monday, April 10, 2023 2:11 PM

**To:** Rome, Ashley

**Subject:** FW: App. No.: MM 22-1639 letters from community

**Attachments:** letters from community1-12 04102023.pdf

From: Masonic Park and Youth Camp <masonicparkmanager@outlook.com>

Sent: Monday, April 10, 2023 11:33 AM

**To:** Hearings Hearings@HillsboroughCounty.ORG> **Subject:** App. No.: MM 22-1639 letters from community

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Attached please find letters from community members in favor of the rezoning modification.



David B. Brigham
Park Manager
Masonic Park and Youth Camp Inc.
Office Phone (813) 634-1220
Cell Phone (813) 830-8863

Att: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida 33602

TO: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp

18050 US Hwy 301 South

Wimauma, Florida

This letter is in Favor to the Major Modification Zoning requested. In the above referenced matter.

Name RON EIFORD NANCY FIFORD Signature Jan Bifued Many Piful Address 1008 Springer Rd. Doottdale, Pa 15683

Site 70 at masone Campground

To Sam Ball, cedo, grand children Lite To at Masonic Cangground Hillsborough County Planning and Developmental Services Attn: Sam Ball 503 East Kennedy Blvd. 20<sup>th</sup> Floor Tampa, Florida 33602

RE: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 S, Wimauma FL

I am writing this letter in FAVOR of the Major Modification Zoning requested in the above-referenced matter.

The Masonic Park and Youth Camp provides a place for youth to experience nature and develop important social, emotional and cognitive skills. The RVers who stay there help maintain the park.

The park also provides meals to the community, promotes the Christmas spirit by putting up Christmas lights, and so forth.

When the Masonic Park and Youth Camp is open to RVers, we come and spend our money in Wimauma and Hillsborough County for many months. Other camps in the area do not have the same comradery and we do not go to that area if we can't stay in the Masonic Park and Youth Camp.

Also consider that in the many years that RVers have been staying at the park, we have not had any trouble with the infrastructure.

Please consider the positive impact the Masonic Park and Youth Camp has on the community when considering the major modification zoning request and APPROVE the request.

Teresa Lynn

Teresa Lynn

Former resident of Site 32, 18050 US Hwy 301 S, Wimauma FL 33598

Hillsborough County Planning and Developmental Services Attn: Sam Ball 503 East Kennedy Blvd. 20<sup>th</sup> Floor Tampa, Florida 33602

RE: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 S, Wimauma FL

I am writing this letter in FAVOR of the Major Modification Zoning requested in the above-referenced matter.

The Masonic Park and Youth Camp is a positive presence in the community, providing a place for Boy Scouts and other youth and other services such as meals to the community and Christmas lights to promote the holiday spirit. In addition, the Masons who stay there form teams daily to help with cleaning and maintenance throughout the entire park.

When we were able to stay in the park we, like many others, planned our year around our annual stay there, where we contributed to the local economy. We have not returned to Florida since we have not been able to stay in the Masonic Park and Youth Camp.

Please consider the positive impact the Masonic Park and Youth Camp has on the community when considering the major modification zoning request and APPROVE the request.

Gerald David Lynn Gerald David Lynn

Former resident of Site 32, 18050 US Hwy 301 S, Wimauma FL 33598

ATTN: Sam Ball 503 East Kennedy Blvd. 20<sup>th</sup> Floor Tampa, Florida 33602

Roseann Perry- Site 31, Masonic RV Park and Youth Camp

I am writing to tell you about our experiences in the Masonic Campground have been over the last 13 years and why we are hoping that you find it necessary to restore the campground to it's full potential.

First, let me give you a little of our background that led us to the Masonic Youth and RV Park. The year started with both my husband and I losing our mothers just months apart. Struggling with our loss, we headed south, with no plans, reservations, etc. in the winter of 2010-2011. We stumbled across the Masonic Youth Camp and RV Park. When we checked in, we were welcomed with open arms and found a place to heal our hearts. We were given more than neighbors, but a sense of family. The other campers here band together in times of loss, emergencies, and friendliness; offering assistance when needed, socialization, activities, or a friendly wave and talk as we all enjoy the warmth of Florida sunshine. In other words...family, looking after family.

The years since then, we have continued to feel a sense of home when staying here. While we stay 3 to 5 months each winter here, we have added to the revenue of the area by shopping, medical needs, gas stations, restaurants, etc. We have attended many activities in the area, further contributing to the economy of the area. When we were cut back on the number allowed, we were forced to seek a campground elsewhere. Thus, another area benefited economically from our shopping, dining out, travel, etc.

Regardless of what you may have been led to believe, we do not offer homes, nor plan to build houses or condos. We are not asking to install more. We are merely requesting that we be allowed to use the entire approximate 120 sites that have been here for many years. We miss the friends and friendships who were forced to leave because of your cutbacks.

PLEASE vote to restore the use of our campsites.

Sincerely,

Roseann Perry P.O.Box 83 Vincennes, Indiana 47591

Attn: Sam Ball 503 East Kennedy Blvd. 20<sup>th</sup> Floor Tampa, Florida 33602

To Whom it may concern:

R/E Masonic Park & Youth Camp:

My name is Mike Perry. I am currently on site 31 in the Masonic RV Park. I am writing you to explain my concern about the shut down of allowed sites at the RV park.

Being a Mason and Life member of Vincennes, Indiana, Masonic Lodge # 1, I feel that myself, my wife, and other Masonic Brothers are not being treated fairly.

My wife and I have been coming to this campground for over a decade and have had a lot of enjoyment meeting others from all over the US and Canada. All of us have contributed to the economy of the area by shopping and dining out at local restaurants, etc. Last year when we could not get in here, we were forced to go elsewhere. Thus, another community benefited economically from our shopping, dining out, travel, etc.

No matter what you have been led to believe, we do not offer homes, nor plan to build houses or condos. This campground has approximately 120 sites, which helps support financially the other area for the youth camp,. Kids from all over the area can come and enjoy the outdoor life the Youth Camp has to offer. Not only do we support youth activities, but we have contributed in numerous other activities to benefit the community. During the Christmas season we had a "Parade of Lights" for anyone in the area to enjoy. We allowed the South Shore's Best Festival to be held here. This allowed five different cultural celebrations, food vendors, children's crafts, etc. to participate. Past years have included a number of activities, bringing people and groups together and benefiting the economy.

In closing, please vote to restore the use of our campsites so that we are better able to support more youth activity, which will financially help the local economy.

Sincerely,

Mike Perry P. O. Box 83 Vincennes, Indiana 47591

Att: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida 33602

TO: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp

18050 US Hwy 301 South

LOS 160

Wimauma, Florida

This letter is in Favor to the Major Modification Zoning requested. In the above referenced matter. My wife and I have been at their comp for several. yours are spend 3 Honther these and spend money through out the area. We are only one couple but these one many more Date to the holder with the Zoning holder your area are look to the holder with the Zoning holder your which would have been spend in Area.

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Signature The Hubbard (constant Snow hind.)

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CANADA

Att: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida 33602

**TO: Planning and Developmental Services** 

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp

18050 US Hwy 301 South

Wimauma, Florida

CANADA.

This letter is in Favor to the Major Modification Zoning requested. In the above referenced
matter. My wife and I have been at their comp for several wound
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200 HWY 20W. UNITIOIB
RIDGEVILLE ONT

Hillsborough County Attn: Sam Ball 503 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

To: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy. 301 South Wimauma, FL

This letter is in FAVOR of the Major Modification Zoning requested in the above referenced matter.

Dear Sir:

I come to the park because I enjoy the friendship of the residents of the park, especially my Masonic brothers with whom I can attend lodge meetings.

I look forward to the pot-luck dinners, chicken BBQ, pancake breakfasts, Friday night movie, Bingo, arts and crafts and all the other activities the park can offer us.

I feel that we as park residents are an asset to this county because we frequent the restaurants, super markets, gas stations and local activities during the time we are there.

Since we haven't been permitted to camp at the Masonic Park we are spending more money on other campgrounds, and last year were unable financially to pay the other park's fees. Thus we lost out on an enjoyable vacation with friends.

The Masonic Park is centrally located for the attractions and friends and family we visit while in Florida and we have been unable to find any place closer that suits us.

The joy that this park brings to the Boy Scouts and other groups that come to wilderness camp is immeasurable. They learn necessary skills and enjoy a camp atmosphere and have a great building in which to have their ceremonies and dinners. Where will they go?

Our home address is 118 Jordan Drive, New Bern, NC 28562 and when we stay at the park we are on lot #71.

Please consider giving this park the needed zoning to allow us to come there next year.

Sincerely,

Carl Milley

Hillsborough County Attn: Sam Ball 503 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL 33602

To: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy. 301 South Wimauma, FL

This letter is in FAVOR of the Major Modification Zoning requested in the above referenced matter.

Dear Sir:

We have been "snow birds" for many years at the Masonic Park and Youth Camp and have thoroughly enjoyed our stay there.

The staff that operates the park is friendly and helpful and have always had our best interest at heart. If the park were to close due to the lack of funds from lots they are not permitted to use, it would not only impact all the campers that rely on having an affordable campground to come to but that staff would no longer have their jobs for which they have worked very hard.

In the last few years we have had difficulty finding an affordable campground or even space in a more expensive one, therefore having to stay at home this year. Wimauma is a perfect location for the activities and friends we come to visit in Florida. We still have a deposit at the park in hopes that we may come again next year.

Our home address is 118 Jordan Drive, New Bern, NC 28562 and when we stay at the park we are on lot #71.

Please consider giving this park the needed zoning to allow us to come there next year.

Sincerely,

Wendy Milley

Wendy milley

**Hillsboro County** 

Attn: Sam Ball503 East Kennedy Blvd 20th Floor Tampa Florida. 33602

To Planning and Developmental Services Ref:Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 U S Hwy 301 South Wimauma, Florida 33598

This letter is in favor to the Major Modification requested in the above referenced matter.

I am a current resident on Site 55 at the Masonic Parks. My husband and I first came here 15 years ago. This park was our home away from home. We looked forward each year to again meeting back up with our fellow Masonic friends. They are our winter family.

Since I am an outdoor person I love my daily walks. Here at the park there are miles and miles of trails throughout the property. The scenery is gorgeous. Not only the trees, plants, flowers, the river and pond but also the birds, and the many beautiful wildlife.

This park also hosts weekend accommodations for Boy Scouts, Girl Scouts, Church groups, and Summer Camp. These youth also get to enjoy and learn firsthand about nature and camping. Sleeping out doors in a tent and fixing their meals over a fire. They are able to earn their badges and participate in many outdoor games and activities provided here at the park.

The Park over the years had provided other events and activities for the community. The Christmas Light Festival, Best Feast, Metropolitan Ministries Food distribution Thanksgiving and Christmas, to name a few.

Being unable to fill the park to capacity the last several years has greatly hampered activities and updating of the facilities within the park. Local businesses which we all support have also felt the decline.

Please open this Park back up to the 120 sites so we can continue to keep the Youth Camp and RV Park operating.

Thank you,

Barbara Putnam 414 Main Street

Sugar Grove, Pa. 16350

Hillsborough County Att: Sam Ball 503 East Kennedy Blvd. 20<sup>th</sup> Floor Tampa, Florida 33602

To: Planning and Development Services

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, Florida 33598

This letter is in Favor of the Major Modification Zoning request in the above referenced matter.

The Masonic Park supports the community in many ways:

#### Youth:

Masonic Youth, Boy Scouts, Girl Scouts and other local youth groups use the Masonic Park for camp outs.

Many Eagle Boy Scouts have done their Eagle Projects at the Masonic Park.

A Girl Scout did her Gold Project at the Masonic Park.

Camp Osprey holds an eight week summer camp hosting over 100 campers per week. The Masonic Park has canoes, kayaks and paddle boards for the Masonic Park's guests to use at no charge.

The Masonic Park has held a haunted house in October but due to covid and hurricane Ian damage no haunted house has been held in recent years.

#### Wild Life:

Many wild life species make their home or spend time at the Masonic Park such as deer, fox, bob cat, wild turkey, gopher tortoise, panther, raccoon, coyote, opossum, squirrel, bats, alligator and feral pigs. Many of these animals have been seen or caught on game cameras. The feral pigs are the only animals that are not welcome at the Masonic Park.

There is no plan to enlarge the area that the R/V camp ground is in.

**David Rasmus** 

31349 Shaker Circle Wesley Chapel, Florida

### Rome, Ashley

From: Hearings

**Sent:** Monday, April 10, 2023 2:12 PM

**To:** Rome, Ashley

**Subject:** FW: App. No.: MM 22-1639 letters from community **Attachments:** letters from community 13 - 24 04102023.pdf

From: Masonic Park and Youth Camp <masonicparkmanager@outlook.com>

Sent: Monday, April 10, 2023 11:49 AM

**To:** Hearings Hearings@HillsboroughCounty.ORG> **Subject:** App. No.: MM 22-1639 letters from community

External email: Use caution when clicking on links, opening attachments or replying to this email.

Attached please find letters from community members in favor of the rezoning modification.



David B. Brigham
Park Manager
Masonic Park and Youth Camp Inc.
Office Phone (813) 634-1220
Cell Phone (813) 830-8863

Att: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida 33602

TO: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South

Wimauma, Florida

This letter is in Favor to the Major Modification Zoning requested. In the above referenced matter.

My name is Don Kirk. I have been wintering in FL at the Masonic for a few winters now. My site # this last winter was 18. Here are a number of reasons I think that the park have to rent out all the sites. The first is the revenue it would bring in to help support the facility for the summer camp program. Second it would help support the Boy Scout camping program. It would also keep providing a facility for other programs such the Christmas Lights that is enjoyed by the community. There is also the revenue that is brought in to the area by the campers while wintering at the Park. Carol and I enjoying coming to the park to get out of the winter weather in Indiana. We love being at the park to be with the other campers. I think it would be a mistake to not open the camp up to the full number available.

Name DONALD E. KIRK Signature Donald E. Kirk Address 1232 Hickory Hill Rd Lymour, Eln 47274

Hillsborough County

Attn: Sam Ball

503 East Kennedy Blvd. 20th Floor

Tampa, Fl. 33602

April 1, 2023

To: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp

18050 US Hwy 301 South

Wimauma, Fl. 33598

I am writing this letter in support of the major modification zoning requested in the above referenced matter.

I have been a property owner almost adjacent to the Masonic Camp for the last 20 years. During that time, I have found the Masonic Camp and Park to be a good neighbor. They provide a needed service to the community and I have seen no negative impacts from their activities.

I hope you will grant their application.

Brian Ruddsforth

**Brian Ruddeforth** 

18001 US 301 S.

Wimauma, Fl. 335698

Attn: Sam Ball

503East Kennedy Blvd.

20th Floor

Tampa, Florida 33206

**TO: Planning and Development Services** 

Ref.: Zoning Application 22 MM 16:39

**Masonic Park and Youth Camp** 

18050 US Hwy 301 South

Wimauma, Florida

This letter is in response to the hearing notice for April 17<sup>th</sup>. I would like to be counted as one in favor of the Major Modification Zoning requested.

As a wintertime resident for the past eight years, I have seen the good the park has provided to the local neighbors. Donations to local food banks and many have enjoyed the Christmas light display.

The park has provided a sanctuary for the wildlife in the area not to mention the work of the Youth Park, providing a safe place for Scouts and youth groups that use the park and cabins for their activities.

It is my hope that the park is allowed to continue to provide these needed services to the nearby communities.

Respectfully yours,

William A. Bassett

68 Locust St.

Berkley, MA 02779

18050 US 301 South

Site 50

Wimauma, FL 33598

Att: Sam Ball

503 East Kennedy Blvd

20th Floor

Tampa, Florida 33602

TO: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp

18050 US Hwy 301 South

Wimauma, Florida

This letter is in favor to the Major Modification Zoning requested in the above referenced matter.

We have enjoyed renting a campsite for the past eight years. It is a quiet place to live and meet new friends from all over the country. The area is a great sanctuary for local wildlife.

As a winter resident we utilize many of the local stores and restaurants. It would benefit the local economy if the park is allowed to continue renting the campsites that have been available in past years.

Respectfully submitted,

Elizabeth Bassett 68 Locust St

Berkley, MA 02779

18050 US Hwy 301 South Wimauma, FL 33598

Site #50

Hillsborough County Attn: Sam Ball 503 East Kennedy Boulevard 20th Floor Tampa FL 33602

**TO: Planning and Development Services** 

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 U S Highway 301 South Domains FL 33598

This letter is in favor of the Major Modification Zoning requested in the above referenced matter.

We would like to express support for the approval of zoning for this campground. We've been spending the winter here for several years prior to the campground being limited to 36 spots. We would like to return this upcoming winter and in the future.

We can't be there in person to speak (we live in Indiana). There are at least five couples from Indiana who would like to make this campground our winter home every year. We add many dollars to the campground and surrounding area for the 3 or 4 months we are there.

We respectfully request that the Board approve this zoning request for this property so we can come home.

Thank you for your attention to this matter.

Sincerely,

Bill and Pat Davenport 8517 W 525 N Boggs town IN 46110 317-407-3565

### Rome, Ashley

From: Hearings

**Sent:** Monday, April 10, 2023 2:12 PM

**To:** Rome, Ashley

**Subject:** FW: App. No.: MM 22-1639 letters from community **Attachments:** letters from community 25 - 36 04102023.pdf

From: Masonic Park and Youth Camp <masonicparkmanager@outlook.com>

Sent: Monday, April 10, 2023 11:50 AM

**To:** Hearings Hearings@HillsboroughCounty.ORG> **Subject:** App. No.: MM 22-1639 letters from community

External email: Use caution when clicking on links, opening attachments or replying to this email.

Attached please find letters from community members in favor of the rezoning modification.



David B. Brigham
Park Manager
Masonic Park and Youth Camp Inc.
Office Phone (813) 634-1220
Cell Phone (813) 830-8863

#### HILLSBOROUGH COUNTRY

ATTN: Sam Ball

503 E. Kennedy Blvd 29th Floor

Tampa FL. 33602

TO: Planning and Developmental Services

Ref. Zoning Application '22 MM 1639 Masonic Park and Youth Camp 18050 S US Hwy 301 Wimauma, FL 33598

THIS LETTER IS IN REFERENCE TO THE **MAJOR MODIFICATION** ZONING UPDATE REQUESTED , in the above referenced matter. IN FAVOR OF THIS MODIFICATION.

As a part time resident of the Park in question I feel the leaders or managers of this Park are what my wife and are looking for in our retirement. The good things that help this community are numerous and I (we) are proud to be involved. But without numbers as is well known by all most charity's in this community and/or anywhere will fail as will this one.

Christmas light show - the support for local Churches food banks - the Scouting programs -the CYO Camping Program With the sponsorship of our own Scout Pack and Troop just to name a few. The wild life making a home are numerous, and there is always room for more. The Lynx, Pigs, Tortoise, Deer, and the list goes on make there home here also.

The assets to the Community are even more numerous in the offering of a large auditorium near the entrance. This building, the Park office and Maintenance area are the only thing visible from Highway 301. Our Park is also "Gate only access. Which as you know is a great asset to any Senior Community. Or any one else for that matter.

My prayer is for the <u>Approval of this Modification Request. As Postive Action For This</u> (Our) Community Area.

David L Miller I

5605 W 300 N Greenfield, IN 46140 Masonic RV Park and Youth Camp

Wimauma, FL 33598

Lot #40

## HILLSBOROUGH COUNTY

**Attn: Sam Ball** 

503 East Kennedy Blvd.

20 th. Floor

Tampa, Florida 33602

# **To: Planning and Development Services**

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, Fl.

# **Ref. Zoning Application 22 MM 1639**

For the last four years, my husband and I have been coming to Wimauma, for the winter. Our reason has been the Masonic R.V. park and Youth Camp. My husband's family has been involved with the Masons for three generations and the fellowship and friendship

we found here is a true example of what the organization stands for. The relationship was extended to everyone that was in the park. We didn't know who was and who wasn't a member of the Masonic Brotherhood, we didn't ask; strangers quickly became friends and were included in all park activities.

The residents of the park do the work around the park AND, so when enthusiasm built to put more sights on empty park land, no- one questioned the need for approval, sleeves were rolled up and the work was done. It wasn't until after the work was finished, we learned we needed approval from the zoning commission for the extra sights. We miss friends that are no longer here and hope our mistake with the zoning board will soon be corrected.

We have always donated the proceeds from functions, in the park, such as Christmas lights and the town foodfest, to town organizations.

# The park residents, shop at local businesses and eat in locally owned restaurants.

We do not create any problems by playing music locally or shooting guns in the air.

We consider the Masonic RV park our winter home and hope the Planning and Development board will find a solution to our zoning situation that will allow us to be open to anyone that would like to join us. Sincerely, Sandra Wihlen— 26 LePere Drive, Pittsford, N.Y. 14534

Masonic Park site 42

Sent from my iPad

**Hillsboro County** 

Attn: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Fl. 33602

To: Planning and Development Services

Ref: Zoning Application 22 MM 1639

**Masonic Park and Youth Camp** 

18050 Highway 301 South

Wimauma, Fl. 33598

# **Ref. Zoning Application 22 MM 1639**

This letter is in favor of the Major Modification Zoning request in the above reference matter. This has been our winter home for the last four years. We have spent these years with great Masonic people, who have become our great friends. While at the park we have worked on many projects, big and small, to maintain and improve the park.

We would like, your approval, to fill the sites, that are empty, and are available with full hook-ups. More people would mean more people shopping at local businesses and eating in local restaurants. Sincerely, John Wihlen; 26 LePere Dr, Pittsford, NY 14634 Masonic RV Park site #42

Sent from my iPad

John William 5'ITE 4/2

HILLSBOROUGH COUNTY Attn: Sam Ball 503 East Kennedy Blvd. 20th Floor Tampa, Florida 33602

TO: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, Florida

Dear Sir,

This letter is in favor to the Major Modification Zoning requested in the above referenced matter.

My wife and I stayed at the Masonic Park for a week in January 2020 and planned to return to the Park for the 2021 - 2022 winter season. We had to, at the last minute, find another park that was two hours away to stay in for that season. We are currently in Florida for the 2022 - 2023 winter season staying in Polk County.

As a very active Mason and a member of the National Camping Traveler's, a Masonic Camping Organization, it is important to stay at a place with Fellow Masons. To experience the Brotherhood and Fellowship with others of the same affiliation helps us grow in our Masonic Obligation.

As far as physical location, the Masonic Park provides a place to escape from the busy world and be able to relax in the beauty of nature.

Please allow the Masonic Park and Youth Camp to continue it's mission to the Masonic Fraternity.

#### Cliff & Ann Fromm

Cliff & Ann Fromm 981 Clark Street, Lancaster, PA 17602 Hillsborough County Planning Attn: SAM BALL 503 E Kennedy Blvd Tampa, FL 33602

Kelly and Rusty Morgan Morgan's RV Repair 3340 Ridge Rd Wimauma, FL 33598

3/23/2023

Dear Mr. Ball,

I am writing to you in favor of the modification zoning application 22MM1639 Masonic Youth and RV Park.

As a small business here in the most underserved area of Hillsborough County, I was quite taken aback that the county has taken so long to approve the application of Masonic Park.

This park and its winter patrons not only just camp here, they pour thousands of dollars into this area's economy every year. This park was one of the very first customers I had over 20 years ago and still gives me business every year. This park provides every small business around in the Wimauma area and further into the county much needed revenue.

Just as an example, which is pretty close. If each person staying in RV park spend 100\$ per week here locally on food, going out to eat, gas, necessities, ect... that is basic items not counting just spending. That is 400\$ per month, for 6 months, \$2400.00 per person for the season. In just basic spending, not counting extra spending, shopping for fun, movies, events provided throughout the county they attend, doctors, prescriptions, beaches, ect... Now if there are roughly 100 sites not being utilized with at least 2 people per site, that is a lot of revenue we are losing out on. I personally have lost a lot of revenue from repairs due to the lack of patrons.

I personally do not feel that the park is asking for more, only what they originally have already. Please keep the last bit of nature that we have here in the Wimauma area. This park provides more for this area than you can think of. Please allow them to keep helping the locals.

Thank you for your consideration

Kelly i Rusty Mogan.
Horzan's RV Repair

HILLSBOROUGH COUNTY ATTN: Mr. Sam Ball 503 East Kennedy Blvd 20<sup>th</sup> Floor Tampa, Florida 33602

To: Planning and Developmental Services

Ref: ZoningApplication 22MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, Florida

This letter is in favor to the Major Modification Zoning requested in the above referenced matter.

We began going to the Masonic Park and Youth Camp first as guests in 2018, and found ourselves becoming full time residents later in the winter. As a Mason I enjoyed the park and found it a better place to relax and enjoy the winter with fellow Masonic brothers and their families. Enjoying the activities at the park and participating in the community activities. We were very excited to be able to return the next year. We were on lot 36 which was a very comfortable site and had many amenities available to us. The park also allowed our family to come and stay at one of the guest units which was a plus for us. We also enjoyed it because of our age and the other Masonic members we felt safe with the security gate and the people who were there and we could count on each other helping each other because that is what Masonic fraternity is all about.

We left at the beginning of the pandemic at the urging of my doctors because of my health and returned to Maine, by the time the pandemic was declared over, the park was under a smaller residential occupation which left us looking for another place or staying in Maine. We will definitely will be in line to return to the park when the park is back to speed. Please approve this park Major Zoning. Modification

Respectfully,

RW Chuck Billings Past District Deputy Grand Master Of the Grand Lodge of Maine

PO Box 252 Wiscasset, Maine 04578

Masonic Park and Youth Camp Lot 36 18050 US Hwy 301 South Wimauma, Florida HILLSBOROUGH COUNTY ATTN: Mr. Sam Ball 503 East Kennedy Blvd 20<sup>th</sup> Floor Tampa, Florida 33602

To: Planning and Developmental Services

Ref: ZoningApplication 22MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, Florida

This letter is in favor to the Major Modification Zoning requested in the above referenced matter.

My husband and I began visiting the Masonic Park and Youth Camp in 2018, as guests for a month, and fell in love with the park and the people and inquired if there was any longer availability for longer time. We were happy to hear that there was and even volunteered to help out with activities, or odd jobs that needed to be done. Be found that that the residents and visitors wherever they were from, were very friendly and were friendly to lend a hand to help you set up as to stay longer we had to move to another lot to if we wanted to stay longer so we had a lot of help. It was wonderful. Not only that but there was activities for the ladies when then men went out to do their Masonic business and no one was left out. There was always an activity. We participated in activities to raise money for the community, the Shrine hospital, food pantry. We had quiet time and everybody's quiet was respected. There was a security gate and once inside you knew you were safe, there was a group of people on duty who looked over the park to make sure we were safe just as being part of the Masonic fraternity we look out for each out other and help each other. That's what we do. Unfortunately, when the pandemic came my husband's doctors insisted he return home ASAP and we haven't been able to return and then this has come up but if this gets resolved we will definitely be in line to return. Please, won't you approve this Major Modification.

Sincerely,

Paulla Billings PO Box 252 Wiscasset, ME, 04578

Masonic Park and Youth Camp Lot 36 18050 US Hwy 301 South Wimauma, Florida HILLSBOROUGH COUNTY

Attn: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida 33602

**TO: Planning and Developmental Services** 

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp 18050 US Hwy 301 South

Wimauma, Florida

This letter is in FAVOR to the Major Modification Zoning request in the above referenced matter.

SITE#8

My wife and I stayed at this park in 2018-19 and 2019-20. Like many others, we were disappointed to not get in last year but understood the parks dilemma. Having to find another RV Park proved to be a huge inconvenience, was more expensive than we had hoped and the people were not as friendly, so we were very pleased to be back here for this 2022-23 season. We hope to make this our winter home for years to come.

I have been a Mason for almost fifty years so I enjoy the comradery among the fellow campers and my Masonic Brothers. We get together in the park for card games, potlucks, campfires and all sorts of fun. We work together as volunteers on various projects and improvements throughout the park. We feel a connection to each other and look forward to seeing each other from one year to the next.

Before finding the Masonic RV Park and Youth Camp, we spent only about three months each year in Florida as "Snowbirds" but because we feel so much at home here, we've doubled that time. I think it would be tragic to loose this great winter experience.

TED BEIGHTOL

**HOME ADDRESS:** 

42 PROVIDENCE LANE

Ted Beightol

PELHAM, TENNESSEE 37366

HILLSBOROUGH COUNTY

Attn: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida 33602

**TO: Planning and Developmental Services** 

Ref: Zoning Application 22 MM 1639
Masonic Park and Youth Camp
18050 US Hwy 301 South
Wimauma, Florida

This letter is in FAVOR to the Major Modification Zoning request in the above referenced matter.

SITE#8

This is only the third winter season my husband and I have stayed at the Masonic RV Park and Youth Camp and we are so in hopes of returning here for as long as we are able to travel. There is a wonderful spirit of friendship and community that we haven't found at other RV Parks. The management is outstanding and always approachable and helpful. After experiencing other campgrounds throughout the country, I appreciate our Masonic Park managers immensely. It's a great place to spend half our year and get together with faraway friends and fellow "Snowbirds".

The rates at this park are affordable, the hook-ups are easy and well-maintained and the location is extremely convenient. Daily garbage pick-up is provided and all recycling is encouraged and made easy for the residents. I'm from a very small town in Tennessee and love country living so I feel comfortable at the Masonic RV Park and Youth Camp and embrace their principles. I also feel good about helping the local economy in this part of Hillsborough County by eating, shopping and taking advantage of local entertainment.

In my opinion, the loss of this park would be absolutely tragic and extraordinarily disappointing.

Black - Deightel

Most sincerely.

Lyn Wofford-Beightol

Home Address:

42 Providence Lane Pelham, TN 37366 Robert Dungan & Linda Dungeleeived April 10, 2023 18050 U.S. Hwy 301 Lot Development Services Wimauma, FI 33598

To Hillsborrough County ATTN: Sam Ball

Our names are Boby Linda Dungan, we are partime residents at the Masonic RV Parka youth camp here in Wimauma. We have been coming here for 5 years and have taken on many projects in the park. We do sonta & Mrs. Claus in the month of December, to all that visit, we have met many new Friends here. We also help with the many Charitable events that are hosted here. Even though it is a Masonic Park, they open their gates to all they can. Being restricted as they are has meant not being able to help a traveler of their families a place to rest.

The RV Park & Camp helps as many Charities as they can as well as offer Kils a safe place for Camping & Learning. Please allow the Park to open up to Full Capacity, so that the good work can go on to support the many charites that they give to. To allow the camp to thrive for the many children & activities that is offered

Hillsborough County

Attn: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida 33602

To: Planning and Development Service

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp

18050 US Hwy. 301 South

Wimauma, Florida

This letter is in Favor of the Major Modification Zoning requested in the above referenced matter.

I have enjoyed camping at this location for many years. It was a friendly campground and near family and friends. It is hard to find a campground in this area that will only let me come for one month. The sites I have camped on are Field 2, 4 or 5 up through 2020.

Since 2020 and the zoning issue, I have not stayed in this area or spent time visiting the many fun things to do in this area. I am a wildlife photographer, and this being shut down has taken this area away from me. I have not been able to photograph the wildlife in this area since 2020. I also have not been able to visit friends and relatives in this area.

I ask that you again allow them in 2024 to have all of the available camp sites open for use of my and many others enjoyment.

Hubert Dome &

Herbert C. Tomer, Jr.

1610 Mt. Holly Road

**Burlington, New Jersey 08016** 

Att:Sam Ball 503 East Kennedy Blvd 20th floor Tampa Florida 33602

To: Planning and Development Services
Ref: Zoning Application 22 MM1639
Masonic Park and Youth Camp
18059 US Hwy 301 south
Wimauma Florida

This letter is in favor to the Major Modification Zoning requested in the above mater. I love coming to the Masonic camp ground RV park there is so much to do there the location is great within a one hour drive to stores beaches and restaurants. When I come there for the winter it's my wonderful winter family. The pot luck dinners having Thanksgiving and Christmas dinners, playing cards, doing crafts, working cleaning up the area making it look great, the ladies and i enjoy the planting of flowers taking down the vines that kill a lot of the trees, walking on the trails seeing wild life and so much more.

Lois DESROCHERS

#### Rome, Ashley

From: Hearings

**Sent:** Monday, April 10, 2023 2:14 PM

**To:** Rome, Ashley

**Subject:** FW: App. No.: MM 22-1639 letters from community **Attachments:** letters from community 37 - 48 04102023.pdf

From: Masonic Park and Youth Camp <masonicparkmanager@outlook.com>

Sent: Monday, April 10, 2023 11:54 AM

**To:** Hearings Hearings@HillsboroughCounty.ORG> **Subject:** App. No.: MM 22-1639 letters from community

External email: Use caution when clicking on links, opening attachments or replying to this email.

Attached please find letters from community members in favor of the rezoning modification.



David B. Brigham
Park Manager
Masonic Park and Youth Camp Inc.
Office Phone (813) 634-1220
Cell Phone (813) 830-8863

03/24/23

Hillsborouh County Att: Sam Bell 503 East Kennedy Blvd. 20th Floor Tampa, Florida 33602

To: Planning and Developmental Services

Re: Zoning Application 22 MM 1639

Masonic Park and Youth Camp 18050 US Hwy 301 SouthWimauma, Florida

This letter is in favor to the Major Modification Zoning requested in th above referenced matter. My wife and have been coming to the Park for 17 years excluding 2000-2023.

We have made many friends from across the US and we prize that friedship and look forward to reuniting that friendship yearly.

We attend the park for the warmth of the weather and reuniting with friendship.

At our age, the Park is very instrumental to our health. The activities at the park keep us moving and gives the exercise we need to stay flexible and active. Not being able to attend the park causes us to become inactive and placid which helps us stay healthy when we return home

Thanks to the management of the park, we are always welcome and safe and comfortable.

PLEASE Do not force the Park to close.

1 Done

Our address at the park is 18050 US 301 S Wimauma fl. Site 99 Our home address is,

Jerry Dover 985 Tirzah Rd York, SC 29745

03/23/23

Hillsborough County Att: Sam Ball 503 East Kennedy Blvd. 20 th Flor Tampa, Fla 33602

To: Planning and Developmental Services

Ref:Zoning Application 22 MM1639 Masonic Park and Youth Camp 18050 US 301 S. Wimauma, FL

This letter is in favor to the Major Modification Zoning Requested in the above referenced matter

My husband and I have been coming to the Masonic RV Park and Youth Camp for a large number of years. Thus being a Masonic Campground, I feel safe and secure and being around the best of friends whom no other can compare. We have met and made friends from all over the US. We still enjoy meeting up and fellowshiping with them every year.

At our age we look to coming to Fl. Every year for warmer weather. Even in upstate South Carolina it gets cold. It has made me happy to come down just to relax, socialize, share tales, talk, shop, eat, ad travel all over Florida

We are only minutes from grocery stores, resturants and other places of interest There is never a dull moment here at the park thanks to the management. They are always here to help with any thing we need.

The park schedules activities for everyone that can and will participate. This helps keep everyone healthy and active for their own well being, and mental stability.

Hopefully the zoning board can see the benefits of the park not only for the aging population but for all that they do for our younger generation.

Park address 18050 US 301 S Wimauma, Fl. Site 99

Brenda Dover 985 Tirzah RD York, SC 29745 Brenda Dave

For Hillsborough County Attn: Sam Ball 503 East Kennedy Blvd. 20<sup>th</sup> Floor Tampa, Florida 33602

To: Planning and Developmental Services,
This letter is in reference to the following;
Zoning Application 22 MM 1639
Masonic Park and Youth Camp
18050 US Hwy 301 South
Wimauma, Florida

From:
James +Tabatha Burt
140 LaRose Lane
Bristol, Vermont 05443
802-458-1065
jabtab@gmavt.net

This letter is in favor of the major modification zoning requested. I live in Vermont and spend the winters from mid-October until mid-April here in the park with my wife and dogs in a motor home. We spend a lot of money here locally as we eat out in local restaurants, shop at local stores and spend money with the local RV repair companies as well as spend lots of money with the local veterinarian. I have even joined the local Shrine Club in Sun City Center and we enjoy the luncheons which I'll add are locally catered. This is a wonderful piece of property and I'm hopeful it can return back to the 120 campsites that were being used for the winters by folks like us who spend a fortune here. When you think about the type of folks who come here, they use very few local County services but they sure inject a lot of money here. This lifestyle does require some financial stability that each of us seem to have. Let's face it.... none of us "snowbirds" here are struggling financially. I do have a concern that the neighbors believe we're requesting a "major modification" to the park when in reality we're just trying to have the proper permits in place for what has been here for a number of years. We are not adding campsites as one might think when you see the words "major modification" though I'm sure you know that. When I see all of these housing developments going in all around us it seems like the County would want to keep some of the land natural like a large portion of this property. I've seen lots of wildlife here and we all are careful to not disrupt them. We all especially enjoy seeing all of the Gopher Tortoises that live here, very cool. I first visited here 7 years ago and it's wonderful to use the walking trails in the woods and see the volunteers here help maintain this great place. Thank you for your time and I hope you'll see that we really care about our home away from home here in this park and approve this request.

Jim + Tabby Burt

March 26, 2023

Hillsborough County Attn: Sam Ball 503 East Kennedy Blvd. 20<sup>th</sup> Floor Tampa, FL 33602

To: Planning and Developmental Services
REF: Zoning Application 22 MM 1639
Masonic Park and Youth Camp
18050 US Hwy 301 South
Wimauma, Florida

This letter is in favor to the Major Modification Zoning Requested. In the above referenced matter. My name is Jim Evans from 514 Americas Way #10646 Box Elder, SD.

Our Site in the past was #46.

I have been traveling full time in our RV with my family since 2019. December of 2019 was the first time we stayed at Masonic. From the moment we arrived we experienced incredible hospitality, friendship and generosity from the campers and staff there.

I have been trying to stay at Masonic every winter since then and have been told they cannot accommodate us due to zoning. It is a terrible shame that they have 120 sites available but can only accommodate 36 campers. With the growing amount of people each year moving or visiting Florida, it is very difficult for my family to be able to find safe RV spots around Florida for the winter. I travel throughout Florida for my job. Masonic is the only park I felt very safe leaving my family behind to go to my job.

The entire park is incredible we enjoyed being able to hike on their beautiful trails, kayak, fish, and see the turtles on the lake. They have incredible volunteers and staff who help with maintaining the park and wildlife. We would love to be able to secure a spot for future winters.

In the past 3 years we've stayed at over 30 Florida RV parks. We have not found a park that is half as good as Masonic. They have an amazing staff and group of volunteers that dedicate their lives to the land and wildlife.

**Chef Jim Evans** 

630-936-0675

Jim.evans@cookforlife.com

March 25, 2022

Hillsborough County % Sam Ball 503 E Kennedy Blvd. 20th Floor Tampa, FL. 33602

TO: PLANNING & DEVELOPMENT SERVICES REF: **ZONING APPLICATION 22 MM 1639** 

Masonic Park & Youth Campground

18050 US Hwy 301 S Wimauma, FL 33598

## THIS LETTER IS IN FAVOR TO THE MAJOR MODIFICATION ZONING REQUEST MATTERS:

I'm going to make this short and sweet on this so-called major modification. We do not want to expand the campground! We just want our 120 sites back that we had in the past. The quicker this is resolved; the economic impact derived from the campers should be enough of an incentive for the commissioners to improve.

A lot of the food trucks and vendors that came to the Christmas Light Show and South Shore's Best Fest have received a following of customers.

Respectfully submitted!

H. E. Stone

339 Birds Trail Jackson, MO. 63755

Masonic Campground Site 51

March 25, 2022

Hillsborough County % Sam Ball 503 E Kennedy Blvd. 20th Floor Tampa, FL. 33602

TO: PLANNING & DEVELOPMENT SERVICES
REF: ZONING APPLICATION 22 MM 1639
Massania Bask & Youth Green

Masonic Park & Youth Campground 18050 US Hwy 301 S Wimauma, FL 33598

### THIS LETTER IS IN FAVOR TO THE MAJOR MODIFICATION ZONING REQUEST MATTERS:

When we started coming to the Masonic Campground four years ago the park had 120 campsites booked and a bunch on the waiting list. Camp Osprey Youth Camp, Boy Scout and Girl Scout Troops (which are sponsored by the Masonic Campground) are the only ones that use the cabins throughout the year! These are not available to us. There are no condominiums or apartments in the park and no future plans for development.

We come down to the Masonic Park to have fellowship with other campers and of course the beautiful weather for four winter months! We come early to do community service and volunteer labor for the Masonic Annual Christmas Light Show that is on display every night in December for the public community! We also help with the yearly tropical storm damage at the park. The park has sponsored food drives for the community.

The economic impact the Masonic Park campers provide for the community through restaurants, groceries, fuel, beauty shops, tourist attractions and miscellaneous purchases are too numerous to even comprehend! We always plan group activities to various tourist attractions and restaurants and 84 more campers has been a very substantial difference in revenue for the local businesses.

No further expansion of sites is necessary or even thought about. We just want the 120 campsites back that we had! The tax revenue alone from our campers has to be significant impact on the community. We are requesting that the county allow our campground to return to their previous level of 120 campsites available so we can continue to be with love ones that we haven't seen in several years. Come and visit our park. We would love to show you around!

Please give this request your time and consideration that we can all benefit from!

Thank you!

**Marcia Stone** 

339 Birds Trail Jackson, MO. 63755

**Masonic Campground Site 51** 

Hillsborough County Attn: Sam Ball 503 East Kennedy Blvd 20<sup>th</sup> Floor Tampa, Florida 33602

To: Planning and Development Services Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, Florida 33598

To Whom it May Concern,

Dear sir or madam, My wife and I had the privilege to camp at the Masonic Park and youth camp one time for the month of February and it was one of the most memorable stays we have ever had. We felt like we were a part of something special! We come to the park as strangers and left feeling like family. We have stayed in touch with a few and miss the opportunity to connect with other friends/members of the Masonic family! Would love to stay again and share our experience, thoughts and fellowship with all! Thank you for your time and looking forward to staying at the park again!!!!

Leo Graham.

596 Moser Road

Altoona Pa 16601.

March 27, 2023

Hillsborough County Attn: Sam Ball 503 East Kennedy Blvd 20th floor Tampa, Florida 33602

**TO: Planning and Development Services** 

RE: Zoning application 22 MM 1639

Dear Sir,

It has come to our attention that you are reconsidering the zoning for the Masonic Park and Youth Camp located at 19050 US 301 South in Wimauma, Florida. With the exception of 2021, 2022 and 2023, we have been enjoying the park during winter months for the last 25 years. It has been very distressing that any infraction has even been considered, let alone the mandatory scaling back of camping spaces.

During those 25 years, our family has made many friends from throughout the United States and Canada, fellow Masons and families. A Mason is, by definition, a Believer in Christ. We have attempted to be a benefit to the community as well as enjoying our own smaller community. Campers have volunteered at the neighboring school, welcomed neighbors at dinners, patronized local businesses and generally tried to be good neighbors. We worship together, play together, mourn together and help each other when the need arises. In some cases, the closeness and compassion of the campers has even enabled some to stay out of nursing facilities. The benefits of the park do not end when Spring comes and it's time to head north. Our stay is usually from December 26 until April 1.

Please consider carefully whatever reason or impetus has caused you to even question the validity of the Masonic Youth Park. We miss our time there and in Hillsborough County very much and would certainly like to return. We have always been warmly received in the community.

Don and Jean Devore

1488 South 600E

Franklin, Indiana 46131

317-459-4012

Attn: Sam Ball

Hillsborough County

503 East Kennedy Blvd.

20th Floor

Tampa, FL 33602

To: Planning and Developmental Services

**Ref: Zoning Application** 

22MM1639

Masonic Park & Youth Camp

18050 US Hwy. 301 South

Wimauma Florida, 33598

This document is in favor to the Major Modification Zoning requested in the above referenced matter.

I am a resident of the Masonic Park and Youth Camp. I feel myself a lucky resident in that the number of RV sites have been reduced approximately from 100 sites to a current capacity limited to 37 + / and or -37 sites. Granted our camp does not have all paved parking spots, paved streets, and beautifully manicured watered grass. Nor does it have expensive amenities such as a swimming pool, pickle ball courts and other equally expensive recreational facilities.

Why do we love our park so much? It is because most all of the residents are Masonic brothers and their families with varying economic backgrounds. For lower rates, we do not object to assisting in the maintenance of the park. All residents have a variety of skills. For instance my wife who passed a year ago was a Park Naturalist in our Toledo Ohio Lucas County Metro Parks. She enjoyed working with the park resident crew that daily cleared trails and paths so that everyone including youth groups could enjoy the beauty and natural environment this park provides. She was always willing to guide nature walks for anyone less knowledgeable to be able to better observe this wonderful environment.

The reduction of park RV capacity of approximately 120 persons (two adults per unit) not only reduces the financial operation of the park but also the business community of Hillsborough County. In a recent conversation with a small business owner of RV mobile repair services stated how much their company has been impacted by the reduction of RV's needing their repair services. The same impact has to be realized by many other small (and large) businesses in the area of Hillsborough County.

As a former zoning board member, zoning board of appeals and an elected Township Trustee in Monclova Township Luca County Ohio, I am well aware of the importance of maintaining a positive economic base to be able to provide quality services to a growing residential population.

It is for the above reasons including others not mentioned that I urge your positive support to the Major Modification Zoning requested.

Sincerely

James L. Pease

469 North River Road

Waterville, OH 43566

Masonic park resident, site #49

Hillsborough County

Attn: Sam Ball

503 East Kennedy Blvd

20th Floor

Tampa, Florida 33602

To: Planning and Development Services

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp

18050 US Hwy 301 South

Wimauma, Florida 33598

I would like to start this letter by saying that I wholeheartedly believe that this park is one of the jewels of Fla. The volunteers here at the park when filled to our 120 existing sites contribute a lot to the community. Whether it is through food pantry donations (over two tons) during our Christmas seasons, or helping Metropolitan Ministries with a place to stage for their food giving programs for the needs of our community.

The park needs to be able to use all its current resources for the benefit of our youth groups. The money raised from the RV section of the park directly benefits the maintenance of the youth camp. It also contributes to the community in revenue sales. Over the past 10 years of enjoying this park I can say that I have spent around \$200 K here in and around Hillsborough County area. It you multiply that by 36, and then think about 120. Your decision directly effects not only the Park but the community in whole.

Robert Reprost

Robert Beimett

5763 Hwy 85N #7528

Crestview, Fl. 32536

Hillsborough County

Attn: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida 33602

To: Planning and Development Service

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp

18050 US Hwy. 301 South

Wimauma, Florida

This letter is in Favor of the Major Modification Zoning requested in the above referenced matter.

I have enjoyed camping at this location for many years. It was a friendly campground and near family and friends. It is hard to find a campground in this area that will only let you come for one month. I have camped on site Field 2, 4 or 5 up through 2020 with my husband.

Since 2020 and the zoning issue, I have not stayed in this area or spent time visiting the many fun things to do in this area. The Strawberry Festival, Big Bend Power Plant and many restaurants in the area are some of the things I liked to do while staying at the Masonic Park and Youth Camp. I also have not been able to visit friends and relatives in this area.

I pray that you again allow them in 2024 to have all of the available camp sites open for use of my and many others camping enjoyment.

1610 Mt. Holly Road

adell Jean Tol

Burlington, New Jersey 08016

Wimauma, 25 March 2023

Hillsborough County Attn: Mr. Sam Bell 503 East Kennedy Boulevard 20yh Floor Tampa, FL 33602

To: Planning and Developmental Services. Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Highway 301 South Wimauma, FL 33598

Dear Sir, this letter is in support for the Major Modification Zoning request outlined in the reference above.

I am a current resident at the Masonic R.V. and Youth Park. I am a Master Mason and enjoy the amenities and location of our Masonic Park. It is a great experience to be able to share the facilities with other Masons and to help further the causes of the Grand Lodge of Florida. It is with this in mind, that I respectfully request you assist us in obtaining the necessary zoning modification in order to continue offering Masons and R.V. enthusiasts the opportunity to benefit from our location and to provide us additional capacity that would result additional recenue to local businesses and the County.

Karl A. Joly

18050 US Highway 301 South

Site Number: 57 Wimauma, FL 33598

#### Rome, Ashley

From: Hearings

**Sent:** Monday, April 10, 2023 2:14 PM

**To:** Rome, Ashley

**Subject:** FW: App. No.: MM 22-1639 letters from community **Attachments:** letters from community 49 - 59 04102023.pdf

From: Masonic Park and Youth Camp <masonicparkmanager@outlook.com>

Sent: Monday, April 10, 2023 11:54 AM

**To:** Hearings Hearings@HillsboroughCounty.ORG> **Subject:** App. No.: MM 22-1639 letters from community

External email: Use caution when clicking on links, opening attachments or replying to this email.

Attached please find letters from community members in favor of the rezoning modification.



David B. Brigham
Park Manager
Masonic Park and Youth Camp Inc.
Office Phone (813) 634-1220
Cell Phone (813) 830-8863

Hillsborough County Attn: Sam Ball 503 East Kennedy Blvd 20<sup>th</sup> Floor Tampa, Florida 33602

To: Planning and Development Services Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, Florida 33598

To Whom it May Concern,

I moved to Masonic Campgound in September of 2019. My name is Tracy Fraser, and moving there helped save my family.

At the time I was the mother of a 6 year old and a 9 month old. While I was pregnant with my 9 month old, my (now ex) husband became abusive. My son, Caleb and I left. He's military, and we were all the way in Yuma, AZ. We made our way back to Florida, and scrambled with a place to live while I tried to find work at 5 months pregnant. When my second son, Asher was born, we made it a few more months before we were evicted and had to move in with family in the area here.

We had a plan. Stay until November, when I would be established enough at work, and would have saved enough for a down payment on a rental. But that didn't work. My family lived in an age restricted retirement community, and the last week of August we were given 2 weeks to move.

I managed to find an RV I could purchase, with a loan. I called everywhere! But snow birds were making their way back to Florida, and there were no vacancies anywhere. Until I found Masonic. I called, gave a brief history of our plight, and somehow there was a site available.

We moved in as soon as we could. I had never even camped in an RV, let alone lived in one. But every single person from over 100 sites made sure we were ok, and protected and safe. And they taught me how to not only survive, but live. The fact that it was gated was even better.

Then covid hit. Being able to be a part of such a strong, close knit, community was a blessing beyond measure. My kids were growing up, but they weren't totally isolated. We all quarantined together. My kids had 100 grandparents. And I had 100 people to turn to for help and advice raising kids alone. We

would go to the creek when it was hot, they learned how to feed birds, and watch for deer and rabbits and turtles. They learned how to feed and interact with horses. They learned, and helped, with chores around the park.

And then, in November 2020, my then 21 month old had brain surgery. And I had the love, help and support of so many people. I never worried that my now 7 year old would be bored, or lonely, or feel neglected, because there were so many people around us who cared.

Living there allowed me to get back on my feet. We have since moved, but are still in the area. But before we moved, we saw the available sites cut to a fraction of what they were. Suddenly 75% of the people we had grown close to, could only be friends of ours on Facebook. They were unable to come back, and we have lost our daily support and friendships. We still live close and are able to see the few people who are here, when we want, but those who have been unable to return due to some zoning issue...it's left a hole in our lives. The love, help and guidance I received was invaluable. There were any number of people who could teach my kids how to respect the land, take care of it and keep it clean, protect and watch out for the wildlife, learn about nature-instead of just video games.

Please vote to allow Masonic Campground to open to their full site capacity. The community created by all the campers is an invaluable commodity, and one of the best families I've ever been a part of.

Thank you,

**Tracy Fraser** 

315-542-3640

Hillsborough County Att: Sam Ball 503 East Kennedy Blvd. 20<sup>th</sup> Floor Tampa, FL 33602

To: Planning and Developmental Services Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, FL

This letter is in favor of the Major Modification Zoning requested in the above referenced matter. My wife and I are from Michigan, and we have been spending our winters at Masonic Park and Youth Camp for the past seven years. Before the park was recommended to us, we spent our winters moving to different parks, as nothing stuck with us as somewhere we'd want to stay for the winter's duration. But, from the first conversation with David at Masonic Park, I knew this was going to be our Florida winter home. The people, the activities, and the generosity of the owners are just a few reasons we like it here so much.

Their philanthropic support benefits many groups and families in this community. To name a few: They organize a food drive twice monthly for anyone that needs help with groceries and other items. They donate to churches in the community whose youth in the congregation frequent the camp. The Boy Scouts also continually use the camping facilities Masonic Park provides. The park donates time and resources to benefit numerous Boy Scout Troops.

Masonic Park has a substantial amount of property they use in an efficient manner. It is beautifully maintained while keeping parts rustic and undisturbed enough for the wildlife to stay abundant. Their ultimate goal is to provide an area for families and youth to be familiarized with outdoor activities such as fishing, camping, and hiking, which they may not normally have regular access to in this day and age. This is potentially life-changing for these children who may not realize the fun of the outdoors, and instead are on a phone or video game all day. Masonic Park has actually partnered with several Florida agencies to help educate and mentor the youth about the area wildlife, and outdoor activities using their facilities.

In conclusion, Masonic Park and Youth Camp works very diligently to give back to the community in many ways. They are a tremendous asset to the community and state, if not a necessity. Please consider this zoning request to pass in order for this park to continue their philanthropy and education of the youth. They need to be able to welcome as many campers as possible to use this property to its full potential and use those resources to grow and improve and continue to enrich the lives of the people who utilize this camp.

Thank you for your consideration.

Charlie Belcher (site # F6)

1110 Mackie Road Allenton, MI 48002 Hillsborough County

Attn: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida

TO: Planning and Developmental services

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth camp

18050 US Hwy. 301 South

Wimauma, Fl.

Dear Sam Ball:

The Masonic Park and Youth Camp has provided a safe refuge for both Senior citizens as well as youth groups since it's opening. Because of a sudden restriction on the number of campers allowed in the park, many regular campers were forced to seek emergency reservations and alternate locations resulting in permanent loss of business to the park. This restriction has affected everyone who uses the RV campsites. The hardest hit are those who use the park on an annual basis.

The park provides several community service events throughout the year. There has been a community wide lightshow for the past two years. Community organizations as well as local churches count on us for an easy distribution center for food bank activities. We have conducted several food drives for the community as well.

The youth camp facility provides church groups and Scout groups with a family friendly camping experience. Hiking trails, a swimming, canoeing lake along with playing fields and basketball court allow campers the opportunity to explore and exercise as a group. Nature trails and the Little Manatee River enhance the outdoor experience. The park is truly a slice of "old Florida" made available specifically to sponsor outdoor activities for the youth and families of the community.

The campground provides a safe and relaxing environment enjoyed by all ages. Please help us restore this facility to its full capacity.

Deglitman March 24, 2023

This letter is in favor of the major modification zoning requested in the above referenced matter.

Sharon Wightman

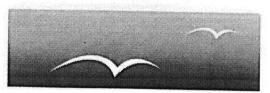
1935 State Route 80

New Woodstock, NY 13122

(Current site on Masonic Park RV campground F1 next to Assistant Manager)







Hillsborough County

**Attention SAM BALL** 

503 East Kennedy Blvd.

Tampa, Florida 33602

To: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp

18050 US Hwy 301 South

Wimauma, Florida

This letter is in support of the Masonic Campground's request to have their zoning match the actual number of RV sites that exist on their property. The SouthShore Chamber of Commerce is in Favor to the Major Modification Zoning requested in the above referenced matter.

Thank you for your consideration.

Sincerely,

**Melanie Davis** 

**Executive Director, SouthShore Chamber of Commerce** 

Hillsborough County Att: Sam Bell 503 East Kennedy Blvd 20th Floor Tampa FL 33602

I am writing to encourage you to vote in favor of the proposed zoning change.

We have been wintering on site 15 at the Masonic Park for almost ten years. We were attracted here by the beauty of the area to a campground with over 100 sites filled with likeminded couples for across the country.

Unfortunately, 3 years ago 3/4 of the park was shutdown due to an error years before we arrived.

I don't understand why this has drug out so long. We are not asking for major changes to the Masonic Park. All we are asking is to be able to use the sites we already have in place. Having this park full benefits the local economy as well as the counties tax revenue. We all eat out, and shop locally, as well as attend numerous events in the area.

Sincerely

Elva Turnquist 15167 Hwy 2

Centerville IA 52544

641-895-3526

elvaturnquist@yahoo.com

Hillsborough County Att: Sam Bell 503 East Kennedy Blvd 20th Floor Tampa FL 33602

This letter is in favor of the proposed modifications to the Masonic Park and Youth Camp.

We are not asking for expansions or buildings; all we are asking for is to utilize the infrastructure that already exists at the park. There are 120 sites and at this time we can only use 36 of them. Allowing the park to be full again would benefit the entire community.

I personally have been wintering here for several years, and plan on return each winter as long as my health allows. We participate in local events and enjoy shopping and dining in the area.

Please vote in favor of the proposed modification.

Richard Tumquis

Thank you,

Richard Turnquist

15167 Highway 2

Centerville IA 52544

HILLSBOROUGH COUNTY

Att: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida 33602

TO: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp

18050 US Hwy 301 South

Wimauma, Florida

This letter is in Favor to the Major Modification Zoning requested. In the above referenced matter.

My husband and I have been campers at the Masonic R. V. Park and Youth Campground for several years; and, we have our R.V. parked on Site F-1.

The campground is a very nice place to relax and visit with other campers.

I have always enjoyed my visits to the campground and look forward to many more visits in the future.

I would hope the Major Modification Zoning request will be granted so that all the sites can be used. In talking to the other campers, I am sure they are anxious to see the campground fully occupied.

Dianna McDonnell

1311 Lennox Greens Dr.

Sun City Center, FI 33573

HILLSBOROUGH COUNTY

Att: Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida 33602

TO: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639

Masonic Park and Youth Camp

18050 US Hwy 301 South

Wimauma, Florida

This letter is in Favor to the Major Modification Zoning requested. In the above referenced matter.

I have been a regular camper at the Masonic R.V. Park & Youth Camp Ground since January, 2018; and, have found it to be a very enjoyable and relaxing experience. The campground is a quiet and peaceful place where me and my wife can meet with and interact with others.

The atmosphere is serene and we feel welcomed by other campers.

I would hope a favorable resolution can be made in the near future in this matter, so we can continue to enjoy the campground in full capacity.

Dores D. McDonnell, Sr.

U.S. Administrative Law Judge (Ret.)

131 Lennox Greens Dr.

Sun City Center, Fl. 33573

Sent from my iPad)

site F-1

HILLSBOROUGH COUNTY Attn: Sam Ball 503 East Kennedy Blvd. 20th Floor Tampa, FL 33602

To: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, FL

This letter is in FAVOR of the Major Modification Zoning requested in the above referenced matter. The Masonic Park and Youth camp has been our winter home for 4 years now. While here, we have myriad opportunities to fellowship with other residents from all over the US. This includes a variety of social activities as well as Church service on Sunday. These relationships are made even stronger while we work together to beautify the park trails and natural areas.

Additionally, we are able to give back to our local community by hosting the annual Christmas light show. This event can't be run without the MPYC residents who volunteer hundreds of hours to man the gates, sell tickets and run some of the concessions. Many local residents have been bringing their families to this event for years. As you likely know, the proceeds from this annual event support our local community.

Once again, this letter is in FAVOR of the Major Modification Zoning requested in the above referenced matter.

1401 Topsail Place, Valrico FL 33594

Masonic Park and Youth Camp Site #48

HILLSBOROUGH COUNTY Attn: Sam Ball 503 East Kennedy Blvd. 20th Floor Tampa, FL 33602

To: Planning and Developmental Services

Ref: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18050 US Hwy 301 South Wimauma, FL

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Once again, this letter is in FAVOR of the Major Modification Zoning requested in the above referenced matter.

1401 Topsail Place, Valrico FL 33594 Masonic Park and Youth Camp Site #48

Michael Newell

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

### County Officials:

Looking online at the letters of opposition to the Masonic Park modification request, it seems as though there are only about ½ dozen signed by about two dozen local residents.

We are also local residents and would like to have the following considered.

Some letters speak about having the County purchase the Park. We would ask "why"? The Masonic owners of the Park have protected the natural resources, including the Little Manatee River, for more than 50+ years. Why change that?

For whatever reason, the Park has had 100+ RV's on the property for many of those years. This demonstrated that that number of RVs didn't adversely affect traffic or wildlife.

Some letters speak about the "purpose of the Park" being inconsistent with having RV's. How do you think that the Park has been able to make 10's of thousands in charitable contributions to the local community and youth of the area? Revenues from the RV'ers that camp there is the answer. And who but the Board of Directors of the Park can say what the uses of the Park should be. It is a privately owned property.

We'd ask the County to view some of these submissions with some skepticism as some seem to be, at best, disingenuous.

Respectfully submitted.

Tampa F133610

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

To The County Commissioners:

There have been several letters submitted to the County in opposition to the Masonic Park's modification request for legal use of their property for 120 RV's. Some of these letters speak about the importance of "Open Spaces" and "Ecological Systems" yet they completely fail to speak to how the Park's request is detrimental to these ideas.

As to Open Spaces, the Park has 200+ total acres, of which only 14 acres, or 7%, are dedicated to RV use, while the majority of the Park's acreage is untouched. That doesn't seem to indicate a conflict with the County's general goals towards the retention of open spaces. Simple math says more than 100+ acres of "Open Space" remain, and the RV section has been cleared land for several decades! No "open space" is being lost.

As to Ecological Systems, these letters speak about wildlife "being pressured into the Park by residential developments". The irony of these statements is obvious: There ARE many developments, and these developments are pressuring wildlife into other areas, but 1) the Park has 100+ acres to accommodate this wildlife, and 2) the RV section is a substantial distance away from the untouched woods, and 3) the RV section is already cleared land (and has been for 40 years!). More importantly, the Park has been rich in wildlife for DECADES all while having 100+ RV's visiting on an annual basis.

We submit that these letters of opposition have no basis in fact, and have provided no evidence of the claims they make.

Respectfully submitted.

(012)10 2 -

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

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We submit that these letters of opposition have no basis in fact, and have provided no evidence of the claims they make.

Respectfully submitted.

Smal Jalok

6013 N GUNLOCK AVE TAMPA FZ 33614

813-245-1319

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp

Wimauma, Florida

To Whom It May Concern:

The Masonic Youth Park and Camp has existed for more than 50+ years. For many of those years, the Park's RV section was the winter home to 100+ RV'ers from across the United States, with many of those visitors being Masons. Those visitors provided much needed income to the local economy, but more importantly, their revenues provided a means for the Park to maintain itself and to complete its primary mission to the kids of the community.

Those lose of those RV sites puts the Park at risk of not only being unable to contribute to its charitable causes of the past, but it is also at risk of being unable to maintain itself. Increased insurance, maintenance, equipment, fuel and other costs have contributed to this situation.

Opponents to allowing a legal use of 120 RV sites have spoken about things like open space, ecological systems and protecting the Little Manatee River, all reasons the Park itself supports, but what they have not spoken to is the lack of factual basis to those concerns. 55+ years ago the Park was formed, and in all of those decades there have been no examples of damages caused by the RV's to the natural resources, the river, the wildlife, traffic or the environment. In fact, the opposite is true. The majority of the Park remains untouched, wildlife is abundant, the water and soil on the property are clean, and all of that while having 100+ RV's on an annual basis.

The only thing that can keep the Park solvent is revenue and solvency is the best way to ensure that the Park endures and can continue to protect those resources from builders, developers or other entities that will not care for this precious resource as the Masonic Park has done for decades.

Respectfully submitted.

3109W. TYSEN AVE

14M278 1233611

813-230-5815

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp

Wimauma, Florida

#### To Whom It May Concern:

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The only thing that can keep the Park solvent is revenue and solvency is the best way to ensure that the Park endures and can continue to protect those resources from builders, developers or other entities that will not care for this precious resource as the Masonic Park has done for decades.

Respectfully submitted.

5224 S. Marshill Ave, Unit 102, Thomps FL 3364

813-786-8605

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp

Wimauma, Florida

We are submitting this letter in support of the Major Modification application submitted by the Masonic Park and Youth Camp.

The Park has provided an incredible place for youth of all ages for many decades. From campers, to Scouts, to volunteer opportunities, the Masons of Hillsborough County have honored their commitment to the community. Not just through their countless charitable contributions, but by protecting the natural resources on the property.

Consider that the majority of the Park remains untouched natural pine, oak and palmetto forest; wildlife abounds; and every effort is made to ensure that the Little Manatee River is protected. This has been the case for more than 50 years, even when the Park had 100+ RV's on site (an RV area that only cover 7 acres of their 200+ acres).

The Managers, volunteers and owners of this non-profit organization are committed to our Youth, our Community, and protecting the land they own, but in order to do this, they need the revenues of the RV section. The cost to maintain and protect the Park has grown exponentially over the past decade and the RV rentals are an environmentally friendly and sustainable way to do so, as evidenced by 30+ years of RV visitors. If the RV's were so damaging, why does the Park retain 120+ untouched acres? Why does it have so much wildlife? Why are there no structures within ½ a mile of the River? It's because of the purposeful preservation of the property.

50+ years of historically proven efforts must be worth something for your consideration. Would a new owner – say a developer or builder – be so dedicated? I believe you know that answer to be no, and then all of the concerns of those opposed to this modification would then sadly actually come true.

A concerned neighbor.

11308 SCRIBNER STATIONEN. LITHIA, FL

PHONE: 813.833.1150

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp

Wimauma, Florida

To Whom It May Concern:

The Masonic Youth Park and Camp has existed for more than 50+ years. For many of those years, the Park's RV section was the winter home to 100+ RV'ers from across the United States, with many of those visitors being Masons. Those visitors provided much needed income to the local economy, but more importantly, their revenues provided a means for the Park to maintain itself and to complete its primary mission to the kids of the community.

Those lose of those RV sites puts the Park at risk of not only being unable to contribute to its charitable causes of the past, but it is also at risk of being unable to maintain itself. Increased insurance, maintenance, equipment, fuel and other costs have contributed to this situation.

Opponents to allowing a legal use of 120 RV sites have spoken about things like open space, ecological systems and protecting the Little Manatee River, all reasons the Park itself supports, but what they have not spoken to is the lack of factual basis to those concerns. 55+ years ago the Park was formed, and in all of those decades there have been no examples of damages caused by the RV's to the natural resources, the river, the wildlife, traffic or the environment. In fact, the opposite is true. The majority of the Park remains untouched, wildlife is abundant, the water and soil on the property are clean, and all of that while having 100+ RV's on an annual basis.

The only thing that can keep the Park solvent is revenue and solvency is the best way to ensure that the Park endures and can continue to protect those resources from builders, developers or other entities that will not care for this precious resource as the Masonic Park has done for decades.

Respectfully submitted.

5814 BITTER ORANGE AVE

TAMPAFK 33625 813-625-7516

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

To The County Commissioners:

There have been several letters submitted to the County in opposition to the Masonic Park's modification request for legal use of their property for 120 RV's. Some of these letters speak about the importance of "Open Spaces" and "Ecological Systems" yet they completely fail to speak to how the Park's request is detrimental to these ideas.

As to Open Spaces, the Park has 200+ total acres, of which only 14 acres, or 7%, are dedicated to RV use, while the majority of the Park's acreage is untouched. That doesn't seem to indicate a conflict with the County's general goals towards the retention of open spaces. Simple math says more than 100+ acres of "Open Space" remain, and the RV section has been cleared land for several decades! No "open space" is being lost.

As to Ecological Systems, these letters speak about wildlife "being pressured into the Park by residential developments". The irony of these statements is obvious: There ARE many developments, and these developments are pressuring wildlife into other areas, but 1) the Park has 100+ acres to accommodate this wildlife, and 2) the RV section is a substantial distance away from the untouched woods, and 3) the RV section is already cleared land (and has been for 40 years!). More importantly, the Park has been rich in wildlife for DECADES all while having 100+ RV's visiting on an annual basis.

We submit that these letters of opposition have no basis in fact, and have provided no evidence of the claims they make.

Respectfully submitted.

TAMON F/ 33611

727-254-6842

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp

Wimauma, Florida

To The County Commissioners:

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Respectfully submitted.

3169 BAYSHORE DAKS DR

TAMPA, FL 33611

813 - 841 - 6309

Attn: Sam Ball

503 East Kennedy Blvd., 20<sup>th</sup> Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp

Wimauma, Florida

To Whom It May Concern:

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The only thing that can keep the Park solvent is revenue and solvency is the best way to ensure that the Park endures and can continue to protect those resources from builders, developers or other entities that will not care for this precious resource as the Masonic Park has done for decades.

Respectfully submitted.

3907 W Bay Vista Ave

Tanpa FL 33611

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp

Wimauma, Florida

To The County Commissioners:

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We submit that these letters of opposition have no basis in fact, and have provided no evidence of the claims they make.

Respectfully submitted.

1480 Huday Tond Lo, Valvico, FL 83596

813 763 9970

# Rome, Ashley

From: Hearings

**Sent:** Tuesday, March 28, 2023 8:16 AM

**To:** Rome, Ashley

**Subject:** FW: (WEB mail) - Masonic Youth and Rv Park

From: <a href="mailto:formstack@hillsboroughcounty.org">formstack@hillsboroughcounty.org</a>>

**Sent:** Saturday, March 25, 2023 1:48 PM

To: Commissioner District 4 < ContactDistrict4@hillsboroughcounty.org >

Subject: (WEB mail) - Masonic Youth and Rv Park

# The following Commissioner(s) received a direct copy of this email:

4 | Commissioner Michael Owen (District 4)

Date and Time Submitted: Mar 25, 2023 1:48 PM

Name: Kelly morgan

**Address**: 3340 Ridge Rd Wimauma, FL 33598-7218

**Phone Number**: (813) 732-4526

Email Address: morgansrvrepair@yahoo.com

**Subject**: Masonic Youth and Rv Park

**Message**: I am writing you today to request your help with the above park and the zoning application 22MM1639. The Masonic Park has been in operation for many years. Two years ago, now going into the 3rd, the county zoning shut down the use of their rv sites by a lot of sites. They have been in the process of obtaining all the correct permits and requirements being asked for. My request is this. This park provides quite a bit of "snowbird" revenue into this mostly under served area of Hillsborough County. These patrons that come yearly and stay here spend a lot of money at all the small and local businesses as well as the large businesses. They attend a lot of county events, go to our beaches, shop in our stores, dine in all our restraunts. We have all lost out on that important income in the most trying of times during covid and inflation at every turn. Masonic park was some of our first customers when we started doing business over 20 years ago. They have become family at this point. Not only is the county cutting much needed revenue for our area, they are making it easier for developers to ruin some of the last natural habitation for our wildlife and along our beautiful river. j

I understand there are a few disgruntled past members fueling this endeavor that will ultimately ruin it for a

large amount of residents, business owners and families in this area and surrounding areas. This park offers summer camps, boy scout outings, music events, mud runs, halloween and christmas events that the families attend that are safe and wholesome all surrounded by beautiful nature.

Can you please on all our behalfs help us preserve what is here for future use and future residents. The park is asking no more than to use the sites already there and have been for several years, they are not asking to make it into another asphalt parking lot or developement. PLEASE help us.....I dont know what you can do but please help in any way you can. Or come to the park and see for yourself what they do. The masons provide endless service to our communities state wide. Please help.

1083657909

Mozilla/5.0 (X11; CrOS x86\_64 14541.0.0) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/110.0.0.0 Safari/537.36

May 3, 2023

Hillsbogough County

**Planning and Development Services** 

ATTN: Sam Ball

503 East Kennedy Blvd.

Tampa, FL 33602

RE:

Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18051 US Hwy 301 South

Wimauma, FL

It is my pleasure to recommend the approval of the increase in the number of camping sites at the Masonic RV Park and Youth Camp in Wimauma, Florida.

20th Floor

My wife and I spent part of three years at the campground and would have spent the past two years there if not for limited sites available.

The camp is requesting an increase to 120 sites located on 14 acres within their 120 acres available. In addition to operating the campground it also operates Camp Osprey for approximately 100 children during 8 weeks in the summer. They also support activities for children in boys and girls scouts during the summer months.

The camp meets all the requirements of the Florida Highway Department with the main entrance on US Hwy 301 and the local fire department. It also has an emergency entrance on Willow Road.

✓ This request is within regulations for campsites allowed per acre.

I presently within a quarter mile at Little Manatees Springs. I know several of our development who do not have any objection to the increase in the number of site at the campground.

Sincerely,

Michael A Celello

Subald Celello

May 3, 2023

Hillsbottough County
Planning and Development Services
ATTN: Sam Ball
503 East Kennedy Blvd. 20th Floor
Tampa, FL 33602

RE: Zoning Application 22 MM 1639 Masonic Park and Youth Camp 18051 US Hwy 301 South Wimauma, FL

This letter is in favor of the Zoning Application 22 MM 1639 of Masonic Park and Youth Camp in Wimauma. This request is within zoning regulations.

My husband and I stayed at the campground for 3 years on site 63. Our family would have stayed this past season if sufficient sites were available.

We found them to be good stewards of the land. Only 14 acres of their 120 acres are dedicated to campsites, leaving a significant amount for recreation, hiking and ecological and environmental purposes.

They operate Camp Osprey summer camp hosting 100 children for 8 weeks during the summer and allow other scout activities on site. In addition various community functions are hosted including music and events at Christmas, Halloween.

This property provides a refuge for wildlife that has and is being displaced by the expansion of housing projects along Hwy 301.

The Masonic Park and Youth Camp provides only a positive influence all without being a burden on schools, highways and traffic.

I strongly recommend your approval for the increase to 120 campsites.

Sincerely,

Alice Celello

4322 Hamlin Way

Wimauma, FL 33598

aline Celello

CB Michael Celello 4322 Hamlin Way Wimauma, FL 33598

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Wilsborough County

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Hillsborough County Planning and Development Services Attn: Sam Ball 503 E. Kennedy Blvd, 20<sup>th</sup> Floor Tampa, FL 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, FL

# To Whom It May Concern:

I am currently living at the Masonic Park and Youth Camp and have been since 2015. This has been the most peaceful place anyone could ask for even when there are 100+ RVs parked in the RV section. The 12-14 acres of land were cleared years ago for the RVs to use. There are many walking trails through the woods to enjoy nature. The ATVs, dirt bikes, etc are not allowed in the park as it would disturb the peacefulness. The Masons are doing a wonderful job in maintaining the Park as a natural resource. But by reducing the number of RV sites, the ability of the Masons to support local charities, scout groups, church youth groups, and other uses of the Park has been threatened. Without having the full income from 120 RV sites, money has been tight and many things have not gotten done. When the RV sites are full, the Park has many volunteers who offer to help with improvement projects, gardening, painting, repairs of the buildings, etc.

The Masons have protected the wildlife that have chosen to make the undeveloped areas of the Park their home. I have personally seen wild turkeys, deer, turtles, snakes, wild hogs, Florida panthers, and even an ocelot that has made this Park their home. The development of the local area has done nothing to protect this wildlife. They have destroyed the homes of many native Florida animals and vegetation. They come in and rape the land with no thought of what is living there. The Masons are very conscious of the wildlife and do everything in their power to protect it.

The RV visitors to the Park spend 100s of dollars each year in the local community. They support small businesses in the Wimauma area. They volunteer at the local schools and community businesses. Not a one of them is a paid employee of the Masonic Park and Youth Camp.

Please allow the Masonic Park and Youth Camp to be open to the requested 120 RV sites so that they can continue to support the area and continue their wildlife protection.

Sincerely,

Mary Brighan

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

### To Whom it May Concern:

The Masonic Youth Park and Camp has existed for more than 50+ years. For many of those years, the Park's RV section was the winter home to 100+ RV'ers from across the United States, with many of those visitors being Masons. Those visitors provided much needed income to the local economy, but more importantly, their revenues provided a means for the Park to maintain itself and to complete its primary mission to the kids of the community.

Those lose of those RV sites puts the Park at risk of not only being unable to contribute to its charitable causes of the past, but it is also at risk of being unable to maintain itself. Increased insurance, maintenance, equipment, fuel and other costs have contributed to this situation.

Opponents to allowing a legal use of 120 RV sites have spoken about things like open space, ecological systems and protecting the Little Manatee River, all reasons the Park itself supports, but what they have not spoken to is the lack of factual basis to those concerns. 55+ years ago the Park was formed, and in all of those decades there have been no examples of damages caused by the RV's to the natural resources, the river, the wildlife, traffic or the environment. In fact, the opposite is true. The majority of the Park remains untouched, wildlife is abundant, the water and soil on the property are clean, and all of that while having 100+ RV's on an annual basis.

The only thing that can keep the Park solvent is revenue and solvency is the best way to ensure that the Park endures and can continue to protect those resources from builders, developers or other entities that will not care for this precious resource as the Masonic Park has done for decades.

Respectfully sybmitted.

813 633 8010

18050 8 US Hwy 301

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Prepared By
Approved By

813-419-4925 FAX

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Hillsborough County april 7, 2023 503 East Kennedy Blud. To Planning & developmental services Boning application 22MM 1639 Major Modifacation Boning requested On the about referenced matter We miss coming to your ommunity during the wenter months. The first time we arrived at Masonic Park our to I have hauled to loaned us their trucks so we could go to grocery and so on Complete strangers. We miss shopping eating out, and going to different

places around there I am sure with all the people that can't winter these your community has missed our many dollars. Please allow the park to agreen prescome campers back of the have stayed in Indiana last 2 years. Ready to get back to Inforida. Thank you very much. Surrey and Carolyn Hoyd We stayed site 87 Larry & Carolyn Lloyd 6576 E. Old St. rd. 252 Margantown, On 46160

Hillsborough county

Attn. Sam Ball

503 East Kennedy Blvd.

20th Floor

Tampa, Florida

To:Planning and Developmental Services

Ref: Zoning Applications 22MM1639

Masonic Park and Youth Camp

18050 US Hwy 301 S

Wimauma, Fl.

# Greetings,

I am writing this letter in favor of the rezoning request for the Masonic Rv Park and Youth Camp. I am a past patron of the campgrounds and have not been able to return for the last 2 winter camping seasons. The Park is secure and well kept and provides a safe and secure place for us and other snow birds returning every winter and bringing revenue to the area. Masonic organizations world wide benefit the communities they serve and the park is no exception. They host every winter the Christmas Light display that a large number of mostly local people drive through. I have also noticed the clubhouse and grounds used for events and local weddings. I am sure it is vital to the Park to be allowed to use these already exsiting campsites from the business side of the park to meet expenses to stay open. My hope is Hillsborough County makes the right decission in allowing the park to use all its sites and remain a staple of the county.

Sincerely,

Jamie W. Hicks

22090 T.R.473

West Lafayette, Oh. 43845

330.987.0643

Hillsborough County Planning and Development Services Attn: Sam Ball 503 East Kennedy Blvd., 20<sup>th</sup> Floor Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

### County Officials:

Looking online at the letters of opposition to the Masonic Park modification request, it seems as though there are only about ½ dozen signed by about two dozen local residents.

We are also local residents and would like to have the following considered.

Some letters speak about having the County purchase the Park. We would ask "why"? The Masonic owners of the Park have protected the natural resources, including the Little Manatee River, for more than 50+ years. Why change that?

For whatever reason, the Park has had 100+ RV's on the property for many of those years. This demonstrated that that number of RVs didn't adversely affect traffic or wildlife.

Some letters speak about the "purpose of the Park" being inconsistent with having RV's. How do you think that the Park has been able to make 10's of thousands in charitable contributions to the local community and youth of the area? Revenues from the RV'ers that camp there is the answer. And who but the Board of Directors of the Park can say what the uses of the Park should be. It is a privately owned property.

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Respectfully submitted.

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813-25=3764

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

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The Park has provided an incredible place for youth of all ages for many decades. From campers, to Scouts, to volunteer opportunities, the Masons of Hillsborough County have honored their commitment to the community. Not just through their countless charitable contributions, but by protecting the natural resources on the property.

Consider that the majority of the Park remains untouched natural pine, oak and palmetto forest; wildlife abounds; and every effort is made to ensure that the Little Manatee River is protected. This has been the case for more than 50 years, even when the Park had 100+ RV's on site (an RV area that only cover 7 acres of their 200+ acres).

The Managers, volunteers and owners of this non-profit organization are committed to our Youth, our Community, and protecting the land they own, but in order to do this, they need the revenues of the RV section. The cost to maintain and protect the Park has grown exponentially over the past decade and the RV rentals are an environmentally friendly and sustainable way to do so, as evidenced by 30+ years of RV visitors. If the RV's were so damaging, why does the Park retain 120+ untouched acres? Why does it have so much wildlife? Why are there no structures within ½ a mile of the River? It's because of the purposeful preservation of the property.

50+ years of historically proven efforts must be worth something for your consideration. Would a new owner – say a developer or builder – be so dedicated? I believe you know that answer to be no, and then all of the concerns of those opposed to this modification would then sadly actually come true.

A concerned neighbor.

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

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Wimauma, Florida

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727-365-7239

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Hillsborough County Planning and Development Services Attn: Sam Ball 503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

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We are also local residents and would like to have the following considered.

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We'd ask the County to view some of these submissions with some skepticism as some seem to be, at best, disingenuous.

Respectfully submitted.

DAVID B. LAMBERT

LAND O' LAKES FL

34639

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp

Wimauma, Florida

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3949 Privet CT

Rephyr Kills FL 33541

813 383 0905

Hillsborough County Planning and Development Services Attn: Sam Ball 503 East Kennedy Blvd., 20th Floor Tampa, FL. 33602

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Masonic Park and Youth Camp Wimauma, Florida

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A concerned neighbor.

72 F133598

Hillsborough County Planning and Development Services Attn: Sam Ball 503 East Kennedy Blvd., 20th Floor Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

#### To The County Commissioners:

There have been several letters submitted to the County in opposition to the Masonic Park's modification request for legal use of their property for 120 RV's. Some of these letters speak about the importance of "Open Spaces" and "Ecological Systems" yet they completely fail to speak to how the Park's request is detrimental to these ideas.

As to Open Spaces, the Park has 200+ total acres, of which only 14 acres, or 7%, are dedicated to RV use, while the majority of the Park's acreage is untouched. That doesn't seem to indicate a conflict with the County's general goals towards the retention of open spaces. Simple math says more than 100+ acres of "Open Space" remain, and the RV section has been cleared land for several decades! No "open space" is being lost.

As to Ecological Systems, these letters speak about wildlife "being pressured into the Park by residential developments". The irony of these statements is obvious: There ARE many developments, and these developments are pressuring wildlife into other areas, but 1) the Park has 100+ acres to accommodate this wildlife, and 2) the RV section is a substantial distance away from the untouched woods, and 3) the RV section is already cleared land (and has been for 40 years!). More importantly, the Park has been rich in wildlife for DECADES all while having 100+ RV's visiting on an annual basis.

We submit that these letters of opposition have no basis in fact, and have provided no evidence of the claims they make.

Respectfully submitted.

10503 221KE WISTIAM DE

ODESSA, FC 33556

Hillsborough County Planning and Development Services Attn: Sam Ball 503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

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Janu Allaharte

JASWARTTEL #25/ 4246 PANKWAYBLVD L.O./. 34639 813 233 2302

RE: Zoning An

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Respectfully submitted.

FI 33559

Tampa, FL. 33602

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A concerned neighbor,

futz F1 33551

RE: Zoning Application MM 22-1639

Masonic Park and Youth Camp Wimauma, Florida

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Respectfully submitted.

19306 EAST BROOK DN

ODESSA FL 33556

727 599 1524

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Masonic Park and Youth Camp

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The Managers, volunteers and owners of this non-profit organization are committed to our Youth, our Community, and protecting the land they own, but in order to do this, they need the revenues of the RV section. The cost to maintain and protect the Park has grown exponentially over the past decade and the RV rentals are an environmentally friendly and sustainable way to do so, as evidenced by 30+ years of RV visitors. If the RV's were so damaging, why does the Park retain 120+ untouched acres? Why does it have so much wildlife? Why are there no structures within ½ a mile of the River? It's because of the purposeful preservation of the property.

50+ years of historically proven efforts must be worth something for your consideration. Would a new owner – say a developer or builder – be so dedicated? I believe you know that answer to be no, and then all of the concerns of those opposed to this modification would then sadly actually come true.

A concerned neighbor.

Land Clakes FL 3

Hillsborough County Planning and Development Services

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE: Zonir

Zoning Application MM 22-1639 Masonic Park and Youth Camp

Wimauma, Florida

#### To The County Commissioners:

There have been several letters submitted to the County in opposition to the Masonic Park's modification request for legal use of their property for 120 RV's. Some of these letters speak about the importance of "Open Spaces" and "Ecological Systems" yet they completely fail to speak to how the Park's request is detrimental to these ideas.

As to Open Spaces, the Park has 200+ total acres, of which only 14 acres, or 7%, are dedicated to RV use, while the majority of the Park's acreage is untouched. That doesn't seem to indicate a conflict with the County's general goals towards the retention of open spaces. Simple math says more than 100+ acres of "Open Space" remain, and the RV section has been cleared land for several decades! No "open space" is being lost.

As to Ecological Systems, these letters speak about wildlife "being pressured into the Park by residential developments". The irony of these statements is obvious: There ARE many developments, and these developments are pressuring wildlife into other areas, but 1) the Park has 100+ acres to accommodate this wildlife, and 2) the RV section is a substantial distance away from the untouched woods, and 3) the RV section is already cleared land (and has been for 40 years!). More importantly, the Park has been rich in wildlife for DECADES all while having 100+ RV's visiting on an annual basis.

We submit that these letters of opposition have no basis in fact, and have provided no evidence of the claims they make.

Respectfully submitted.

817-8303436

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

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Respectfully submitted.

John Zacheis

TOW JONES RE.

813 758-7290

# Rome, Ashley

From: Hearings

**Sent:** Friday, May 12, 2023 8:33 AM

**To:** Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)

**Subject:** FW: MM 22-1639

**Attachments:** Support Letters 5-11-23.pdf

From: ericbbade@yahoo.com <ericbbade@yahoo.com>

**Sent:** Thursday, May 11, 2023 11:07 PM

To: Hearings < Hearings@HillsboroughCounty.ORG>

**Subject:** MM 22-1639

External email: Use caution when clicking on links, opening attachments or replying to this email.

Additional support letters.

W∴ Eric Bade Secretary Masonic Park and Youth Camp 813-310-3254



RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

# County Officials:

Looking online at the letters of opposition to the Masonic Park modification request, it seems as though there are only about ½ dozen signed by about two dozen local residents.

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We'd ask the County to view some of these submissions with some skepticism as some seem to be, at best, disingenuous.

Respectfully submitted.

JENN BALE

LUTZ, A 33558

813-316-4319

Hillsborough County Planning and Development Services Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

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Respectfully submitted.

# Rome, Ashley

From: Hearings

**Sent:** Monday, May 22, 2023 8:05 AM

**To:** Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)

**Subject:** FW: MM 22-1639

**Attachments:** Support Letters 5-20-23.pdf

**From:** ericbbade@yahoo.com <ericbbade@yahoo.com>

Sent: Saturday, May 20, 2023 8:33 PM

To: Hearings < Hearings @ Hillsborough County. ORG >

**Subject:** MM 22-1639

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good Morning!

Additional letters of support for MM 22-1639.

Thanks!

W∴ Eric Bade Secretary Masonic Park and Youth Camp 813-310-3254



From: Hearings < Hearings @ Hillsborough County. ORG >

Sent: Friday, May 12, 2023 8:36 AM

To: <a href="mailto:ericbbade@yahoo.com">ericbbade@yahoo.com</a>
Subject: RE: MM 22-1639

Good Morning Mr. Bade,

Thank you for contacting Hillsborough County. Please note that this application is being **continued** to the **06/20/2023** ZHM Hearing at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 at 6:00pm.

We will enter your comments included in your email into the 22-1639 application's record. Please be advised, if you have any further comments or materials to be entered into the records, these must be received by email

(<u>Hearings@HillsboroughCounty.org</u>) by the cutoff date (<u>6/15/2023 by 5:00 p.m</u>.) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to attend the hearing either in person or by virtual participation, please **register one week before the hearing** at the following link <a href="http://hcflgov.net/SpeakUp">http://hcflgov.net/SpeakUp</a>. You can register up to 30 minutes prior to the start of the hearing.

#### **PGM Store Instructions:**

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <a href="https://www.hillsboroughcounty.org/pgm">https://www.hillsboroughcounty.org/pgm</a> to enter the PGM Store. Click on ENTER PGM STORE. The username and password are <a href="public">public</a>. Double-click on Document Repository. To access the information, please enter the tracking number in the box that reads APP/Permit/Tracking #, or by address or folio #, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double-click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. The Tracking, in this case, would be 22-1639.

If you need further information regarding this application, please contact Sam Ball at <a href="mailto:ballf@hillsboroughcounty.org">ballf@hillsboroughcounty.org</a>, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

# **Clare Odell**

# **Planning & Zoning Technician**

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600

E: odellcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

# **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.

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Additional support letters.

W∴ Eric Bade Secretary

# Masonic Park and Youth Camp 813-310-3254



RE: Zoning Application MM 22-1639
Masonic Park and Youth Camp

Wimauma, Florida

To Whom It May Concern:

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The only thing that can keep the Park solvent is revenue and solvency is the best way to ensure that the Park endures and can continue to protect those resources from builders, developers or other entities that will not care for this precious resource as the Masonic Park has done for decades.

Respectfully submitted.

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

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Respectfully submitted.
PATRICK PATERSON
5106 GAINGUILLE DR
TEMPLETERRACE, FL 33617

RE: Zoning Application MM 22-1639

Masonic Park and Youth Camp

Wimauma, Florida

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Davis Blod.

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RE: Zoning Application MM 22-1639

Masonic Park and Youth Camp

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2838 Punpkin Nidge D2 esley Chapel FL 33543

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Hillsborough County Planning and Development Services

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

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PHILP J. SOMMERS

TAMPA FL 33647

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

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Tampa, FL. 33602

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Masonic Park and Youth Camp

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RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma. Florida

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405HIR

22-1639

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RON PARLEH 2907 N. ALBANY AVE TAMPA, FLA 33612

RE:

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22-1639

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Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE: Zoning Application MM 22-1639

Masonic Park and Youth Camp

Wimauma, Florida

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Respectfully submitted.

DWGHT E. BROWN
523 Royal GREENSDA.
Temple Terrace, 12
33612

RE: Zoning Application MM 22-1639

Masonic Park and Youth Camp

Wimauma, Florida

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We'd ask the County to view some of these submissions with some skepticism as some seem to be, at best, disingenuous.

Respectfully submitted.

(BARY Tuttle: 10058 East Focular AVE

Thomotosassa Thi 33592

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

# County Officials:

Looking online at the letters of opposition to the Masonic Park modification request, it seems as though there are only about  $\frac{1}{2}$  dozen signed by about two dozen local residents.

We are also local residents and would like to have the following considered.

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Respectfully submitted.

Diane Rasmus
31349 Shaker Cir
Wesley Chapel, Il 33543

# Rome, Ashley

From: Hearings

**Sent:** Thursday, June 15, 2023 4:22 PM

**To:** Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)

**Subject:** FW: MM 22-1639

**Attachments:** Support Letters 6-15-23.pdf; Support Letters 5-12-23.pdf

From: ericbbade@yahoo.com <ericbbade@yahoo.com>

Sent: Thursday, June 15, 2023 3:37 PM

To: Hearings < Hearings@HillsboroughCounty.ORG>

**Subject:** MM 22-1639

External email: Use caution when clicking on links, opening attachments or replying to this email.

Additional support letters Clare; last set it seems.

Thanks for your work on this.

Eric Bade Secretary Masonic Park and Youth Camp 813-310-3254



**From:** Hearings < <u>Hearings@HillsboroughCounty.ORG</u>>

Sent: Friday, May 12, 2023 8:36 AM

To: <a href="mailto:ericbbade@yahoo.com">ericbbade@yahoo.com</a>
Subject: RE: MM 22-1639

Good Morning Mr. Bade,

Thank you for contacting Hillsborough County. Please note that this application is being **continued** to the **06/20/2023** ZHM Hearing at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 at 6:00pm.

We will enter your comments included in your email into the 22-1639 application's record. Please be advised, if you have any further comments or materials to be entered into the records, these must be received by email (<a href="Mearings@HillsboroughCounty.org">(Hearings@HillsboroughCounty.org</a>) by the cutoff date (<a href="Mearings@HillsboroughCounty.org">6/15/2023 by 5:00 p.m</a>.) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to attend the hearing either in person or by virtual participation, please **register one week before the hearing** at the following link <a href="http://hcflgov.net/SpeakUp">http://hcflgov.net/SpeakUp</a>. You can register up to 30 minutes prior to the start of the hearing.

#### **PGM Store Instructions:**

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <a href="https://www.hillsboroughcounty.org/pgm">https://www.hillsboroughcounty.org/pgm</a> to enter the PGM Store. Click on ENTER PGM STORE. The username and password are <a href="public">public</a>. Double-click on Document Repository. To access the information, please enter the tracking number in the box that reads APP/Permit/Tracking #, or by address or folio #, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double-click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. The Tracking, in this case, would be 22-1639.

If you need further information regarding this application, please contact Sam Ball at <u>ballf@hillsboroughcounty.org</u>, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

# **Clare Odell**

# **Planning & Zoning Technician**

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600

E: odellcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

#### **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: ericbbade@yahoo.com <ericbbade@yahoo.com>

**Sent:** Thursday, May 11, 2023 11:07 PM

To: Hearings < Hearings@HillsboroughCounty.ORG >

**Subject:** MM 22-1639

External email: Use caution when clicking on links, opening attachments or replying to this email.

Additional support letters.

W∴ Eric Bade Secretary Masonic Park and Youth Camp 813-310-3254



05/12/2023

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

# To Whom It May Concern:

The Masonic Youth Park and Camp has existed for more than 50+ years. For many of those years, the Park's RV section was the winter home to 100+ RV'ers from across the United States, with many of those visitors being Masons. Those visitors provided a much-needed income to the local economy, but more importantly, their revenues provided a means for the Park to maintain itself and to complete its primary mission to the kids of the community.

The loss of those RV sites puts the Park at risk of not only being unable to contribute to its charitable causes of the past, but it is also at risk of being unable to maintain itself. Increased insurance, maintenance, equipment, fuel, and other costs have contributed to this situation.

Opponents to allowing a legal use of 120 RV sites have spoken about things like open space, ecological systems and protecting the Little Manatee River, all reasons the Park itself supports, but what they have not spoken to is the lack of factual basis to those concerns. 55+ years ago the Park was formed, and in all of those decades there have been no examples of damages caused by the RV's to the natural resources, the river, the wildlife, traffic or the environment. In fact, the opposite is true. The majority of the Park remains untouched, wildlife is abundant, the water and soil on the property are clean, and all of that while having 100+ RV's on an annual basis.

The only thing that can keep the Park solvent is revenue and solvency is the best way to ensure that the Park endures and can continue to protect those resources from builders, developers or other entities that will not care for this precious resource as the Masonic Park has done for decades.

Respectfully submitted.

12570 RAYAL DUBLEN AVE

ODECCA FL 3355 6

RE: Zoning Application MM 22-1639

Masonic Park and Youth Camp

Wimauma, Florida

We are submitting this letter in support of the Major Modification application submitted by the Masonic Park and Youth Camp.

The Park has provided an incredible place for youth of all ages for many decades. From campers, to Scouts, to volunteer opportunities, the Masons of Hillsborough County have honored their commitment to the community. Not just through their countless charitable contributions, but by protecting the natural resources on the property.

Consider that the majority of the Park remains untouched natural pine, oak and palmetto forest; wildlife abounds; and every effort is made to ensure that the Little Manatee River is protected. This has been the case for more than 50 years, even when the Park had 100+ RV's on site (an RV area that only cover 7 acres of their 200+ acres).

The Managers, volunteers and owners of this non-profit organization are committed to our Youth, our Community, and protecting the land they own, but in order to do this, they need the revenues of the RV section. The cost to maintain and protect the Park has grown exponentially over the past decade and the RV rentals are an environmentally friendly and sustainable way to do so, as evidenced by 30+ years of RV visitors. If the RV's were so damaging, why does the Park retain 120+ untouched acres? Why does it have so much wildlife? Why are there no structures within ½ a mile of the River? It's because of the purposeful preservation of the property.

50+ years of historically proven efforts must be worth something for your consideration. Would a new owner – say a developer or builder – be so dedicated? I believe you know that answer to be no, and then all of the concerns of those opposed to this modification would then sadly actually come true.

A concerned neighbor.

Hillsborough County Planning and Development Services

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp Wimauma, Florida

# County Officials:

Looking online at the letters of opposition to the Masonic Park modification request, it seems as though there are only about ½ dozen signed by about two dozen local residents.

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Respectfully submitted.

Hillsborough County Planning and Development Services

Attn: Sam Ball

503 East Kennedy Blvd., 20th Floor

Tampa, FL. 33602

RE:

Zoning Application MM 22-1639 Masonic Park and Youth Camp

Wimauma, Florida

# To The County Commissioners:

There have been several letters submitted to the County in opposition to the Masonic Park's modification request for legal use of their property for 120 RV's. Some of these letters speak about the importance of "Open Spaces" and "Ecological Systems" yet they completely fail to speak to how the Park's request is detrimental to these ideas.

As to Open Spaces, the Park has 200+ total acres, of which only 14 acres, or 7%, are dedicated to RV use, while the majority of the Park's acreage is untouched. That doesn't seem to indicate a conflict with the County's general goals towards the retention of open spaces. Simple math says more than 100+ acres of "Open Space" remain, and the RV section has been cleared land for several decades! No "open space" is being lost.

As to Ecological Systems, these letters speak about wildlife "being pressured into the Park by residential developments". The irony of these statements is obvious: There ARE many developments, and these developments are pressuring wildlife into other areas, but 1) the Park has 100+ acres to accommodate this wildlife, and 2) the RV section is a substantial distance away from the untouched woods, and 3) the RV section is already cleared land (and has been for 40 years!). More importantly, the Park has been rich in wildlife for DECADES all while having 100+ RV's visiting on an annual basis.

We submit that these letters of opposition have no basis in fact, and have provided no evidence of the claims they make.

Respectfully submitted.

100 CT