# PD Modification Application:MM 23-0617Zoning Hearing Master Date:January 16, 2024BOCC Land Use Meeting Date:March 19, 2024

# **1.0 APPLICATION SUMMARY**

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

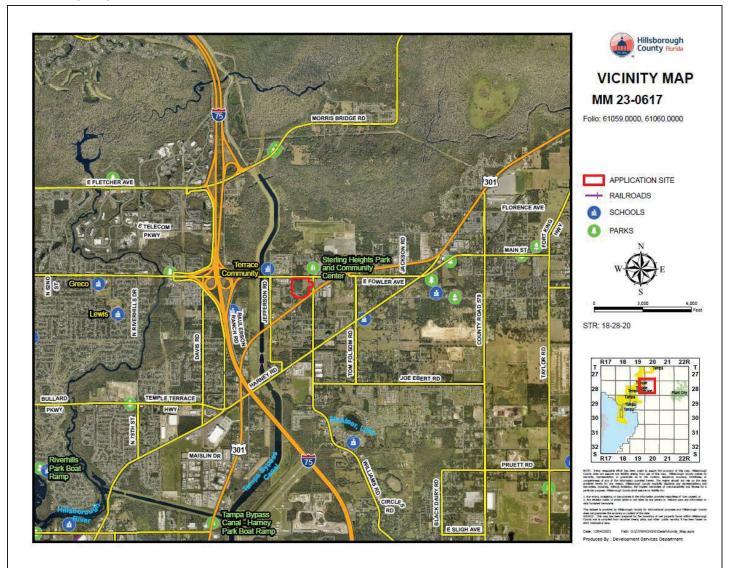
# Introduction Summary:

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

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

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

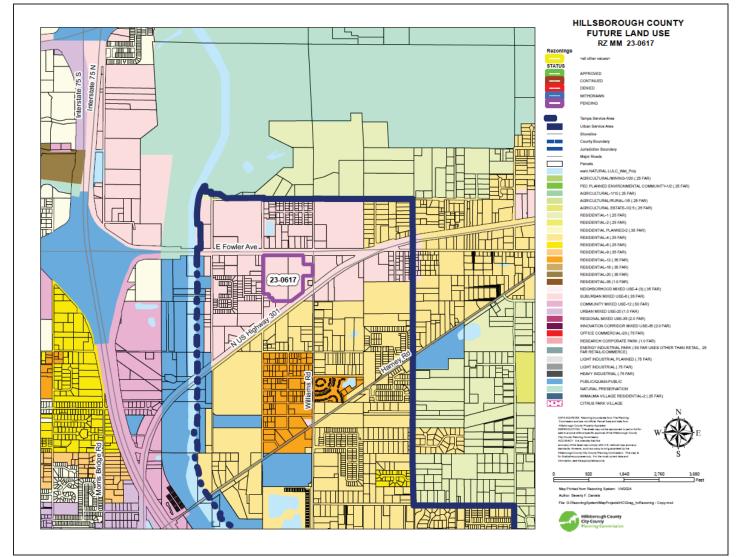
# 2.1 Vicinity Map



# **Context of Surrounding Area:**

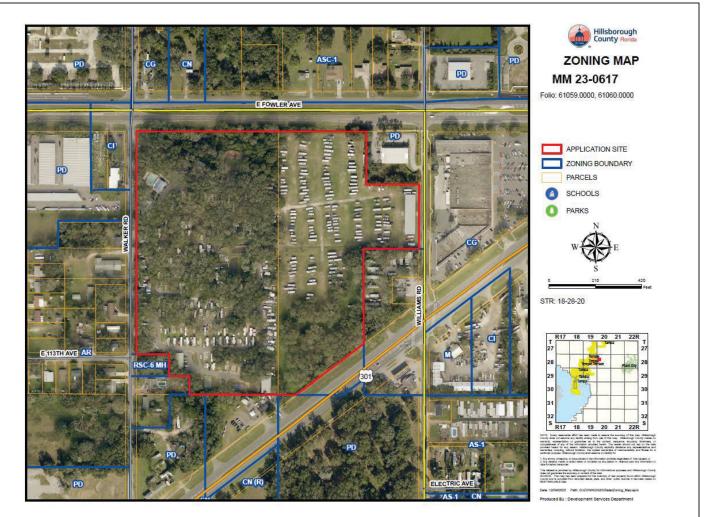
The site is located at 9401 East Fowler Avenue and is located in the Urban Service Area within the limits of the Thonotosassa Community Plan. In the general proximity of the subject site the zoning districts are CG, PD and ASC-1 to the north. To the south is RSC-6, AR, PD and CG. To the east is PD and CG. To the west is Cl, PD, AR, and RSC-6. The surrounding area is predominantly a mixture of residential and commercial uses. There is a church and mini warehouse immediately west of the site.

# 2.2 Future Land Use Map



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

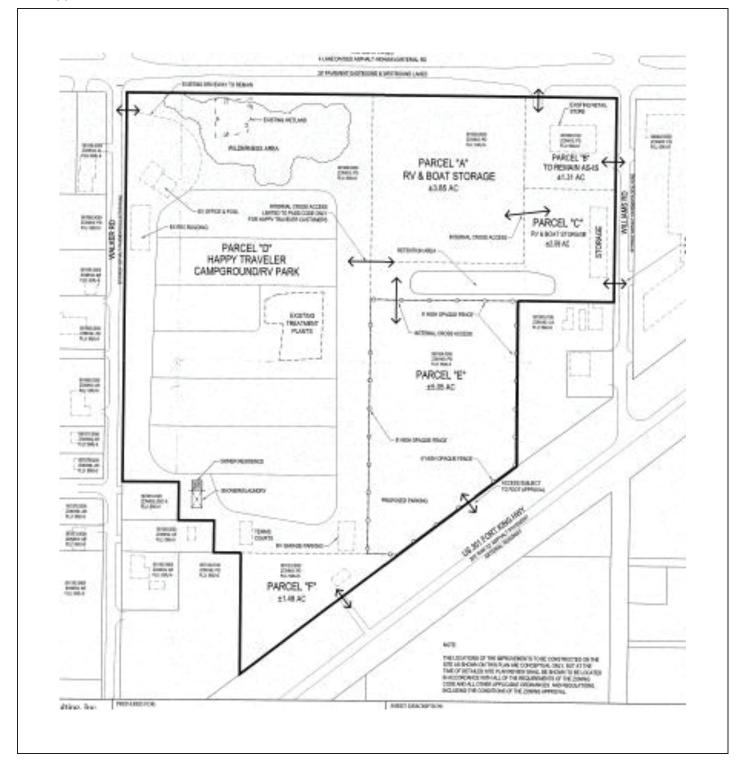
### 2.3 Immediate Area Map



	Adjacent Zonings and Uses						
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:			
North	CG, CN, PD 23-0784, PD 89-0052, ASC-1	CG: 0.27 F.A.R. CN: 0.20 F.A.R. PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: 1 d/u per acre	CG: Commercial CN: Commercial PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: SFR & Ag	CG: Commercial CN: SFR PD 23-0784: SFR PD 89-0052: Commercial ASC-1: SFR			
South	RSC-6, AR, PD 89-0052, PD 02-0215, CG	RSC-6: 6 du/a, AR: 1 du/5ac, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: 0.27 F.A.R.	RSC-6: SFR, AR: SFR & Ag, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: Commercial	RSC-6: SFR, AR: SFR, PD 89-0052: Commercial, PD 02- 0215: Vacant, CG: Commercial			

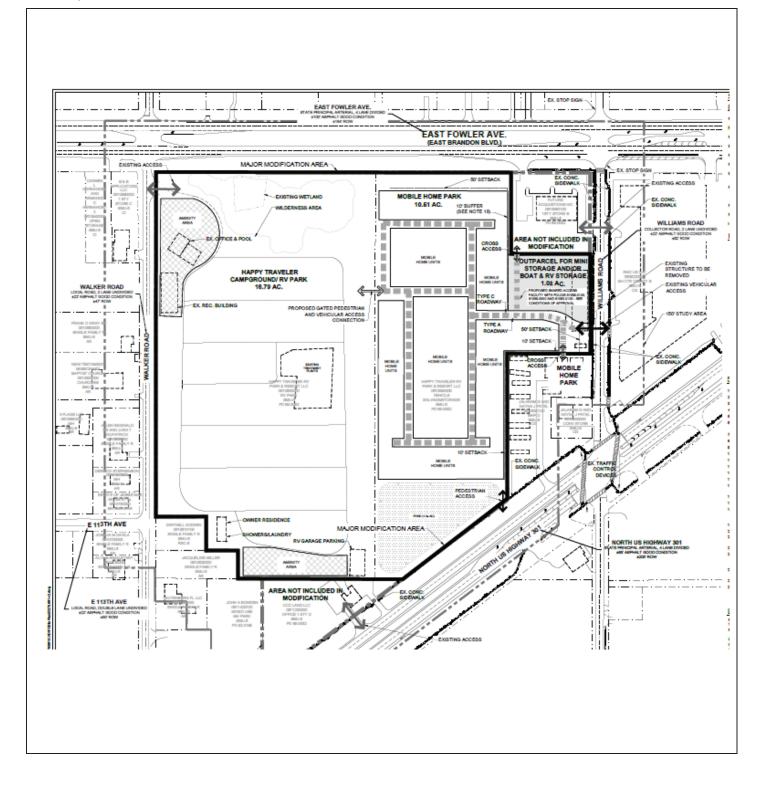
APPLICATION NUMBER:	MM 23-0617			
ZHM HEARING DATE: BOCC LUM MEETING DATE	January 16, 2024 : March 19, 2024		Case Reviewer: Chris Gra	andlienard, AICP
East	PD 89- 0052, CG	PD 89-0052: Per PD, CG: 0.27 F.A.R.	PD 89-0052: Per PD CG: Commercial	PD 89-0052: Commercial CG: Mobile Home Park
West	CI, PD 06- 0452, AR, RSC-6	CI: 0.30 F.A.R., PD 06- 0452: Per PD, AR: 1 du/5ga, RSC-6: 6du/1 ga	CI: Commercial, PD 06- 0452: Per PD, AR: SFR & Ag, RSC-6: SFR	CI: Commercial , PD 06-0452: Mini-Storage, AR: SFR & Church, RSC- 6: SFR

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



APPLICATION NUMBER:	MM 23-0617	
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2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



MM 23-0617 January 16, 2024

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

Adjoining Roadways (c	Adjoining Roadways (check if applicable)							
Road Name	Classification	Current Conditions	Select Future Improvements					
Williams Rd.	County Collector - 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>					
Walker Rd.	County Local - 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	<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 (Modification Area Only)						
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips						
Existing	732	55	74			
Proposed	1,236	88	110			
Difference (+/-)	(+) 504	(+) 33	(+) 36			

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

Connectivity and Cross Access (For Modification Area)						
Project Boundary	Primary Access	Con	Additional nectivity/Access	Cross Access		Finding
North		Vehicular & Pedestrian		None		Meets LDC
South			cular & strian	Vehicular & Pedestrian		Meets LDC
East	х	Vehicular & Pedestrian		None		Meets LDC
West	х	Vehicular & Pedestrian		None		Meets LDC
Design Exception/Adm	inistrative Variand	e 🗆 N	lot applicable for th	nis request		
Road Name/Nature of	Request		Туре		Findi	ng
Williams Rd./ Substandard Rd.			Administrative V Requested	/ariance		ovable
			Choose an item.		Choo	ose an item.
Notes:						

BOCC LUM MEETING DATE:

January 16, 2024 March 19, 2024

Case Reviewer: Chris Grandlienard, AICP

# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental:         Comments Received         Objections Preceived         Conditions Requested         Additional Information/Comments           Environmental Protection Commission         >> Yes         >> Yes         >> No         >> No         >> No           Environmental Services         >> Yes           Conservation & Environ. Lands Mgmt.         >> No         >> No <th>INFORMATION/REVIEWING AGENCY</th> <th></th> <th></th> <th></th> <th></th>	INFORMATION/REVIEWING AGENCY				
Environmental Protection Commission       Image: Yes image:	Environmental:		Objections		
Environmental Services         No         No         No         No         No         No           Conservation & Environ. Lands Mgmt.         No         No         No         No         No           Conservation & Environ. Lands Mgmt.         No         No         No         No         No           Check if Applicable:         Potable Water Wellfield Protection Area         Obtable Water Wellfield Protection Area         No         Adjacent to ELAPP property           Surface Water Resource Protection Area         Objections         Requested         Information/Comments           Public Facilities:         Comments         Conditions         Additional           Transportation         Streac Water & Watewater         Yes         Yes         Yes         Yes           Service Area/ Water & Watewater         Yes         Yes         Yes         Yes         Yes           Surface Graphic Tampa         No         No         No         No         No           Burdena City of Tampa         No         Yes         Yes         Yes         Yes           Inadequate         K-5         Sid-8         Yes         Yes         Yes         Yes           Industrial         Retail - Shopping Center         Warehouse         Mobille Home (1,5	Environmental Protection Commission	🛛 Yes		⊠ Yes	-
Conservation & Environ. Lands Mgmt.       □ No       ⊠ No       ⊠ No         Check if Applicable:       □ Potable Water Wellfield Protection Area         ☑ Wetlands/Other Surface Waters       □ Urban/Suburban/Rural Scenic Corridor         □ Wellhead Protection Area       □ Adjacent to ELAPP property         □ Surface Water Resource Protection Area       ○ Other: Airport Height Restriction 130' AMSL         Public Facilities:       Comments Received       Objections       Conditions       Additional Information/Comments         Transportation       ○       Yes       ○       ○       ○       ○         Off-site Improvements Provided       ○       No       ○       ○       ○       ○         Gurban       City of Tampa       ○       Yes       ○       Yes       ○	Environmental Services				
Swetlands/Other Surface Waters       □ Urban/Suburban/Rural Scenic Corridor         □ Wellhead Protection Area       □ Adjacent to ELAPP property         □ Surface Water Resource Protection Area       □ Other: Airportation 130' AMSL         Public Facilities:       Comments Received       Objections       Conditions Requested       Additional Information/Comments         □ Design Exc./Adm. Variance Requested       □ Yes       □ Yes       □ Yes       □ Yes         □ Urban □ City of Tampa       □ Yes       □ Yes       □ Yes       □ Yes         □ Rural □ City of Tampa       □ Yes       □ Yes       □ Yes       □ Yes         ■ Madquate □ K+5 □ 6+8 □ 9+12 □ N/A       □ Yes       □ Yes       □ Yes       □ Yes         Indequate □ K+5 □ 6+8 □ 9+12 □ N/A       □ Yes       □ Yes       □ Yes       □ Yes         □ Industrial       Retail - Shopping Center       Warehouse       Mobile Home (1,500 sq ft)         (Per 1,000 s.f.)       (Per 1,000 s.f.)       Mobility: \$3,355 per unit         Mobility: \$4,230       Mobility: \$13,562       Mobility: \$1,377       Parks: \$1,957 per unit         Bank w/Drive Thru       Retail - Fast Food w/Drive Thru       Mini-Warehouse       Yes       □ Yes         [Per 1,000 s.f.)       (Per 1,000 s.f.)       (Per 1,000 s.f.)       (Per 1,000 s.f.) <t< td=""><td>Conservation &amp; Environ. Lands Mgmt.</td><td></td><td></td><td></td><td></td></t<>	Conservation & Environ. Lands Mgmt.				
Image: Surface Water Resource Protection Area       Adjacent to ELAPP property         Surface Water Resource Protection Area       Other: Air>ort Height Restriction 130' AMSL         Public Facilities:       Comments Received       Objections       Conditions Requested       Additional Information/Comments         Transportation       Image: Surface Water & Wastewater       Image: Surface	Check if Applicable:	🗌 Potable W	ater Wellfield Pro	tection Area	
Surface Water Resource Protection Area       Other: Airport Height Restriction 130' AMSL         Public Facilities:       Comments Received       Objections       Conditions Requested       Additional Information/Comments         Transportation       Service Area/Math. Variance Requested       Yes       Yes       Yes       Yes         Off-site Improvements Provided       No       No       No       No       No         Service Area/Water & Wastewater       Yes       Yes       Yes       Yes       Yes         Murban       City of Tampa       No       No       No       No       No         Rural       City of Temple Terrace       No       No       No       No       No         Impact/Mobility Fees       Ves       Yes       Yes       Yes       Yes       No         (Various use types allowed. Estimates are a sample of potential development)       Nobility: \$1,377       Nobility: \$3,455 per unit         Mobility: \$4,230       Mobility: \$13,562       Mobility: \$1,377       Parks: \$1,957 per unit         Fire: \$313       Fire: \$313       Fire: \$335 per unit         Bank w/Drive Thru       Retail - Fast Food w/Drive Thru       Mini-Warehouse         (Per 1,000 s.f.)       (Per 1,000 s.f.)       (Per 1,000 s.f.)         (Per 1,00	⊠ Wetlands/Other Surface Waters	🗆 Urban/Su	burban/Rural Scer	nic Corridor	
Surface Water Resource Protection Area       ⊠ Other: Airport Height Restriction 130' AMSL         Public Facilities:       Comments Received       Objections       Conditions Requested       Additional Information/Comments         Transportation       Service Area/Math. Variance Requested       Service Area/Water & Wastewater       Serv	Wellhead Protection Area	-	-		
Public Facilities:       Comments Received       Objections       Conditions Requested       Additional Information/Comments         Transportation       □ <td>□ Surface Water Resource Protection Area</td> <td></td> <td></td> <td></td> <td>SL</td>	□ Surface Water Resource Protection Area				SL
TransportationYesYesYesYesDesign Exc./Adm. Variance Requested $\Im$ Yes $\Im$ No $\Im$ Yes $\Im$ Yes $\square$ NoService Area/ Water & Wastewater $\square$ Yes $\square$ Yes $\square$ Yes $\square$ Yes $\square$ Yes $\square$ Urban $\Box$ ty of Tampa $\square$ Yes $\square$ Yes $\square$ Yes $\square$ Yes $\square$ Yes $\square$ Rural $\Box$ ty of Temple Terrace $\square$ No $\square$ Yes $\square$ Yes $\square$ Yes $\square$ YesHillsborough County School Board $\square$ Yes $\square$ Yes $\square$ Yes $\square$ Yes $\square$ YesAdequate $\square$ K-5 $\square$ G-9-12 $\square$ No $\square$ Yes $\square$ Yes $\square$ YesInadequate $\square$ K-5 $\square$ G-9-12 $\square$ No $\square$ Yes $\square$ Yes $\square$ YesIndustrialRetail - Shopping CenterWarehouseMobility: \$3,355 per unitIndustrialRetail - Shopping CenterYer 1,000 s.f.)Mobility: \$1,377Parks: \$1,957 per unitMobility: \$24,230Mobility: \$13,562Mobility: \$1,377Parks: \$1,957 per unitFire: \$57Fire: \$313Fire: \$314Fire: \$345 per unitBank w/Drive ThruRetail - Fast Food w/Drive ThruMini-Warehouse(Per 1,000 s.f.)(Per 1,000 s.f.)(Per 1,000 s.f.)(Per 1,000 s.f.)Mobility: \$20,610Mobility: \$104,494Mobility: \$275AdditionalInformation/CommentsFire: \$313Fire: \$313CommentsRequestedFire: \$314Fire: \$315ConditionsRequestedInformation/CommentsRequestedInformation/	Public Facilities:	Comments	-	Conditions	Additional
□ Off-site Improvements Provided       □ No       □ No       □ No         Service Area/ Water & Wastewater       □ Yes       □ Yes       □ Yes         □ Urban       □ City of Tampa       □ No       □ No       □ No         □ Rural       □ City of Temple Terrace       □ No       □ No       □ No         Hillsborough County School Board       □ No       □ Yes       □ Yes       □ Yes         Adequate       □ K-5       □ 6-8       □ 9-12       □NA       □ Yes       □ Yes         Impact/Mobility Fees       □ No       □ No       □ No       □ No       □ No         Industrial       Retail - Shopping Center       Warehouse       Mobility: \$3,455 per unit         Mobility: \$4,230       Mobility: \$13,562       Mobility: \$1,377       Parks: \$1,957 per unit         Fire: \$57       Fire: \$313       Fire: \$34       School: \$7,027 per unit         Fire: \$313       Fire: \$313       Fire: \$35       Fire: \$35 per unit         Mobility: \$20,610       Mobility: \$10,494       Mobility: \$725       Fire: \$313         Fire: \$313       Fire: \$313       Fire: \$313       Fire: \$313       Conditional         Received       Received       Findings       Conditional       Information/Comments	Transportation				
□ Off-site Improvements Provided       Improvements Provided       Improvements Provided         Service Area/ Water & Wastewater       Improvements Provided       Improvements Provided       Improvements Provided         Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided         Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided         Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided         Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided         Hillsborough County School Board       Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided         Hillsborough County School Board       Improvements Provided       Improvements Provided       Improvements Provided       Improvements Provided         Hillsborough County School Board       Improvements Provided       Improvements       Improvements       Improvements         Indecipate Provided Prov	⊠ Design Exc./Adm. Variance Requested				
$ \begin{array}{                                    $	Off-site Improvements Provided	LI NO	🖾 No	⊔ No	
Solution□ City of Tampa□ No⊠ No⊠ NoRural□ City of Temple Terrace□ No⊠ No⊠ NoHillsborough County School Board AdequateK-5 ⊠6-8 ⊠9-12 □N/A□ Yes□ YesInadequateK-5 □6-8 □9-12 □N/A□ No⊠ No⊠ NoImpact/Mobility FeesImpact/Mobility FeesWarehouseMobile Home (1,500 sq ft)(Various use types allowed. Estimates are a sample of potential development)Mobile Home (1,500 sq ft)IndustrialRetail - Shopping CenterWarehouseMobility: \$3,455 per unitMobility:\$4,230Mobility: \$13,562Mobility: \$1,377Parks: \$1,957 per unitFire:\$57Fire: \$313Fire: \$34School: \$7,027 per unitBank w/Drive ThruRetail - Fast Food w/Drive ThruMini-WarehouseFire: \$335 per unitMobility:\$20,610Mobility: \$104,494Mobility: \$725Fire: \$313Fire:\$313Fire: \$313Fire: \$32Comprehensive Plan:Comments ReceivedConditions RequestedAdditional Information/Comments	Service Area/ Water & Wastewater				
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Hillsborough County School Board       Imadequate	□Rural □ City of Temple Terrace	∐ No	🖾 No	🖾 No	
Adequate $\boxtimes$ K-5 $\boxtimes$ 6-8 $\boxtimes$ 9-12 $\square$ N/A $\square$ Yes $\square$ Yes $\square$ NoYesInadequateK-5G-8 $\square$ 9-12 $\square$ N/A $\square$ No $\square$ No $\square$ NoImpact/Mobility Fees(Various use types allowed. Estimates are a sample of potential development)Mobile Home (1,500 sq ft)IndustrialRetail - Shopping CenterWarehouseMobile Home (1,500 sq ft)(Per 1,000 s.f.)(Per 1,000 s.f.)(Per 1,000 s.f.)Mobility: \$1,377NoSchool:\$7,027 per unitMobility:\$13,562Mobility: \$1,377Fire:\$35School:Fire:\$313Fire: \$34Bank w/Drive ThruRetail - Fast Food w/Drive ThruMini-Warehouse(Per 1,000 s.f.)(Per 1,000 s.f.)(Per 1,000 s.f.)Mobility:\$20,610Mobility:\$104,494Mobility:\$20,610Mobility:Fire:Fire:\$313Fire:S13Fire:\$21School:Fire:\$104FindingsPlanning CommissionImage Mathematical ReceivedPlanning CommissionImage Mathematical ReceivedImage Mathematical ReceivedFindingsImage Mathematical ReceivedImage ReceivedImage Mathematical R					
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Comprehensive Plan:     Received     Findings     Requested     Information/Comments       Planning Commission     Information (Comments)     Information (Comments)     Information (Comments)	(Various use types allowed. Estimates areIndustrialRetail - Shopping Cent(Per 1,000 s.f.)(Per 1,000 s.f.)Mobility: \$4,230Mobility: \$13,562Fire: \$57Fire: \$313Bank w/Drive ThruRetail - Fast(Per 1,000 s.f.)(Per 1,000 s.f.)Mobility: \$20,610Mobility: \$10	er Wareho (Per 1,00 Mobility Fire: \$34 Food w/Drive f.)	use Mobil 20 s.f.) Mobil 7: \$1,377 Parks: 4 Schoo Fire: \$ 2 Thru Mini-W (Per 1, Mobilit	e Home (1,50 ity: \$3,455 per \$1,957 per u I: \$7,027 per 335 per unit Varehouse 000 s.f.) ty: \$725	er unit Init
Planning Commission	Comprehensive Plan:		Findings		
	Planning Commission	neceiveu		nequested	internationy comments
	-	🛛 Yes	Inconsistent	🗆 Yes	See Planning
$\Box$ Locational Criteria Waiver Requested $\Box$ No $\Box$ Consistent $\Box$ No Commission Report.	□ Locational Criteria Waiver Requested				J
$\Box$ Minimum Density Met $\boxtimes$ N/A					

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

# 5.1 Compatibility

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

The PD is currently approved for RV/boat storage in Parcels A and C, commercial general (CG) uses in Parcels B, RV campground /park site in Parcel D, and contractor office and mini warehouse in Parcel E. The existing approved entitlements will remain as option 1. The request for a major modification is to add a second option for the property with folio# 61059.0000 to develop a 94-unit mobile home park and a maximum of 10,890 square feet of mini storage and boat and RV storage. Option 2 reconfigures Parcels A and E and joins them together. The request utilizes the incentives for the Mixed-Use Policy 19.3 in the Comprehensive Plan for a density bonus, the area for major modification includes 3 separate uses: RV park, mobile home community, and mini warehouse and RV and boat storage.

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

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

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

5.2 Recommendation Approvable, subject to proposed conditions.

# 6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

- 1. Revise the Option 2 Site Data Table to ensure that the Happy Traveler Campground/RV Park specifies the maximum number of units allowed using the language for Parcel D as found within the Land Use Table and associated note on the Option 1 plan sheet.
- 2. <u>Revise the note which reads "Proposed Gated Pedestrian and Vehicular Access Connection" to</u> instead read "Proposed Gated Pedestrian and Vehicular Access Connection with Restrictions – See <u>Conditions of Approval"</u>.
- 3. <u>Modify the labels reading "Cross Access" to instead state "Proposed Access/ Cross-Access Stubout".</u>
- 4. Revise the option 2 Site Data Table for development standards lot area to 2,000 square feet minimum.
- 5. Applicant shall label Parcels as Follows:
  - a. <u>The areas shown on Option 1 as "Parcel B", "Parcel D" and "Parcel F" shall be labeled the</u> <u>same way on the Option 2 plan.</u>
  - b. <u>The +/- 10.51 ac. Mobile Home Park shall be labeled as "Parcel AE"; and,</u>
  - c. <u>The +/- 1.0 ac. Outparcel for Mini Storage and/or Boat & RV Storage shall be labeled as</u> <u>"Parcel CC".</u>
- 6. The applicant shall modify the site data table to show entitlements by Parcel designation.
- 7. Delete the "Development Standards" table. Staff notes that the zoning conditions shall control.

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

These conditions shall apply to Development Option 1:

- 1. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
- 2. All loading docks and trash facilities shall be enclosed pursuant to the buffer and screening standards within the Hillsborough County Land Development Code. Prior to detailed site plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.

- 3. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
- 4. <u>The PD district Development within Option 1</u> shall be permitted the following uses:
  - 4.1 Parcel A Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.
  - 4.2 Parcel B C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
  - 4.3 Parcel C Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.

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

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

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

- 4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.
- 4.5.2 A maximum 0.29 FAR.
- 4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.
- 4.5.4 Maximum height for Parcel E shall be 25 feet.

- 4.5.5 No business activity shall occur outside the buildings.
- 4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.
- 4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.
- 4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.
- 4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.
- 4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.
- 4.6 Parcel F C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
- 5. Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- 6. All roof top mechanical equipment shall be screened from public view.
- 7. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.
- 8. The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.
- 9. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.
- 10. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions. Prior to site development plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
- 11. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.

- 12. The developer shall construct a minimum 5-foot wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
- 13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the fence between parcels shall not be provided between Parcels E and F if FDOT requires consolidation of the Parcel E and Parcel F access driveways and/or if cross access is otherwise required per Section 6.04.03.Q of the Hillsborough County Land Development Code.
- 14. Any access/cross-access between Parcels D and F, and/or Parcels D and E shall be restricted to occupants of the RV Park/Campground within Parcel D.
- 15. Williams Road is a substandard roadway. If access to Williams Road is proposed, the developer will be required to bring portions of the roadways up to current County standards for a Type TS-4 roadway or otherwise obtain a variance through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual Design Standards may be considered through the Public Works Design Exception process.
- <u>16.</u> Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- <u>17.<del>16.</del></u> Parcel A and C storage area parking may remain unpaved; however, the developer will be required to delineate parking spaces using a method acceptable to Hillsborough County. Additionally, such areas shall be maintained such that no erosion or sedimentation occurs either on or off site.
- 18. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction of the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
- 18. 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.
- 19. 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.

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

These conditions shall apply to Development Option 2:

- 25. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
- 26. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
- 27. Development within Option 2 shall be permitted the following uses:
  - 27.1 Parcel AE A Mobile Home Park with a maximum of 94 units.
  - 27.2 Parcel B Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
  - 27.3 Parcel CC A maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.
  - 27.4 Parcel D 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per acre) or provide appropriate proof (i.e. vested rights approval, non-conforming use approval) that the RV park had more than 206 units prior to July 31, 1989.
  - 27.5 Parcel F Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
- <u>17.</u> Development within the area designed as the Happy Traveler Campground/ RV Park (Parcel D) shall be subject to the restrictions/standards/conditions within Option 1 (condition 4.4), above. Development within the areas shown as Parcels B and F shall be subject to the restrictions/standards/conditions within Option 1, above. Notwithstanding the foregoing, access and interconnectivity between these areas may be further restricted as provided herein below.
- <u>18.</u> Development within the +/- 10.51 ac. area designed for Mobile Home Park uses shall be limited to a maximum of 94 mobile home units. Development within the +/- 1 ac. area designated for Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be limited to a maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.
- 28. Prior to Construction Site Plan approval for each increment of development within Parcel F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- 29. All roof top mechanical equipment shall be screened from public view.

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- 30. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors-and Nno storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue, if developed in Parcels B and F.
- 31. Within Parcels B, D and F, the required front yards shall be 35 feet. Within Parcel CC, the required front yard setback shall be 15 feet along Williams Road. Within Parcel AE, the required front yard setback shall be 50-feet along Fowler Ave.
- <u>32. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.</u>

<u>19.33.</u> <u>Mobile Home Park Option 2</u> <u>Development within Parcel AE shall comply with the following development standards:</u>

Maximum Building Height: 35 feet

Minimum Front Yard Setback: 5 feet

Minimum Side Yard Setback: 5 feet

Minimum Rear Yard Setback: 5 feet

Maximum Intensity: 0.25 F.A.R.

Maximum Impervious: 75%

Minimum Lot Area: 2,000 square feet

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

- 34. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.
- 35. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
- 36. The developer shall construct a minimum 5-foot-wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
- <u>37.</u> Any access/cross-access between Parcels D and F, and/or Parcels D and AE shall be restricted to occupants of the RV Park/Campground within Parcel D.

- 38. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- 39. 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.
- 40. 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.
- 41. 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).
- <u>42.</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.
- 43. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- <u>44. All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.</u>
- <u>45.</u> The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- <u>20.46.</u> Access to Parcels AE and CC the +/- 10.51 ac. Mobile Home Park and +/- 1.0 ac. Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be served by and restricted to one (1) access connection to Williams Rd. The developer shall also construct the following:
  - a. One (1) access/cross access connection between the Parcel AEMobile Home Park and area designed on the site plan as the Happy Traveler Campground/RV ParkParcel D. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles and the use of Happy Traveler Campground/RV ParkParcel D residents only (i.e. no other project visitors, guests or

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residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing-compliant location and addresses substandard roadway issues that would also be triggered). The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.

- b. One (1) access/cross access connection along the southern project boundary of Parcel CC (i.e. between folios 61059.0000 and 61063.0100).
- c. One (1) access/cross access connection along the northern project boundary of Parcel CC (i.e. between folios 61059.0000 and 61059.0100).
- 21.47. The developer shall construct internal project "roadways" (i.e. those facilities necessary to support the mobile home uses consistent with Sec. 6.11.110.B.1 of the LDC) pursuant to Notes 25 and 26 within the site notes section of the PD site plan. Those portions of internal project facilities designed as "Type A Roadway" on the PD site plan shall be considered Shared Access Facilities (with folios 61059.0100, 61059.0000 and 61063.0100. The developer shall record in the Official Records of Hillsborough County an easement and/or any other agreements necessary over the Shared Access Facility to permits the owner of the above referenced folios to take vehicular access through the subject PD, in the event those properties redevelop<sub>3</sub>.
- <u>22.48.</u> Construction access shall be limited to the Walker Rd. access as shown on the PD site  $plan_{\overline{32}}$ . The developer shall include a note in each site/construction plan submittal which indicates same.
- 23.49. If MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.

These conditions shall apply to both Development Options:

- 24. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- 25. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
- <u>26.</u> <u>All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the County.</u>

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- 27. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- 28. All new buildings and uses, except for single family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
- <u>29.</u> <u>The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.</u>
- <u>30.</u> Within 90 days of approval of PRS 18-0407 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.
- 31. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 32. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 33. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 34. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- <u>35.</u> <u>Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending</u> <u>formal agency jurisdictional determinations of wetland and other surface water boundaries and approval</u> <u>by the appropriate regulatory agencies.</u>

ZHM HEARING DATE: BOCC LUM MEETING DATE:

January 16, 2024 March 19, 2024

**Zoning Administrator Sign Off:** 

Brian Grady Wed Jan 17 2024 13:13:04

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

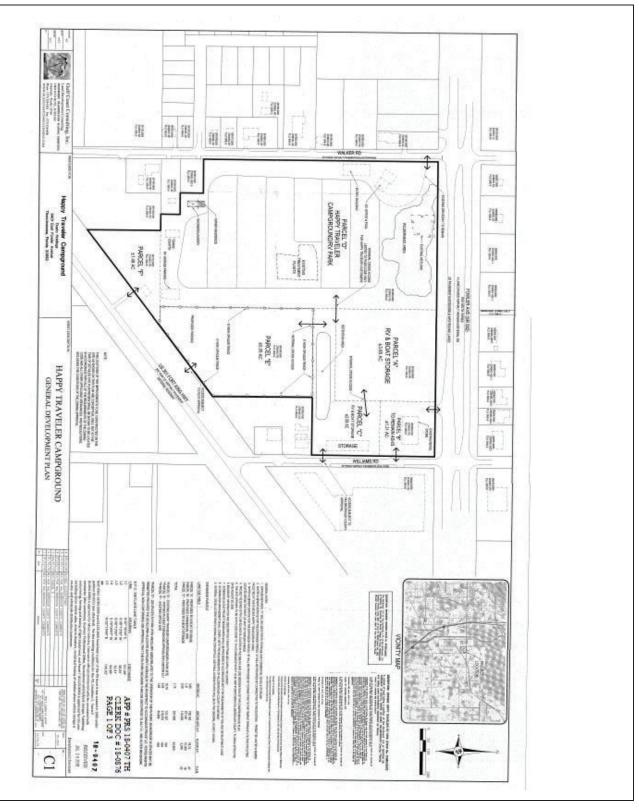
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

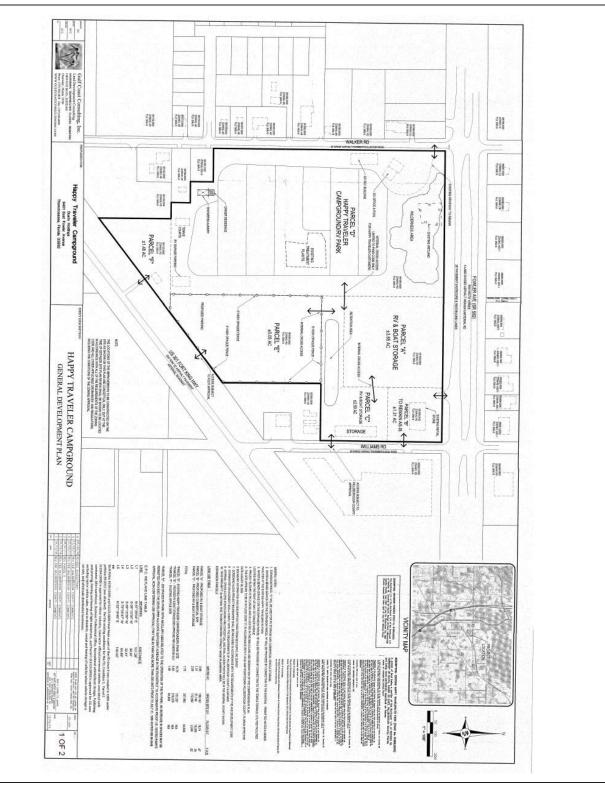
# 8.0 SITE PLANS (FULL)

# 8.1.1 Approved Site Plans (Full)



# 8.0 SITE PLANS (FULL)

# 8.2.1 Proposed Site Plan (Full)

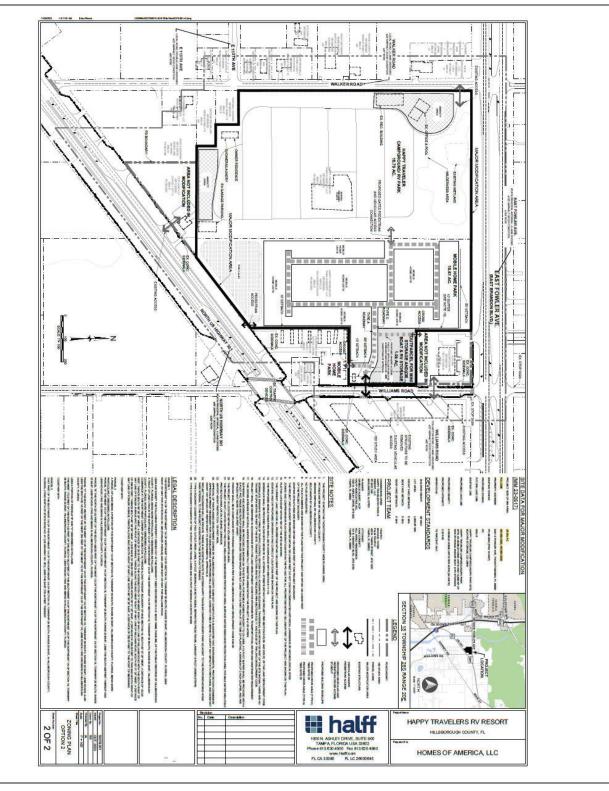


BOCC LUM MEETING DATE:

January 16, 2024 March 19, 2024

# 8.0 SITE PLANS (FULL)

# 8.2.2 Proposed Site Plan (Full)



Case Reviewer: Chris Grandlienard, AICP

DATE: 12/09/2023

## 9.0 FULL TRANSPORTATION REPORT (see following pages)

# AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	
REVIEWER: James Ratliff, AICP, PTP, Principal Planner	

PLANNING AREA/SECTOR: TH/ Central

AGENCY/DEPT: Transportation

PETITION NO: MM 23-0617

This agency has no comments.

This agency has no objection.

X This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

### NEW AND REVISED CONDITIONS

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

These conditions shall apply to Development Option 1:

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

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

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

### 4.5 Parcel E

4.5.1 Shall permit the following uses:

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

- 4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.
- 4.5.2 A maximum 0.29 FAR.
- 4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.
- 4.5.4 Maximum height for Parcel E shall be 25 feet.
- 4.5.5 No business activity shall occur outside the buildings.
- 4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.
- 4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.
- 4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.
- 4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.
- 4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.
- 4.6 Parcel F C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
- Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- All roof top mechanical equipment shall be screened from public view.
- All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.
- The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.
- 7. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.

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

	the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and
	ordinances of Hillsborough County.
22	Within 00 days of annual of DPS 18 0407 has the Hillshammels County Read of County Country Cou
	the developer shall submit to the Development Services Department a revised General Development Plan
	for certification reflecting all the conditions outlined above.
24.	Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute guarantee that there will be public facilities at the time of application for subsequent development orders o
There	e conditions shall apply to Development Option 2:
Thes	e conditions such apply to Development Option 2:
	Development within the area designed as the Happy Traveler Campground/ RV Park shall be subject to the estrictions/standards/conditions within Option 1, above. Development within the areas shown as Parcels B and F shall be subject to the restrictions/standards/conditions within Option 1, above. Notwritistanding the pressions, access and interconnectivity between these areas may be further restricted as provided herein below
	Development within the +/- 10.5] ac, area designed for Mobile Home Park uses shall be limited to a maximum of 92 mobile home units. Development within the +/- 1 ac, area designated for Outporcel for Mini-Storage and/or Boat and RV Storage uses shall be limited to a maximum of 10.890 s.f. of mini-warehouse uses and/or 1.0 ac, of open storage uses for Boats and RVs.
1	Access to the +/- 10.51 sc. Mobile Home Park and +/- 1.0 sc. Outwarcel for Mim-Storage and/or Bost and RV Storage uses shall be served by and restricted to one (1) access connection to Williams Rd. The developer hall also construct the following:
	a One (1) access/orosy access connection between the Mobile Home Park and area designed on the site plan as the Happy Traveler Comparound/RV Park. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fue Marshall, and such gate shall be restricted to emergency vehicles and the use of Happy Traveler Comparound/RV Park residents only (i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd, access to a Sec. 6.04.07 spacing-compliant location and addresses unbstandard roadway issues that would also be triggered). The developer may also gate the pedestriar connection, however, such gate/connection shall be available for the daily use of project residents.
	b. One (1) access/cross access connection along the southern project boundary (i.e. between folios 61059,0000 and 61063,0100).
	<ul> <li>One (1) access/cross access connection along the northern project boundary (i.e. between folios 61059 0000 and 61059 0100)</li> </ul>
	The developer shall construct internal project "roadways" (i.e. those facilities necessary to support the mobile some uses consistent with Sec. 6.11.110 B 1 of the LDC) pursuant to Note. 25 and 26 within the site notes section of the PD site plan. Those portions of internal project facilities designed as "Type A Roadway" on the PD site plan shall be considered Shared Access Facilities (with folios 61059.0100, 61059.0000 and 61063.0100. The developer shall record in the Official Records of Hillsborough County an easement and/or my other agreements necessary over the Shared Access Facility to permits the owner of the above referenced folios to take vehicular access through the subject PD, in the event those properties redevelop.
	onstruction access shall be limited to the Walker Rd. access as shown on the PD site plan. The developer shal aclude a note in each site construction plan submittal which indicates same.
E	(MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02 B. Administrative Variance dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County insincer (on October 27, 2023). Approval Of this Administrative Variance will wave the Williams Rd ubstandard road improvements required by Sec. 6.04.03.1, of the LDC.

These conditions shall apply to both Development Options:

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

### Other Conditions

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

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

### PROJECT SUMMARY AND ANALYSIS

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

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

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

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

Approved Uses (Modification Area Only):

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

### Proposed Uses (Modification Area Only):

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

### Trip Generation Difference:

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

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

### SITE ACCESS AND CONNECTIVITY

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

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

### ADMINISTRATIVE VARIANCE - WILLIAMS RD. SUBSTANDARD ROAD

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

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

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

# ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Williams Rd.	Sligh Ave.	Fowler Ave.	С	С

Source: Hillsborough County 2020 Level of Service Report.

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

Received October 12, 2023 Development Services



# Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>Technical Manual Design Exception Request</li> <li>Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>
Submittal Type (check one)	New Request Revised Request Additional Information
Submittal Number and	1. AV - Williams Rd 4.
Description/Running History (check one and complete text box	× 2. Updated AV - Williams Rd 5.
using instructions provided below)	3. 6.
submittal number/name to each separate request number previously identified. It is critical that the a	uests (whether of the same or different type), please use the above fields to assign a unique t. Previous submittals relating to the same project/phase shall be listed using the name and pplicant reference this unique name in the request letter and subsequent filings/correspondence. al information related to a previously submitted request, then the applicant would check the
Project Name/ Phase Happy Traveler	s MHP
Important: The name selected must be used on all f If request is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. I list that phase.
Folio Number(s) 061059-0000, 0	61060-0000
	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided	p to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Vicki Castro, P.E.
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
Current Property Zoning Designation	
Designation. Typing "N/A" or "Unknown" will result County Zoning Atlas, which is available at <u>https://m</u>	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough <u>aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</u> . For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	MM 23-0617
	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	N/A
	ter for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision ns. If no project number exists, please type "N/A" or "Not Applicable".
	1 of 1 05/2020

23-0617

Case Reviewer: Chris Grandlienard, AICP

Received October 12, 2023 Development Services



October 05, 2023 Revised October 11, 2023

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

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

Dear Mr. Williams:

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

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

The project proposes to have the following access:

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

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

### a) There is unreasonable burden on the applicant

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

400 North Tampa Street, 15<sup>th</sup> Floor, Tampa, FL 33602 Ph: (813) 296-2595 www.palmtraffic.com

23-0617

### **Ratliff**, James

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

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

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

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

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

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

Mike

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

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

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

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

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

Case Reviewer: Chris Grandlienard, AICP

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

Hello Mike,

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

myates@palmtraffic.com myates@palmtraffic.com jalbert@halff.com grandlienardc@hillsboroughcounty.org ratliffja@hillsboroughcounty.org

Best Regards,

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

P: (813) 276-8364 E: <u>tirados@HCFLGov.net</u> W: <u>HCFLGov.net</u>

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.

BOCC LUM MEETING DATE:

January 16, 2024 March 19, 2024

Case Reviewer: Chris Grandlienard, AICP

Received October 12, 2023 Development Services

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

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

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

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

#### Without the variance, reasonable access cannot be provided.

The proposed project will have one (1) full access to Williams Road, aligning with the middle commerical driveway to the east<sup>rd</sup> Street NE. Again, without the variance, reasonable access cannot be provided..

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

Digitally signed by

Vicki L Castro Date: 2023.10.11

16:16:35 -04'00'

Sincerely,

Vicki L Castro 🧹

Vicki L Castro, P.E. Principal

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

\_\_\_\_\_Disapproved \_\_\_\_\_\_Approved with Conditions \_\_\_\_

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

Sincerely,

Approved

Michael J. Williams Hillsborough County Engineer

400 North Tampa Street, 15<sup>th</sup> Floor, Tampa, FL 33602 Ph: (813) 296-2595 www.palmtraffic.com

23-0617



APPLICATION NUMBER:	MM 23-0617
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Case Reviewer: Chris Grandlienard, AICP

Received October 12, 2023 Development Services



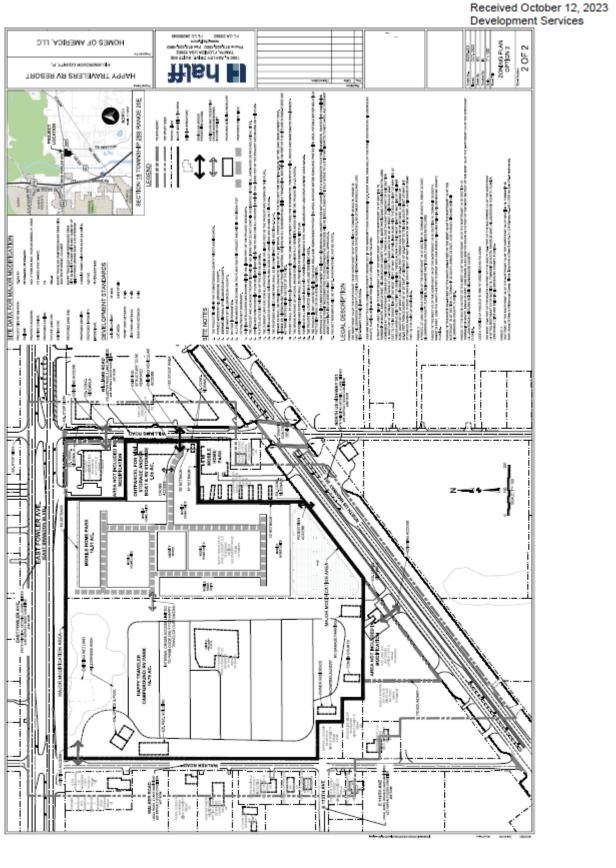
# Figure 1. Location Map

# 23-0617

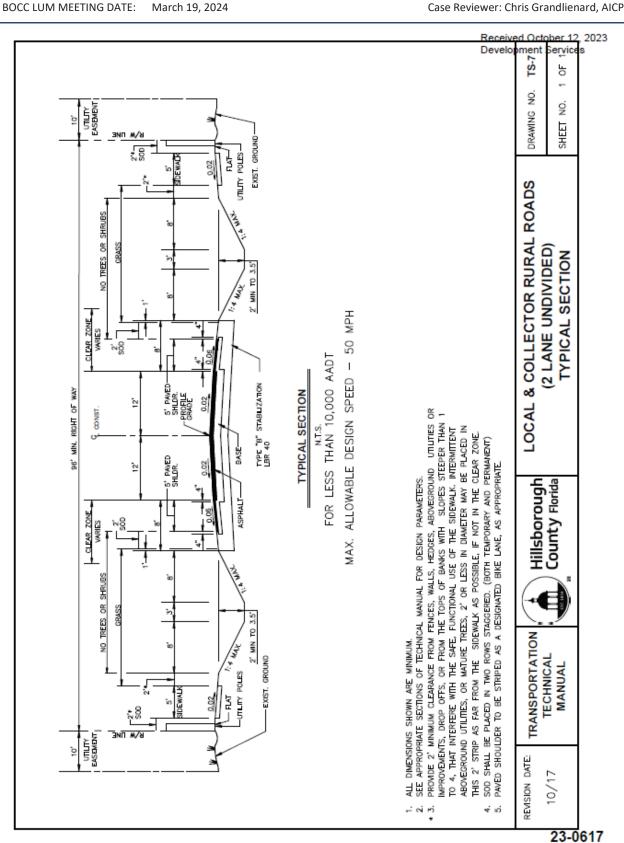
#### APPLICATION NUMBER: MM 23-0617

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

#### Case Reviewer: Chris Grandlienard, AICP







ZHM HEARING DATE:

MM 23-0617

# COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	MM 23-0617
Hearing date:	January 16, 2024
Applicant:	Happy Traveler RV Park & Resort LLC
Request:	Major Modification to Planned Development 89-0052
Location:	9401 E. Fowler Avenue, Tampa
Parcel size:	28.30 acres +/-
Existing zoning:	PD 89-0052
Future land use designation:	SMU-6 (6 du/ga; 0.25/0.35/0.5 FAR)
Service area:	Urban
Community planning area:	Thonotosassa Community Plan

# A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

# PD Modification Application:MM 23-0617Zoning Hearing Master Date:January 16, 2024BOCC Land Use Meeting Date:March 19, 2024

#### **1.0 APPLICATION SUMMARY**

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

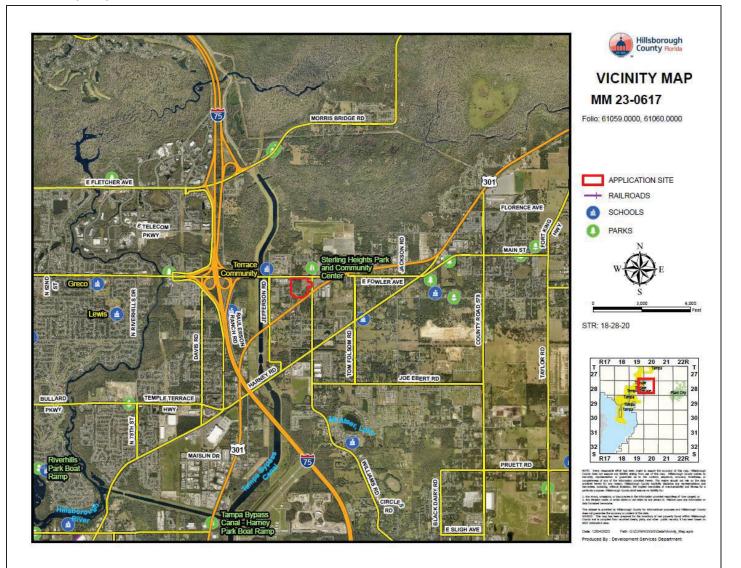
# Introduction Summary:

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

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

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

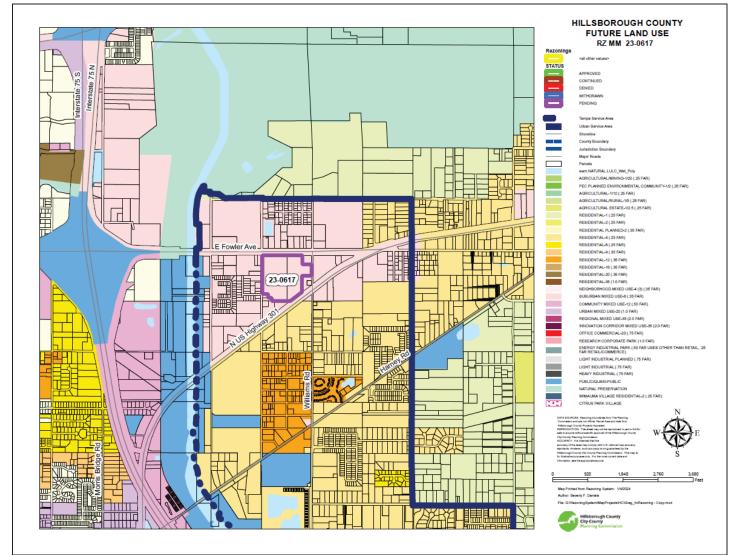
#### 2.1 Vicinity Map



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

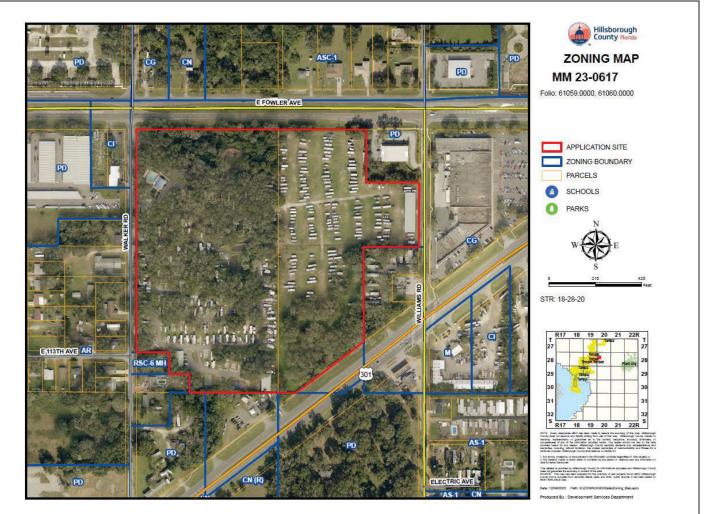
The site is located at 9401 East Fowler Avenue and is located in the Urban Service Area within the limits of the Thonotosassa Community Plan. In the general proximity of the subject site the zoning districts are CG, PD and ASC-1 to the north. To the south is RSC-6, AR, PD and CG. To the east is PD and CG. To the west is Cl, PD, AR, and RSC-6. The surrounding area is predominantly a mixture of residential and commercial uses. There is a church and mini warehouse immediately west of the site.

#### 2.2 Future Land Use Map



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

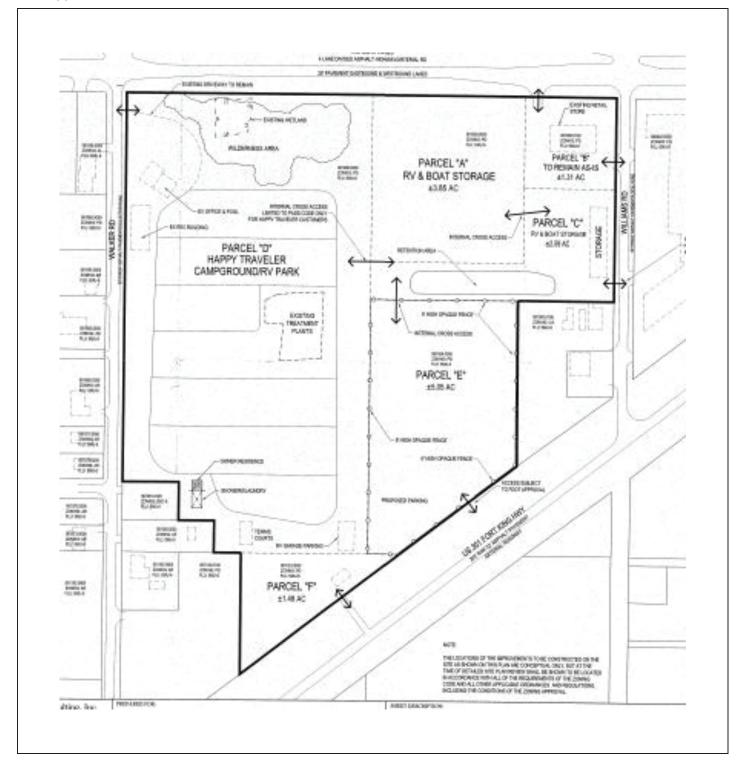
#### 2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG, CN, PD 23-0784, PD 89-0052, ASC-1	CG: 0.27 F.A.R. CN: 0.20 F.A.R. PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: 1 d/u per acre	CG: Commercial CN: Commercial PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: SFR & Ag	CG: Commercial CN: SFR PD 23-0784: SFR PD 89-0052: Commercial ASC-1: SFR
South	RSC-6, AR, PD 89-0052, PD 02-0215, CG	RSC-6: 6 du/a, AR: 1 du/5ac, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: 0.27 F.A.R.	RSC-6: SFR, AR: SFR & Ag, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: Commercial	RSC-6: SFR, AR: SFR, PD 89-0052: Commercial, PD 02- 0215: Vacant, CG: Commercial

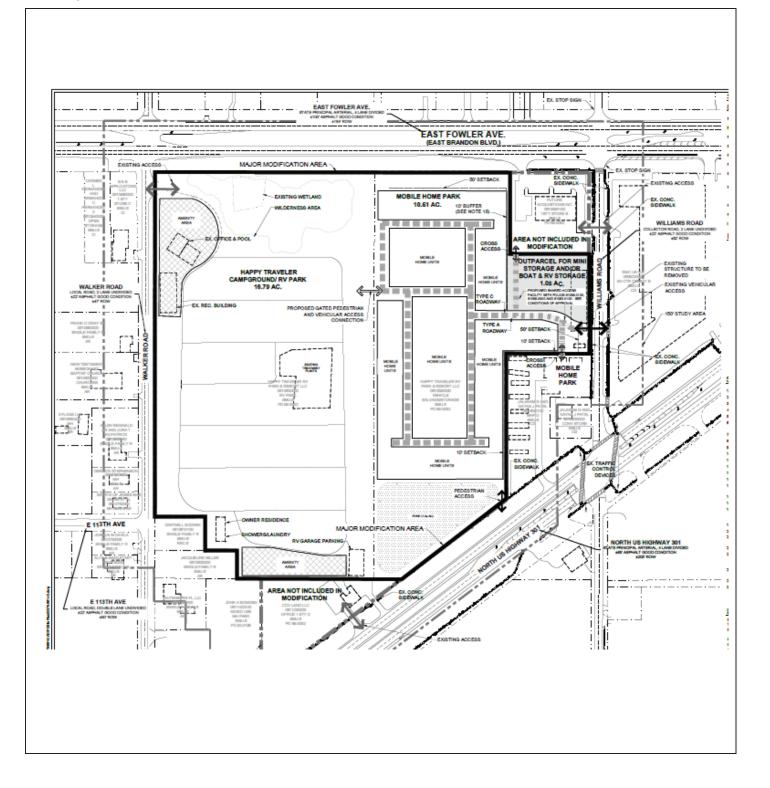
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East	PD 89- 0052, CG	PD 89-0052: Per PD, CG: 0.27 F.A.R.	PD 89-0052: Per PD CG: Commercial	PD 89-0052: Commercial CG: Mobile Home Park
West	CI, PD 06- 0452, AR, RSC-6	CI: 0.30 F.A.R., PD 06- 0452: Per PD, AR: 1 du/5ga, RSC-6: 6du/1 ga	CI: Commercial,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

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



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



MM 23-0617 January 16, 2024

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Williams Rd.	County Collector - Rural	2 Lanes ⊠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>	
Walker Rd.	County Local - 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	<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 (Modification Area Only) $\Box$ Not applicable for this request					
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	732	55	74		
Proposed	1,236	88	110		
Difference (+/-)	(+) 504	(+) 33	(+) 36		

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

Connectivity and Cross Access (For Modification Area)						
Project Boundary	Primary Access	Additional Connectivity/Access		Cross Access		Finding
North		Vehicular & Pedestrian		None		Meets LDC
South		Vehicular & Pedestrian		Vehicular & Pedestrian		Meets LDC
East	х	Vehicular & Pedestrian		None		Meets LDC
West	х	Vehicular & Pedestrian		None		Meets LDC
Design Exception/Adm	inistrative Variand	e 🗆 N	lot applicable for th	nis request		
Road Name/Nature of Request			Туре		Finding	
Williams Rd./ Substandard Rd.		Administrative Variance Requested		Approvable		
			Choose an item.		Choose an item.	
Notes:						

BOCC LUM MEETING DATE:

January 16, 2024 March 19, 2024

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# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	Wetlands present	
Environmental Services	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No		
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No		
Check if Applicable:	Potable Water Wellfield Protection Area				
⊠ Wetlands/Other Surface Waters	Urban/Suburban/Rural Scenic Corridor				
Wellhead Protection Area	Adjacent to ELAPP property				
□ Surface Water Resource Protection Area	☑ Other: Airport Height Restriction 130' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Transportation					
🛛 Design Exc./Adm. Variance Requested	⊠ Yes	□ Yes	⊠ Yes		
Off-site Improvements Provided	🗆 No	🖾 No	🗆 No		
Service Area/ Water & Wastewater					
⊠Urban □ City of Tampa	⊠ Yes □ No	□ Yes	□ Yes		
Rural     City of Temple Terrace		🖾 No	🖾 No		
Hillsborough County School Board	⊠ Yes □ No				
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A		🗆 Yes	🗆 Yes		
Inadequate		🖾 No	🖾 No		
Impact/Mobility Fees					
(Various use types allowed. Estimates are a sample of potential development)IndustrialRetail - Shopping CenterWarehouseMobile Home (1,500 sq ft)(Per 1,000 s.f.)(Per 1,000 s.f.)(Per 1,000 s.f.)Mobility: \$3,455 per unitMobility: \$4,230Mobility: \$13,562Mobility: \$1,377Parks: \$1,957 per unitFire: \$57Fire: \$313Fire: \$34School: \$7,027 per unitFire: \$35 per unitFire: \$35 per unitFire: \$35 per unit					
(Per 1,000 s.f.)(Per 1,000 s.Mobility: \$20,610Mobility: \$10	4,494 Mobility: \$725				
Fire: \$313 Fire: \$313		Fire: \$32			
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments	
Planning Commission					
$oxtimes$ Meets Locational Criteria $\Box$ N/A	🖾 Yes	🗆 Inconsistent	🗆 Yes	See Planning	
Locational Criteria Waiver Requested	🗆 No	🛛 Consistent	🖾 No	Commission Report.	
$\Box$ Minimum Density Met $\boxtimes$ N/A					

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

## 5.1 Compatibility

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

The PD is currently approved for RV/boat storage in Parcels A and C, commercial general (CG) uses in Parcels B, RV campground /park site in Parcel D, and contractor office and mini warehouse in Parcel E. The existing approved entitlements will remain as option 1. The request for a major modification is to add a second option for the property with folio# 61059.0000 to develop a 94-unit mobile home park and a maximum of 10,890 square feet of mini storage and boat and RV storage. Option 2 reconfigures Parcels A and E and joins them together. The request utilizes the incentives for the Mixed-Use Policy 19.3 in the Comprehensive Plan for a density bonus, the area for major modification includes 3 separate uses: RV park, mobile home community, and mini warehouse and RV and boat storage.

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

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

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

5.2 Recommendation Approvable, subject to proposed conditions.

## 6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

- 1. <u>Revise the Option 2 Site Data Table to ensure that the Happy Traveler Campground/RV Park</u> <u>specifies the maximum number of units allowed using the language for Parcel D as found within</u> <u>the Land Use Table and associated note on the Option 1 plan sheet.</u>
- 2. <u>Revise the note which reads "Proposed Gated Pedestrian and Vehicular Access Connection" to</u> <u>instead read "Proposed Gated Pedestrian and Vehicular Access Connection with Restrictions – See</u> <u>Conditions of Approval".</u>
- 3. <u>Modify the labels reading "Cross Access" to instead state "Proposed Access/ Cross-Access Stubout".</u>
- 4. Revise the option 2 Site Data Table for development standards lot area to 2,000 square feet minimum.
- 5. Applicant shall label Parcels as Follows:
  - a. <u>The areas shown on Option 1 as "Parcel B", "Parcel D" and "Parcel F" shall be labeled the</u> <u>same way on the Option 2 plan.</u>
  - b. <u>The +/- 10.51 ac. Mobile Home Park shall be labeled as "Parcel AE"; and,</u>
  - c. <u>The +/- 1.0 ac. Outparcel for Mini Storage and/or Boat & RV Storage shall be labeled as</u> <u>"Parcel CC".</u>
- 6. The applicant shall modify the site data table to show entitlements by Parcel designation.
- 7. Delete the "Development Standards" table. Staff notes that the zoning conditions shall control.

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

These conditions shall apply to Development Option 1:

- 1. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
- 2. All loading docks and trash facilities shall be enclosed pursuant to the buffer and screening standards within the Hillsborough County Land Development Code. Prior to detailed site plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.

- 3. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
- 4. <u>The PD district Development within Option 1</u> shall be permitted the following uses:
  - 4.1 Parcel A Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.
  - 4.2 Parcel B C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
  - 4.3 Parcel C Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.

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

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

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

- 4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.
- 4.5.2 A maximum 0.29 FAR.
- 4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.
- 4.5.4 Maximum height for Parcel E shall be 25 feet.

- 4.5.5 No business activity shall occur outside the buildings.
- 4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.
- 4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.
- 4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.
- 4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.
- 4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.
- 4.6 Parcel F C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
- 5. Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- 6. All roof top mechanical equipment shall be screened from public view.
- 7. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.
- 8. The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.
- 9. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.
- 10. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions. Prior to site development plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
- 11. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.

- 12. The developer shall construct a minimum 5-foot wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
- 13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the fence between parcels shall not be provided between Parcels E and F if FDOT requires consolidation of the Parcel E and Parcel F access driveways and/or if cross access is otherwise required per Section 6.04.03.Q of the Hillsborough County Land Development Code.
- 14. Any access/cross-access between Parcels D and F, and/or Parcels D and E shall be restricted to occupants of the RV Park/Campground within Parcel D.
- 15. Williams Road is a substandard roadway. If access to Williams Road is proposed, the developer will be required to bring portions of the roadways up to current County standards for a Type TS-4 roadway or otherwise obtain a variance through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual Design Standards may be considered through the Public Works Design Exception process.
- <u>16.</u> Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- <u>17.<del>16.</del></u> Parcel A and C storage area parking may remain unpaved; however, the developer will be required to delineate parking spaces using a method acceptable to Hillsborough County. Additionally, such areas shall be maintained such that no erosion or sedimentation occurs either on or off site.
- 18. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction of the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
- 18. 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.
- 19. 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.

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

These conditions shall apply to Development Option 2:

- 25. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
- 26. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
- 27. Development within Option 2 shall be permitted the following uses:
  - 27.1 Parcel AE A Mobile Home Park with a maximum of 94 units.
  - <u>27.2</u> Parcel B Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
  - 27.3 Parcel CC A maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.
  - 27.4 Parcel D 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per acre) or provide appropriate proof (i.e. vested rights approval, non-conforming use approval) that the RV park had more than 206 units prior to July 31, 1989.
  - 27.5 Parcel F Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
- <u>17.</u> Development within the area designed as the Happy Traveler Campground/ RV Park (Parcel D) shall be subject to the restrictions/standards/conditions within Option 1 (condition 4.4), above. Development within the areas shown as Parcels B and F shall be subject to the restrictions/standards/conditions within Option 1, above. Notwithstanding the foregoing, access and interconnectivity between these areas may be further restricted as provided herein below.
- <u>18.</u> Development within the +/- 10.51 ac. area designed for Mobile Home Park uses shall be limited to a maximum of 94 mobile home units. Development within the +/- 1 ac. area designated for Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be limited to a maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.
- 28. Prior to Construction Site Plan approval for each increment of development within Parcel F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- 29. All roof top mechanical equipment shall be screened from public view.

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- 30. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors--and Nno storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue-, if developed in Parcels B and F.
- 31. Within Parcels B, D and F, the required front yards shall be 35 feet. Within Parcel CC, the required front yard setback shall be 15 feet along Williams Road. Within Parcel AE, the required front yard setback shall be 50-feet along Fowler Ave.
- <u>32. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.</u>

<u>19.33.</u> <u>Mobile Home Park Option 2</u> Development within Parcel AE shall comply with the following <u>development standards:</u>

Maximum Building Height: 35 feet

Minimum Front Yard Setback: 5 feet

Minimum Side Yard Setback: 5 feet

Minimum Rear Yard Setback: 5 feet

Maximum Intensity: 0.25 F.A.R.

Maximum Impervious: 75%

Minimum Lot Area: 2,000 square feet

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

- 34. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.
- 35. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
- 36. The developer shall construct a minimum 5-foot-wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
- <u>37.</u> Any access/cross-access between Parcels D and F, and/or Parcels D and AE shall be restricted to occupants of the RV Park/Campground within Parcel D.

- 38. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- 39. 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.
- 40.The construction and location of any proposed wetland impacts are not approved by this correspondencebut shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailedin Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to<br/>accomplish reasonable use of the subject property.
- 41. 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).
- <u>42.</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.
- 43. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- <u>44. All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.</u>
- <u>45.</u> The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- 20.46. Access to Parcels AE and CC the +/- 10.51 ac. Mobile Home Park and +/- 1.0 ac. Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be served by and restricted to one (1) access connection to Williams Rd. The developer shall also construct the following:
  - a. One (1) access/cross access connection between the Parcel AEMobile Home Park and area designed on the site plan as the Happy Traveler Campground/RV ParkParcel D. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles and the use of Happy Traveler Campground/RV ParkParcel D residents only (i.e. no other project visitors, guests or

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residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing-compliant location and addresses substandard roadway issues that would also be triggered). The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.

- b. One (1) access/cross access connection along the southern project boundary of Parcel CC (i.e. between folios 61059.0000 and 61063.0100).
- c. One (1) access/cross access connection along the northern project boundary of Parcel CC (i.e. between folios 61059.0000 and 61059.0100).
- 21.47. The developer shall construct internal project "roadways" (i.e. those facilities necessary to support the mobile home uses consistent with Sec. 6.11.110.B.1 of the LDC) pursuant to Notes 25 and 26 within the site notes section of the PD site plan. Those portions of internal project facilities designed as "Type A Roadway" on the PD site plan shall be considered Shared Access Facilities (with folios 61059.0100, 61059.0000 and 61063.0100. The developer shall record in the Official Records of Hillsborough County an easement and/or any other agreements necessary over the Shared Access Facility to permits the owner of the above referenced folios to take vehicular access through the subject PD, in the event those properties redevelop<sub>3</sub>.
- <u>22.48.</u> Construction access shall be limited to the Walker Rd. access as shown on the PD site  $plan_{\overline{32}}$ . The developer shall include a note in each site/construction plan submittal which indicates same.
- 23.49. If MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.

These conditions shall apply to both Development Options:

- 24. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- 25. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction of approval from the Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
- <u>26.</u> <u>All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the County.</u>

Case Reviewer: Chris Grandlienard, AICP

- 27. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- 28. All new buildings and uses, except for single family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
- <u>29.</u> <u>The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.</u>
- <u>30.</u> Within 90 days of approval of PRS 18-0407 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.
- 31. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 32. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 33. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 34. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- <u>35.</u> <u>Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending</u> <u>formal agency jurisdictional determinations of wetland and other surface water boundaries and approval</u> <u>by the appropriate regulatory agencies.</u>

ZHM HEARING DATE: BOCC LUM MEETING DATE:

January 16, 2024 March 19, 2024

Case Reviewer: Chris Grandlienard, AICP

**Zoning Administrator Sign Off:** 

Brian Grady Wed Jan 17 2024 13:13:04

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

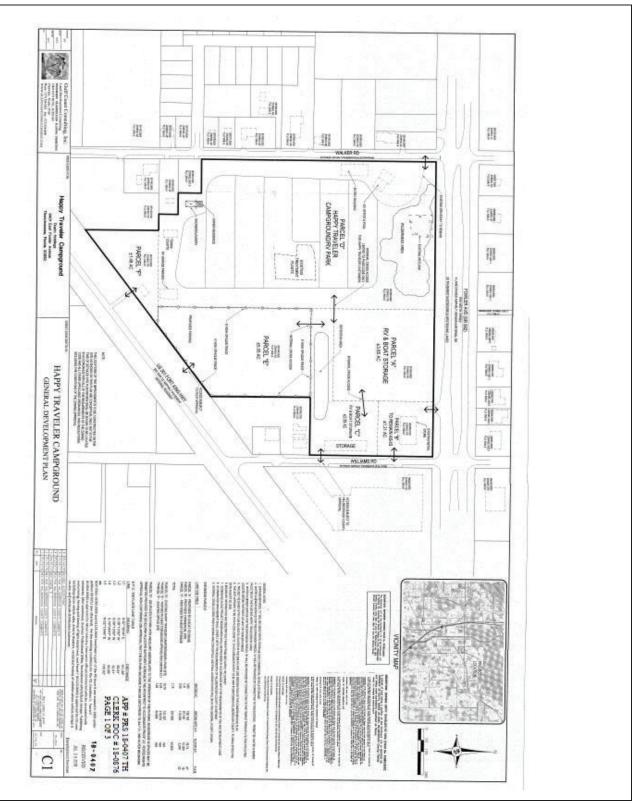
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

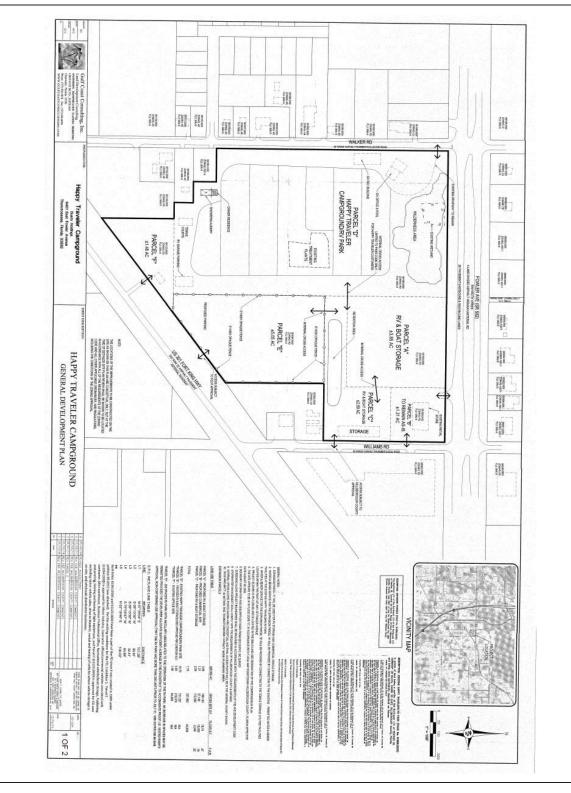
# 8.0 SITE PLANS (FULL)

# 8.1.1 Approved Site Plans (Full)



# 8.0 SITE PLANS (FULL)

# 8.2.1 Proposed Site Plan (Full)

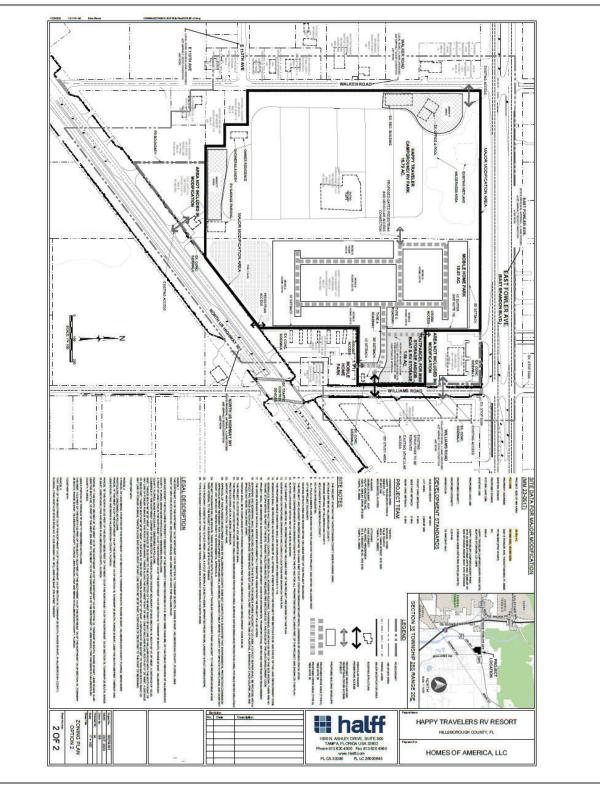


BOCC LUM MEETING DATE:

January 16, 2024 March 19, 2024

# 8.0 SITE PLANS (FULL)

# 8.2.2 Proposed Site Plan (Full)



Case Reviewer: Chris Grandlienard, AICP

DATE: 12/09/2023

#### 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	
REVIEWER: James Ratliff, AICP, PTP, Principal Planner	

PLANNING AREA/SECTOR: TH/ Central

AGENCY/DEPT: Transportation

PETITION NO: MM 23-0617

This agency has no comments.

This agency has no objection.

X This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

#### NEW AND REVISED CONDITIONS

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

These conditions shall apply to Development Option 1:

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

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

4.4 Parcel D - 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per

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

#### 4.5 Parcel E

4.5.1 Shall permit the following uses:

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

- 4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.
- 4.5.2 A maximum 0.29 FAR.
- 4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.
- 4.5.4 Maximum height for Parcel E shall be 25 feet.
- 4.5.5 No business activity shall occur outside the buildings.
- 4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.
- 4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.
- 4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.
- 4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.
- 4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.
- 4.6 Parcel F C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
- Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- All roof top mechanical equipment shall be screened from public view.
- All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.
- The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.
- 2. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.

- 10. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions. Prior to site development plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
- 11. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
- 12. The developer shall construct a minimum 5-foot wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
- 13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the fence between parcels shall not be provided between Parcels E and F if FDOT requires consolidation of the Parcel E and Parcel F access driveways and/or if cross access is otherwise required per Section 6.04.03.Q of the Hillsborough County Land Development Code.
- Any access/cross-access between Parcels D and F, and/or Parcels D and E shall be restricted to occupants of the RV Park/Campground within Parcel D.
- 15. Williams Road is a substandard roadway. If access to Williams Road is proposed, the developer will be required to bring portions of the roadways up to current County standards for a Type TS-4 roadway or otherwise obtain a variance through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual Design Standards may be considered through the Public Works Design Exception process.
- 16. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fewler Are, or Williams Rd. if required to do so by Hillsborough County Fire Recents.
- 17. Parcel A and C storage area parking may remain unpaved; however, the developer will be required to delineate parking spaces using a method acceptable to Hillsborough County. Additionally, such areas shall be maintained such that no erosion or sedimentation occurs either on or off site.
- 18. The developer shall show as the Revised Consul Development Site Plan the approximate boundaries of all convironmentally consistive area(a) shall label the area(a) therein Conservation Area. The boundaries of any on site convironmentally consistive area(a) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction Commission ctaff and shown on the construction Commission ctaff and shown on the construction Commission ctaff and shown on the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
- All on site conservation area(3) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the County.
- 20. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- 21. All new buildings and uses, encept for single family and two family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where each facilities are presided outside of a building, they shall be consend from public rights of way and adjacent property by an analogue constructed of materials compatible with the materials on the front of the main building.

	the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
	ordinances of family ordinary.
23.	Within 90 days of approval of PRS 18 0407 by the Hillsborough County Board of County Commissioners
	the developer shall submit to the Development Services Department a revised General Development Plan
	for certification reflecting all the conditions outlined above.
24.	Effective as of February 1, 1990, this development order/pennit shall meet the concurrency requirements o
	Chapter 163, Part II, Florida Statutes. Approval of this development order/pennit does not constitute
	guarantee that there will be public facilities at the time of application for subsequent development orders o
	permits to allow issuance of such development orders or permits.
There	e conditions shall apply to Development Option 2:
1	
	levelopment within the area designed as the Happy Traveler Campground' RV Park shall be subject to the
	estrictions/standards/conditions within Option 1, above. Development within the areas shown as Parcels B
	nd F shall be subject to the restrictions/standards/conditions within Option 1, above. Notwithstanding the
1	oregoing, access and interconnectivity between these areas may be further restricted as provided herein below
2 1	levelopment within the -/- 10.51 as area designed for Mobile Home Park uses shall be limited to a maximum
-	192 mobile home units. Development within the +/- 1 ac, area designated for Outparcel for Mini-Storage
	nd/or Bost and RV Storage uses shall be limited to a maximum of 10,890 s.f. of mini-watchouse uses and/or
	.0 ac. of open storage uses for Bosis and RVs.
	access to the $+/-10.51$ as. Mobile Home Park and $+/-1.0$ as. Ontwardel for Mini-Storage and/or Boat and RV torage uses shall be served by and restricted to one (1) access connection to Williams Rd. The developed
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	a One (1) access/cross access connection between the Mobile Home Park and area designed on the site
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	Box or similar device acceptable to the Hillsborough County Frie Marshall, and such gate shall be
	restricted to emergency vehicles and the use of Harpy Traveler Compground/RV Park residents only
	(i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular
	connection/gate unless the developer files for a zoning modification to relocate the existing
	substandard Walker Rd. access to a Sec. 6.04.07 spacing compliant location and addresses
	substandard roadway issues that would also be triggered). The developer may also gate the pedestria
	connection, however, such gate/connection shall be available for the daily use of project residents,
	b. One (1) access/cross access connection along the southern project boundary (i.e. between folios
	61059.0000 and 61063.0100)
	c. One (1) access/cross access connection along the northern project boundary (i.e. between folios
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4 1	he developer shall construct internal project "roadways" (i.e. those facilities necessary to support the mobile one uses consistent with Sec. 6.11.110 B.1 of the LDC) pursuant to Notes 25 and 26 within the site notes
	ection of the PD site plan. Those portions of internal project facilities designed as "Type A Roadway" on the
	D site plan shall be considered Shared Access Facilities (with folios 61059.0100, 61059.0000 and
6	1063 0100. The developer shall record in the Official Records of Hillsborough County an easement and/or
	ny other agreements necessary over the Shared Access Facility to permits the owner of the above referenced
	olios to take vehicular access through the subject PD, in the event those properties redevelop.
5 6	onstruction access shall be limited to the Walker Rd, access as shown on the PD site plan. The developer shall
	clude a note in each site/construction plan submittal which indicates same.
	MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02 B. Administrative Variance
	ated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County
	neineer (on October 27, 2023). Approval Of this Administrative Variance will wave the Williams Rd.

These conditions shall apply to both Development Options:

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

#### Other Conditions

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

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

#### PROJECT SUMMARY AND ANALYSIS

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

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

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

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

Approved Uses (Modification Area Only):

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

#### Proposed Uses (Modification Area Only):

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

#### Trip Generation Difference:

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

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

#### SITE ACCESS AND CONNECTIVITY

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

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

#### ADMINISTRATIVE VARIANCE - WILLIAMS RD. SUBSTANDARD ROAD

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

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

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

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

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

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Williams Rd.	Sligh Ave.	Fowler Ave.	С	С

Source: Hillsborough County 2020 Level of Service Report.

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

Received October 12, 2023 Development Services



# Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<ul> <li>Section 6.04.02.B. Administrative Variance</li> <li>Technical Manual Design Exception Request</li> <li>Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)</li> <li>Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)</li> </ul>	
Submittal Type (check one)	New Request × Revised Request Additional Information	
Submittal Number and	1. AV - Williams Rd 4.	
Description/Running History (check one and complete text box	× 2. Updated AV - Williams Rd 5.	
using instructions provided below)	3. 6.	
submittal number/name to each separate reque number previously identified. It is critical that the	quests (whether of the same or different type), please use the above fields to assign a unique st. Previous submittals relating to the same project/phase shall be listed using the name and applicant reference this unique name in the request letter and subsequent filings/correspondence. nal information related to a previously submitted request, then the applicant would check the submitted request.	
Project Name/ Phase Happy Travele	rs MHP	
Important: The name selected must be used on all If request is specific to a discrete phase, please als	future communications and submittals of additional/revised information relating to this variance. o list that phase.	
Folio Number(s) 061059-0000, 061060-0000 Check This Box If There Are More Than Five Folio Numbers		
numbers must be provided in the format provided	up to a maximum of five. If there are additional folios, check the box to indicate such. Folio d by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;	
Name of Person Submitting Request	Vicki Castro, P.E.	
Important: For Design Exception (DE) Requests, th DE request letter must be signed and sealed.	e person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The	
Current Property Zoning Designation		
Designation. Typing "N/A" or "Unknown" will resul County Zoning Atlas, which is available at <u>https://t</u>	amily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) It in your application being returned. This information may be obtained via the Official Hillsborough maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html, For additional assistance, er for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 23-0617	
	enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A	
	enter for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision ons. If no project number exists, please type "N/A" or "Not Applicable".	
	1 of 1 05/2020 23-06/	

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Received October 12, 2023 Development Services



October 05, 2023 Revised October 11, 2023

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

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

Dear Mr. Williams:

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

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

The project proposes to have the following access:

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

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

#### a) There is unreasonable burden on the applicant

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

400 North Tampa Street, 15<sup>th</sup> Floor, Tampa, FL 33602 Ph: (813) 296-2595 www.palmtraffic.com

#### **Ratliff**, James

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

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

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

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

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

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

Mike

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

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

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

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

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

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

Hello Mike,

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

myates@palmtraffic.com myates@palmtraffic.com jalbert@halff.com grandlienardc@hillsboroughcounty.org ratliffja@hillsboroughcounty.org

Best Regards,

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

P: (813) 276-8364 E: <u>tirados@HCFLGov.net</u> W: <u>HCFLGov.net</u>

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.

BOCC LUM MEETING DATE:

January 16, 2024 March 19, 2024

Case Reviewer: Chris Grandlienard, AICP

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

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

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

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

#### Without the variance, reasonable access cannot be provided.

The proposed project will have one (1) full access to Williams Road, aligning with the middle commerical driveway to the east<sup>rd</sup> Street NE. Again, without the variance, reasonable access cannot be provided..

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

Digitally signed by

Sincerely,

Vicki L Castro 🧹

Vicki L Castro, P.E. Principal Date: 2023.10.11 16:16:35 -04'00'

Vicki L Castro



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

\_Disapproved

\_\_\_Approved with Conditions

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

Sincerely,

Approved

Michael J. Williams Hillsborough County Engineer

400 North Tampa Street, 15<sup>th</sup> Floor, Tampa, FL 33602 Ph: (813) 296-2595 www.palmtraffic.com

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

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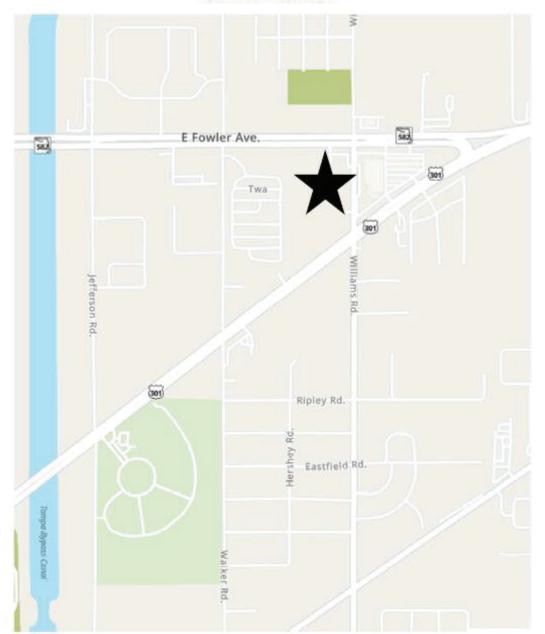
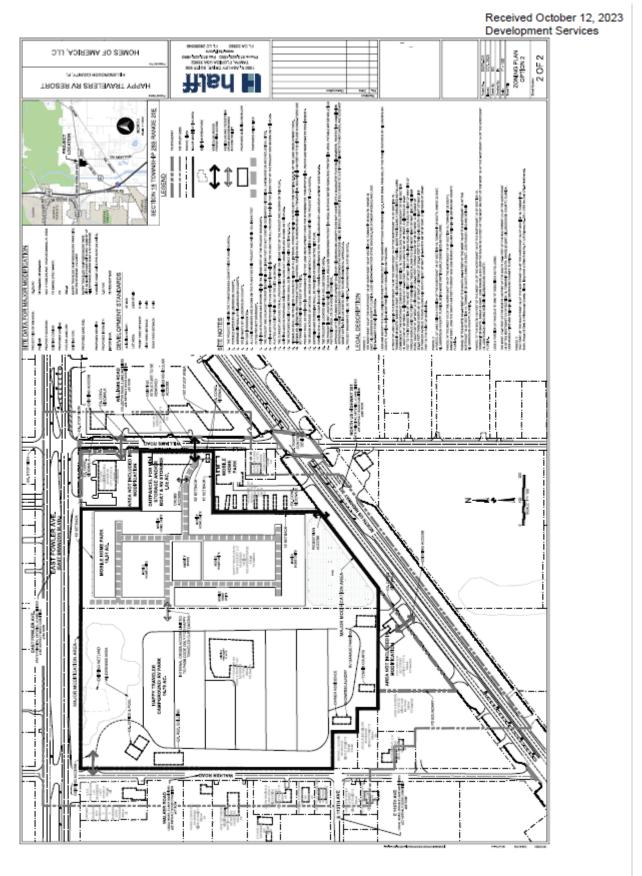


Figure 1. Location Map

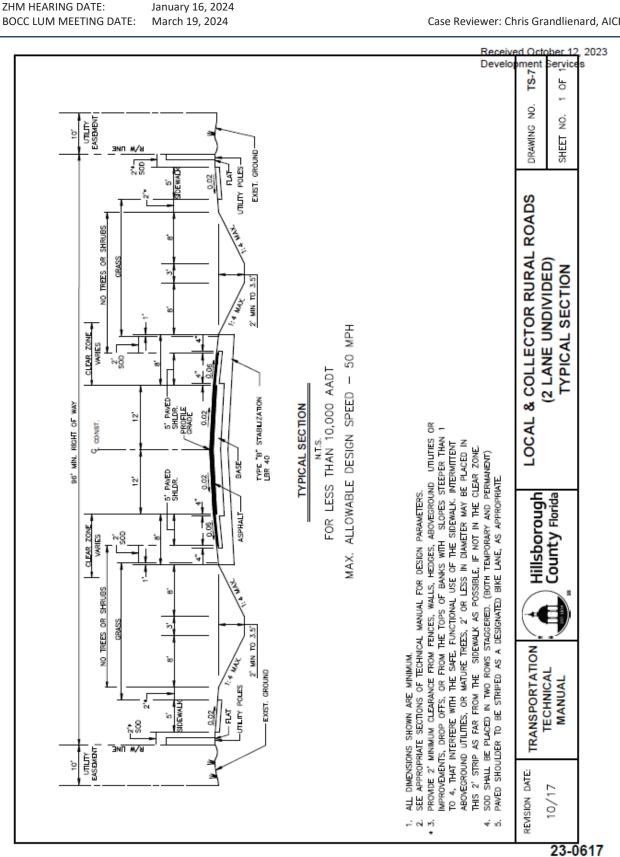
#### APPLICATION NUMBER: MM 23-0617

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

#### Case Reviewer: Chris Grandlienard, AICP



23-0617



**APPLICATION NUMBER:** 

ZHM HEARING DATE:

MM 23-0617

#### Case Reviewer: Chris Grandlienard, AICP

# **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on January 16, 2024. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

# Applicant

Ms. Kami Corbett spoke on behalf of the applicant. Ms. Corbett introduced Ms. Isabella Albert, a certified planner with Halff Associates, to present expert witness testimony. Ms. Albert presented the rezoning request, reviewed specific revised conditions, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript.

# **Development Services Department**

Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report previously submitted to the record.

Mr. Grady responded to the revised conditions submitted to the record by Ms. Albert and clarified certain provisions of condition 30.

# Planning Commission

Mr. Bryce Fehringer, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

# Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

# **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Mr. Benjamin Goff spoke in opposition to the rezoning request. He raised issues of trees, wildlife, safety and security, crime, and density of the proposed development.

# **Development Services Department**

Mr. Grady stated the Development Services Department had nothing further.

# Applicant Rebuttal

Ms. Corbett provided rebuttal testimony as reflected in the hearing transcript.

The hearing officer closed the hearing on RZ-PD 23-0617

### C. EVIDENCE SUMBITTED

Ms. Rosa Timoteo, Hillsborough County Development Services, submitted to the record at the hearing a revised staff report.

Ms. Albert submitted to the record at the hearing a copy of the applicant's revised proposed conditions.

# D. FINDINGS OF FACT

- 1. The Subject Property consists of two folios with approximately 28.30 acres at 9401 E. Fowler Avenue, Tampa.
- 2. The Subject Property is zoned PD 89-0052 and is designated SMU-6 on the comprehensive plan Future Land Use Map. The Subject Property is in the Urban Services Area and is within the boundaries of the Thonotosassa Community Plan.
- 3. The general area surrounding the Subject Property consists of a mix of singlefamily, multi-family, and manufactured home residential uses, retail, and commercial uses. Adjacent properties include a shopping center to the east across Williams Road; a mobile home park and convenience store to the south and east; single-family residential and mobile home uses to the south and west, and U.S. Highway 301 to the south; Walker Road to the west, and a landscape nursery, mini-warehouse facility, place of worship, single-family homes, and manufactured homes to the west across Walker Road; and single-family residential uses across Fowler Avenue to the north.
- 4. The Subject Property's PD 89-0052 zoning, most recently modified by PRS 18-0407, includes four folios with approximately 31.09 acres. The Subject Property's PD zoning allows for RV and boat storage in areas designated on the site plan as "Parcel A" and "Parcel C," Commercial General uses in the area designated "Parcel B," an RV campground park site in the area designated "Parcel D," and a contractor's office and mini-warehouse facility in the area designated "Parcel E."
- 5. The applicant is requesting a major modification of the PD zoning for two folios, 061059.0000 and 061060.0000, to combine the areas designated on the site plan as "Parcel A" and "Parcel E," and to allow development of folio 061059.0000 with a 94-unit mobile home park and a maximum of 10,890 square feet of mini-warehouse, and RV and boat storage. The applicant is proposing the existing zoning entitlements to remain as Option 1, and the modified entitlements to be approved as Option 2. The area subject to the Major Modification request includes three uses: RV Park; Mobile Home Park; and mini warehouse with RV and boat storage. The applicant is requesting to use the Mixed-Use density bonus incentives of Future Land Use policy 19.3.
- 6. The applicant is requesting a waiver of LDC section 6.11.110.1.1, which states:

The minimum unit area of a premises used or occupied as a singlefamily mobile home space, which includes the space for placement of one mobile home, parking and outdoor space for that mobile home, shall be a minimum of 2,800 square feet, with the average for all mobile homes in a mobile home park or area to be at least 3,200 square feet.

- 7. The applicant's expert witness, Ms. Albert, testified that the applicant provides onebedroom mobile homes that are typically 12-feet-by-60-feet. The applicant is requesting a minimum lot size of 2,000 square feet to accommodate the smaller mobile home size, with parking and outdoor space located in the front or rear of the mobile home instead of at the side. Development Services Department staff concur with the applicant's justifications and support the waiver request.
- 8. The applicant requested an Administrative Variance to waive substandard roadway improvements to Williams Road. The County Engineer found the Administrative Variance approvable.
- 9. Mr. Benjamin Goff, who spoke in opposition to the Major Modification, asserted objections based on potential tree removal, wildlife, safety and security, crime, and density of the proposed development. Mr. Goff did not submit to the record any competent substantial evidence or expert opinion testimony to support his assertions. Mr. Goff stated he had previously submitted a detailed summary and photographs. However, no documents or photographs from Mr. Goff were found in the case record.
- 10. Development Services Department staff found the proposed Major Modification would allow development that is compatible with surrounding properties and the general development pattern of the area.
- 11. Planning Commission staff found the applicant provided sufficient detail to establish the proposal can be considered for the Future Land Use Policy 19.3 mixed-use density bonus. Staff found the proposed Major Modification request is consistent with the Objectives, Goals, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

# E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

Considering the record as a whole, the evidence demonstrates the proposed Major Modification is in compliance with and does further the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

# F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, and citizen testimony, there is substantial competent evidence demonstrating the requested Major Modification is consistent with the Unincorporated Hillsborough County Comprehensive Plan and does comply with the applicable requirements of the Hillsborough County Land Development Code.

### G. SUMMARY

The applicant is requesting a major modification of the PD zoning for two folios, 061059.0000 and 061060.0000, to combine the areas designated on the site plan as "Parcel A" and "Parcel E," and to allow development of folio 061059.0000 with a 94-unit mobile home park and a maximum of 10,890 square feet of mini-warehouse, and RV and boat storage. The applicant is proposing the existing zoning entitlements to remain as Option 1, and the modified entitlements to be approved as Option 2. The area subject to the Major Modification request includes three uses: RV Park; Mobile Home Park; and mini warehouse with RV and boat storage. The applicant is requesting to use the Mixed-Use density bonus incentives of Future Land Use policy 19.3.

The applicant is requesting a waiver of LDC section 6.11.110.I.1 to allow a minimum mobile home lot size of 2,000 square feet. The applicant requested an Administrative Variance to waive substandard roadway improvements to Williams Road. The County Engineer found the Administrative Variance approvable.

# H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Major Modification subject to the certification requirements and conditions set out in the Development Services Department staff report and the applicant's proposed conditions submitted to the record at the hearing, based on the applicant's general site plan submitted December 1, 2023.

Pamela Jo Hatley Pamela Jo Hatley PhD, OD

Pamela Jo Hatley PhD, D Land Use Hearing Officer

February 6, 2024

Date:



# Hillsborough County City-County Planning Commission

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



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

#### **Context**

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

# Compliance with Comprehensive Plan:

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

#### FUTURE LAND USE ELEMENT

#### URBAN SERVICE AREA (USA)

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

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

#### Land Use Categories

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

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

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

#### Relationship to Land Development Regulations

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

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

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

# **Community Development and Land Uses**

#### Neighborhood/Community Development

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

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

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

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

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

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

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

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

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

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

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

#### Mixed Use Land Use Categories

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

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

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

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

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

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

These requirements do not apply within ½ of a mile of an identified Community Activity Centers (if other mixed use standards have been adopted for that area or when the project is exclusively industrial).

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

Policy 19.3: Incentives for Mixed Use

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

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

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

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

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

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

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

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

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

#### COMMERCIAL-LOCATIONAL CRITERIA

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

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

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

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

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan. **Policy 22.5:** When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center.

#### **COMMUNITY DESIGN COMPONENT**

#### 2.1 MIXED-USE DEVELOPMENT

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

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

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

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

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

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

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

#### 4.2 SUBURBAN RESIDENTIAL CHARACTER

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

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

#### 5.1 COMPATIBILITY

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

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

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

#### LIVABLE COMMUNITIES ELEMENT: Thonotosassa Community Plan

#### Goals

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

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

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

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

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

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

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

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

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

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

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

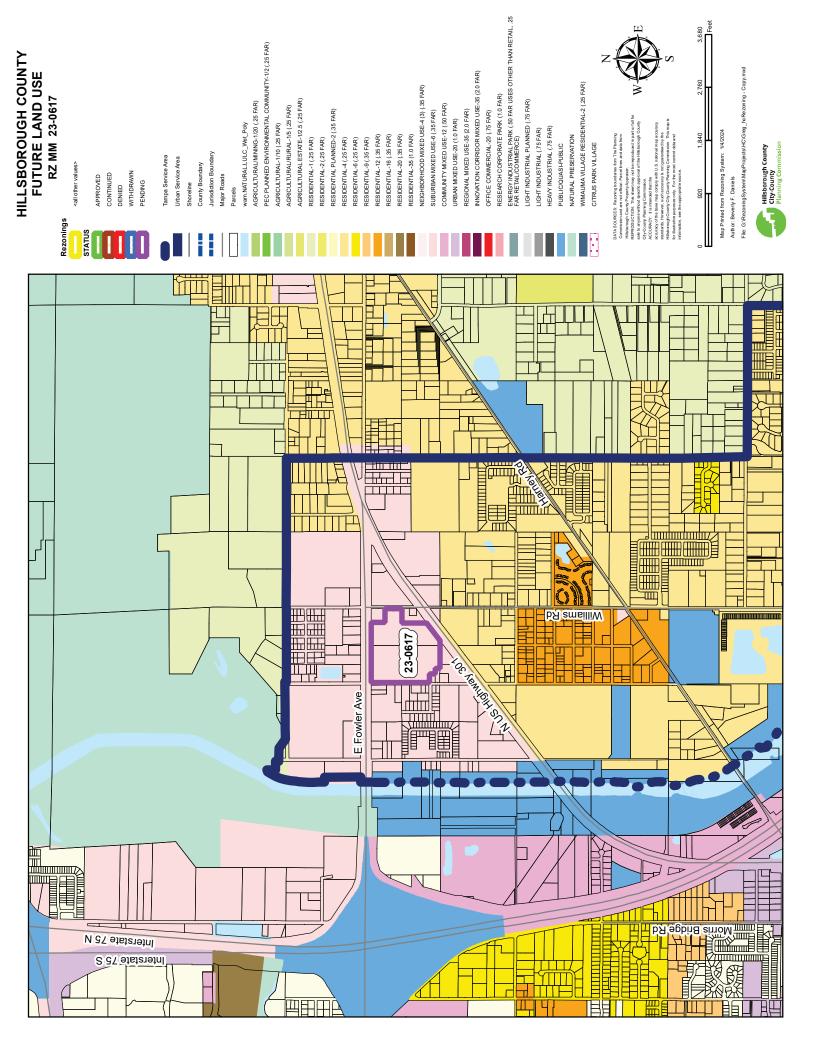
The Community Design Component of the FLUE establishes policy direction regarding mixed use development and suburban characteristics. Goal 1, Objective 1-1, and Policy 1-1.1 seek to create a traditional urban pattern of development within the Urban Service Area of the county. Policy 1-1.1 specifically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

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

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

#### Recommendation

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



# GENERAL SITE PLAN FOR CERTIFICATION



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

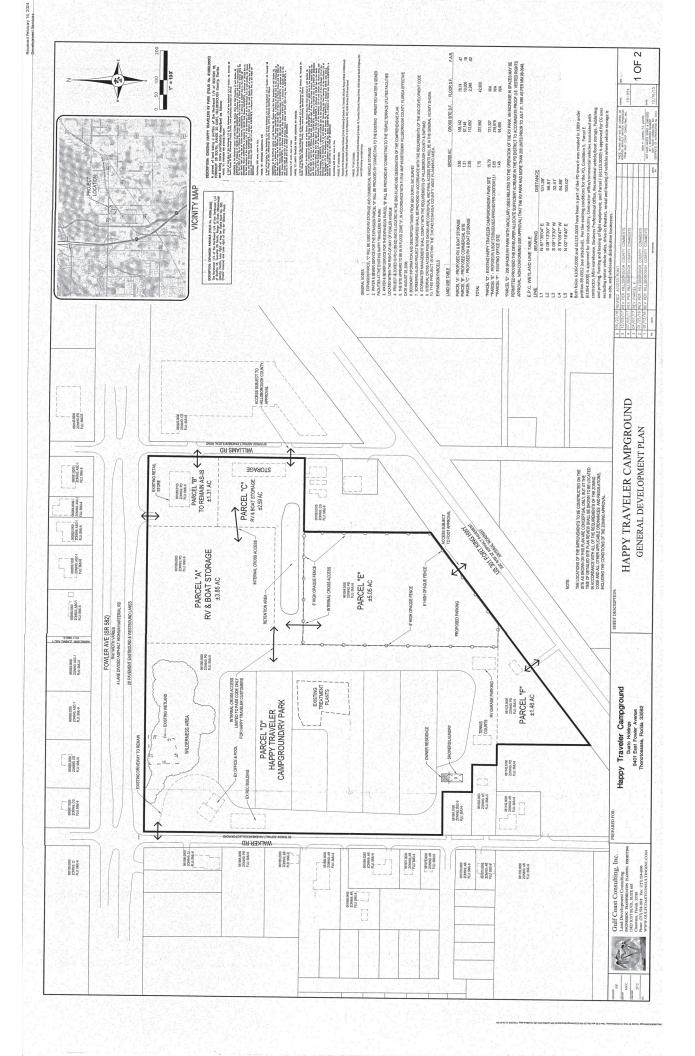
# HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

**GENERAL SITE PLAN REVIEW/CERTIFICATION** 

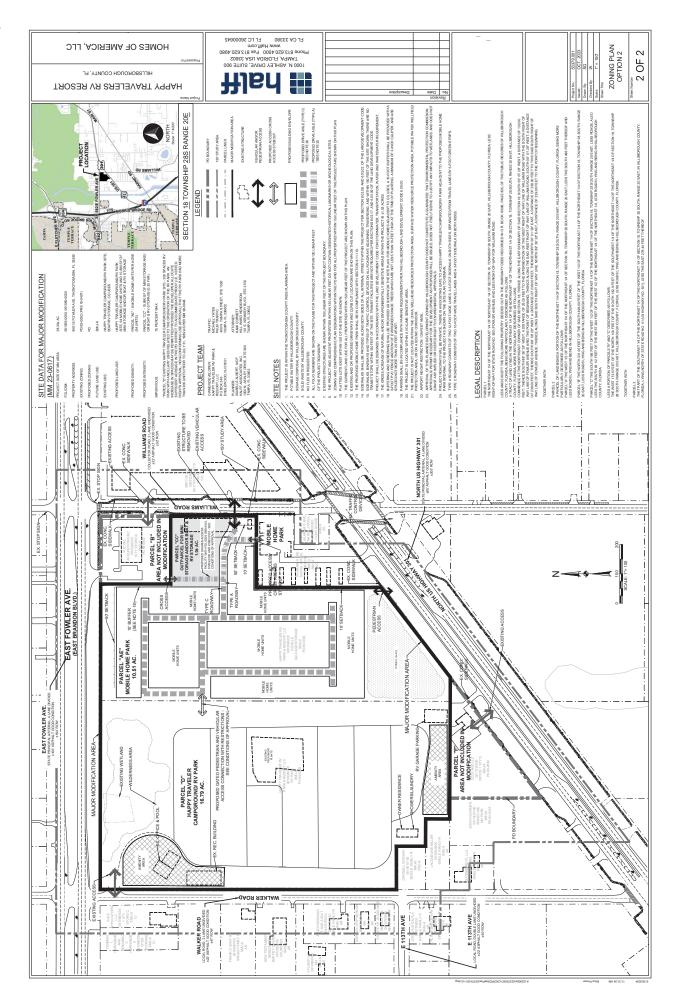
#### BOARD OF COUNTY COMMISSIONERS Donna Cameron Cepeda Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Michael Owen Joshua Wostal COUNTY ADMINISTRATOR Bonnie M. Wise COUNTY ATTORNEY Christine M. Beck COUNTY INTERNAL AUDITOR Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR Gregory S. Horwedel

Project Name: Happy Travele	ers RV Resort
Zoning File: PD 89-0052	Modification: MM 23-0617
Atlas Page: None	Submitted: 02/16/2024
To Planner for Review:	Date Due: ASAP
	Phone: 813.331.0976/ialbert@halff.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 Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:	
Reviewed by: Christopher Gra	andlienard <sub>Date:</sub> 02/16/24
Date Agent/Owner notified of Disapp	roval:



23-0617



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: James Ratliff, AICP, PTP, Principal Planner PLANNING AREA/SECTOR: TH/ Central DATE: 12/09/2023 AGENCY/DEPT: Transportation PETITION NO: MM 23-0617

	This agency has no comments.
	This agency has no objection.
Х	This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

#### NEW AND REVISED CONDITIONS

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

**These conditions shall apply to Development Option 1:** 

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

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

4.4 Parcel D – 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per

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

#### 4.5 Parcel E

4.5.1 Shall permit the following uses:

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

- 4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.
- 4.5.2 A maximum 0.29 FAR.
- 4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.
- 4.5.4 Maximum height for Parcel E shall be 25 feet.
- 4.5.5 No business activity shall occur outside the buildings.
- 4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.
- 4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.
- 4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.
- 4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.
- 4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.
- 4.6 Parcel F C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
- 5. Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- 6. All roof top mechanical equipment shall be screened from public view.
- 7. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.
- 8. The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.
- 9. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.

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

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

#### **These conditions shall apply to Development Option 2:**

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

### These conditions shall apply to both Development Options:

- 16.
   Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct

   emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire

   Rescue.
- 18. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
- 19.
   All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental

   Protection Commission and submitted to the County.
- 20. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- 21. All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
- 22. The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- 23. Within 90 days of approval of PRS 18-0407 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.
- 24.
   Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of

   Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a
   guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

# Other Conditions

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

# **PROJECT SUMMARY AND ANALYSIS**

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

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

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

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

Approved Uses (Modification Area Only):				
Zoning, Land Use/Size	24 Hour Two- Way Volume			
	Way Volume	AM		
PD 18-0407, 206-unit RV Park	550 (est.)	44		
(ITE LUC 210)	550 (est.)			
PD 18-0407, 11.51 ac. RV/Boat/ Storage (125,343 s.f.	182	11		
Mini-warehouse equivalent) (ITE LUC 151)	102	11		

Subtotal:

PM 55

19

74

55

А

# Proposed Uses (Modification Area Only):

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

732

### Trip Generation Difference:

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

# TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

# SITE ACCESS AND CONNECTIVITY

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

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

# ADMINISTRATIVE VARIANCE – WILLIAMS RD. SUBSTANDARD ROAD

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

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

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

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

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Williams Rd.	Sligh Ave.	Fowler Ave.	С	С

Source: Hillsborough County 2020 Level of Service Report.



# Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

<b>Request Type</b> (check one)	<ul> <li>Section 6.04.02.B. Administrative Varia</li> <li>Technical Manual Design Exception Re</li> <li>Alternative Parking Plan Request (Refe</li> <li>Request for Determination of Required (Reference LDC Sec. 6.05.02.G.1. and G</li> </ul>	quest rence LDC Sec. 6.05.02.G3.) Parking for Unlisted Uses
Submittal Type (check one)	New Request 🛛 🗶 Revised Request	Additional Information
Submittal Number and	1. AV - Williams Rd	4.
<b>Description/Running History</b> (check one and complete text box	×2. Updated AV - Williams Rd	5.
using instructions provided below)	3.	ô.

**Important:** To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.

# Project Name/ Phase Happy Travelers MHP

**Important:** The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.

Folio Number(s)

061059-0000, 061060-0000

# Check This Box If There Are More Than Five Folio Numbers

**Important:** List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789"). 054321-9876").

Name of Person Submitting Request Vicki Castro, P.E.

**Important:** For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.

# **Current Property Zoning Designation**

**Important:** For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <u>https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</u>. For additional assistance, please contact the <u>Zoning Counselors</u> at the Center for Development Services at (813) 272-5600 Option 3.

Pending Zoning Application Number MM 23-0617

**Important:** If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.

Related Project Identification Number (Site/Subdivision Application Number)

**Important:** This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



October 05, 2023 Revised October 11, 2023

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

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

Dear Mr. Williams:

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

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

The project proposes to have the following access:

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

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

# a) There is unreasonable burden on the applicant

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

400 North Tampa Street, 15<sup>th</sup> Floor, Tampa, FL 33602 Ph: (813) 296-2595 www.palmtraffic.com

# **Ratliff, James**

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

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

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

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

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

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

Mike

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

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

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

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

Hello Mike,

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

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

Best Regards,

Sheida L. Tirado, PE (she/her/hers)

**Transportation Review Manager** Development Services Department

P: (813) 276-8364 E: <u>tirados@HCFLGov.net</u> W: <u>HCFLGov.net</u>

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.

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

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

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

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

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

The proposed project will have one (1) full access to Williams Road, aligning with the middle commerical driveway to the east<sup>rd</sup> Street NE. Again, without the variance, reasonable access cannot be provided..

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

Vicki L Castro, P.E. Principal

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

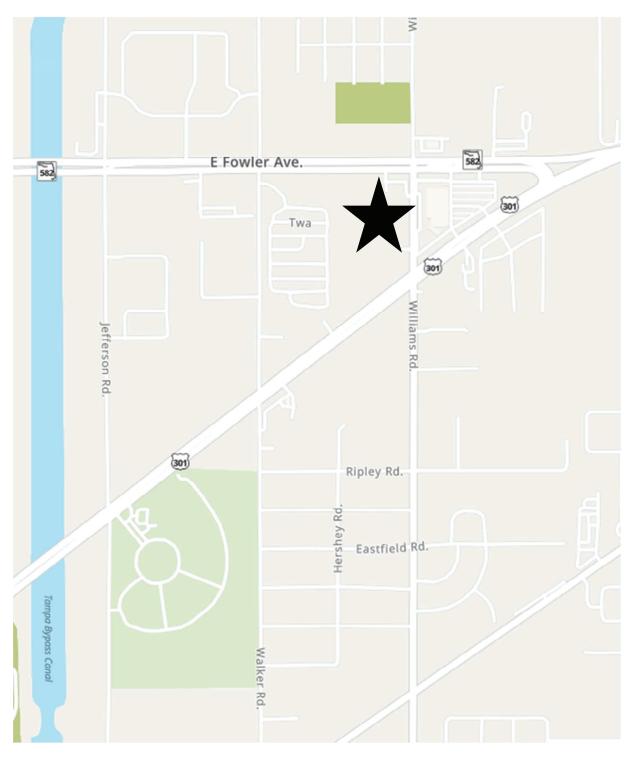
\_\_\_\_\_Disapproved \_\_\_\_\_\_Approved with Conditions \_\_\_\_\_\_Approved

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

Sincerely,

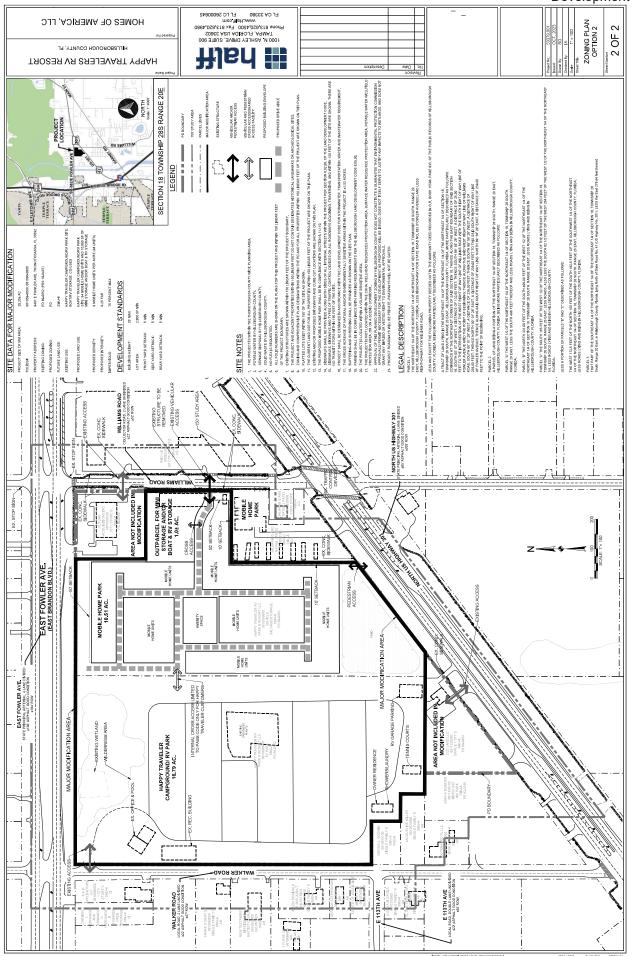
Michael J. Williams Hillsborough County Engineer

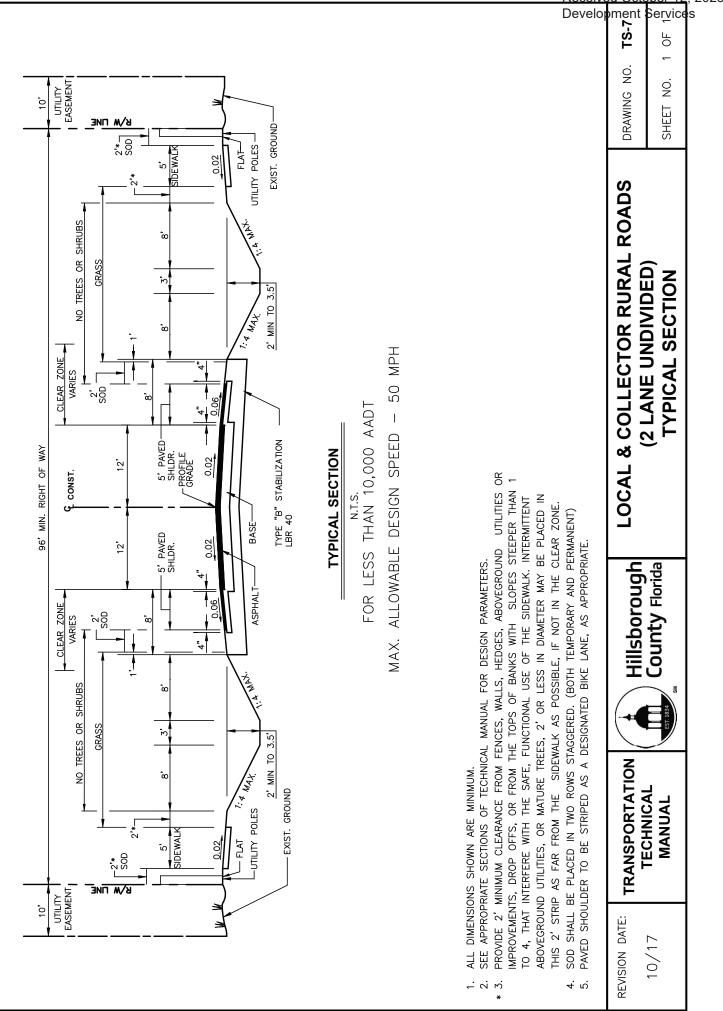
400 North Tampa Street, 15<sup>th</sup> Floor, Tampa, FL 33602 Ph: (813) 296-2595 www.palmtraffic.com



# Figure 1. Location Map

### Received October 12, 2023 Development Services





23-0617

Received October 12 2023

Adjoining Roadwa	ys (check if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
Williams Rd.	County Collector - 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>
Walker Rd.	County Local - 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	<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>

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

Project Trip Generation	• (Modification Area Only) □Not a	pplicable for this request	
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	732	55	74
Proposed	1,236	88	110
Difference (+/-)	(+) 504	(+) 33	(+) 36

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

<b>Connectivity and Cross</b>	s Access (For Modi	fication Area) 🗆 Not appl	cable for this request	
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East	Х	Vehicular & Pedestrian	None	Meets LDC
West	Х	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Туре	Finding
Williams Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

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	



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

August 15<sup>th</sup>, 2023

# Happy Travelers Pre App Meeting

9401 E Fowler SR 582 10 290 000 MP 7.328 WB Class 5 @ 50 MPH Connection/signal spacing – 440'/2640' Directional/full median opening spacing – 1320'/2640' Folio # 061060.0000

**RE:** Pre-Application Meeting

# THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 2/15/2024

# Attendees:

Guests: Michael Yates, Brice Pinson, James Ratliff

**FDOT:** Mecale' Roth, Allison Carroll, William Gregory, Nancy Porter, Genesis Zambrano, Tom Allen, Leanna Schaill, David Ayala, Caroline Cation-Smith, Luis Mejia, and Ahmad Chehab

# **Proposed Conditions:**

The applicant proposes to construct a mobile home park on the adjoining parcel to Happy Travelers RV Park on Fowler at Walker Rd. Both parcels are under contiguous ownership. One option would include a QSR restaurant; the other would not include the QSR restaurant. One option has new access to Fowler on the west property line. One has restricted access to the western property and regular cross access stubs to E & W (n & s) properties as well.

The project also proposes to modify the existing median opening to SR 582, a class 5 roadway with a posted speed limit of 50 MPH. Florida Administrative Code, Rule Chapter 14-



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

97, requires 440' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements.

# **FDOT Recommendations:**

- 1. The entire property under ownership is to be included in the submitted application.
- 2. A Category C permit (option 2-with QSR) requires the provision of a signed and sealed traffic study. Please include all internal access and background traffic that may have be able to use the internal connection. Please ensure the TIA includes the existing use and traffic from the RV park to the east.
- 3. Improvements on the state roadway are based on the FDOT criteria outlined in the FDOT design Manual for turn lane lengths and are based on speed of the roadway. Improvements on SR are to be based on the speed for that section and will require the submittal of a Construction Agreement to construct those improvements.
- 4. Provide clarification on the proposed use of the parcel. Will this be stationary mobile homes or campers and RVs that will come and go frequently? Based on the discussion this will be a residential community with stationary homes.
- 5. Please provide one-way cross access agreements for all proposed internal connections to the adjacent properties.
- 6. What will the internal connectivity between the two parcels be in the proposed full build out condition? Do they have complete access internally? No gates etc? if gated how will that be managed and maintained?
- 7. The proposed access in the entry way drive aisle may be required to be relocated depending on the queue storage at the outbound lane. A proposed use of Drive Through restaurant may create additional spill back into the drive aisle. This permit will be conditioned that any development on the outparcel is required to return to the Department for additional drainage and access permit reviews.
- 8. Evaluate the impacts to the following intersections:
  - a. SR 582 and Williams Road.
  - b. SR 582 and Walker Road.
  - c. US 301 and Williams Road.
- 9. As the property has access to the state roadway via the connection to Walker Road this connection is to be included in the analysis. Provide the AutoTurn for that connection and clarify if that access is gated, has sufficient throat depth and will not cause stacking back into the FDOT R/W.
- 10. Existing left turns required to be updated to the required conditions per FDOT Design Manual and provide sufficient queue storage for the additional trips.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

- 11. Proposed use 1: left turns are to be designed to sufficient length with the required queue storage.
- 12. Proposed use 2: Left turns are to be reconstructed in accordance with FDOT Design Manual.
- 13. Right turn lane may be required for the proposed access location. Turn lane warrants will be based on Table 27 shown in the Access Management handbook.
- 14. Driveway is to be constructed in accordance standard design 15' inbound/12' outbound with 35' radius on both sides, any modification will require the provision of a truck turning template illustrating the largest anticipated vehicle entering and exiting the park.
- 15. Pedestrian and vehicular sight triangles are to be clear and shown on the plans.
- 16. Will this property be gated? If yes, then provide sufficient throat depth to ensure there is no possibility for stacking back into the roadway during the peak hours.
- 17. Provide all required pedestrian facilities including the required direct connections from the parcel to the state roadway.
- 18. Contiguous ownership rules will apply even though the eastern property is the only one being developed.
  - a. All traffic needs to be in the traffic study.
  - b. Show how the cross access would be private/restricted.
  - c. Evaluate SR 582 @ Williams, Walker; US 301 @ Williams, Walker
  - d. U-turns, deceleration, pre- and post- volume/queue space.
- 19. Interconnected access between the two properties would be restricted to residents only to prevent public traffic from using it as a cut-through.
  - a. Commercial traffic would not be allowed to use the private cross access.
- 20. Both turn lanes on Fowler are substandard and will need to be extended (185' with 240' deceleration).
- 21. Specify land uses as Mobile Home Park (residential) and RV Park (611-110H states 110-day maximum stay for RV lots).
  - a. Provide details about RV park rules that will dictate the nature of traffic (snowbird season, length of stay per number of lots, visitation rules, etc.)
- 22. Sidewalk across frontages will connection to internal system.
- 23. Access permit will be required.
- 24. Construction Agreement will be required for median work, including cost estimate with bond for work within ROW.
- 25. Drainage permit will be required.
- 26. Turn lanes will require modification to FDOT's SWFWMD permit. Will need to revise.
- 27. Provide 14-86 storms data and pre/post for pond on south end of property.
- 28. Provide routing calcs, discharge pre/post volumes, and pre/post basin maps.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

- 29. Please note there is an existing FDOT Project in design for this section of SR 582. Please reach out to the FDOT Project Manager directly to obtain the most recent information on this project.
  - a. FPID 441660-1 Jake Hemmingway, <u>Jake.Hemmingway@dot.state.fl.us</u>, 813-282-2300
- 30. If a utility permit is needed, please refer to the Utility Accommodation Manual (UAM) or contact William Gregory at <u>william.gregory@dot.state.fl.us</u> or 813-612-3200.
- 31. Contact Leanna Schaill or Tammer Al-Turk for any traffic or access related questions at <a href="mailto:leanna.schaill@dot.state.fl.us">leanna.schaill@dot.state.fl.us</a>, tammer.alturk@dot.state.fl.us, or at 813-975-6000.
- 32. Contact Nancy Porter or Mecale' (makayla) Roth for permit, pre app, or general questions at <u>nancy.porter@dot.state.fl.us</u>, <u>mecale.roth@dot.state.fl.us</u>, or 813-612-3200.

# Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

 $\boxtimes$  in favor (considering the conditions stated above)

- $\Box$  not in favor
- $\hfill\square$  willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- $\Box$  conforming
- $\boxtimes$  non-conforming
- □ N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

□ access-category A or B

⊠ access-category C, D, E, or F

⊠traffic study required

- □ access safety upgrade
- ⊠ drainage
  - or
- $\Box$  drainage exception
- $\boxtimes$  construction agreement
- 🗆 utility
- □ general Use



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

other

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Nancy Porter

Permit Coordinator II 2822 Leslie Rd. Tampa, Fl. 33619 Office - 813-612-3205 M-F 7:30 AM – 4:00 PM





2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

# Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

- 1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
- 2. Documents need to be signed and sealed or notarized.
- 3. Include these notes with the application submittal.
- 4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
- 5. Plans shall be per the current Standard Plans and FDM.
- 6. All the following project identification information must be on the Cover Sheet of the plans:
  - a. all associated FDOT permit #'s
  - b. state road # (& local road name) and road section ID #
  - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
  - d. roadway classification # and posted speed limit (MPH)
- 7. All typical driveway details are to be placed properly:
  - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
  - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
  - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
  - d. double yellow 6" lane separation lines
  - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
  - f. warning mats to be red in color unless specified otherwise
  - g. directional arrow(s) 25' behind the stop bar
  - h. all markings on concrete are to be high contrast with black border)
- cified r ntrast

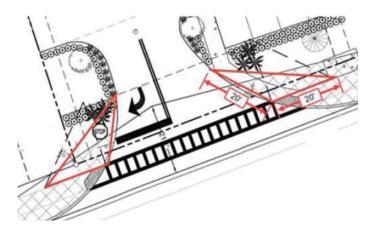
**BORDER CONTRAST** 

(white

- i. all striping within and approaching FDOT ROW shall be thermoplastic
- 8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



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- 9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

# **Context Classification:**

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93



Topic #6

FDOT De

2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

	Table 222.1.1	Standard Sidewalk Widths
Conte	ext Classification	Sidewalk Width (feet)
C1 N	latural	5
C2 R	tural	5
C2T R	ural Town	6
C3 S	uburban	6
C4 U	Irban General	6
C5 U	Irban Center	10
C6 U	Irban Core	12
lotes:		
	C2T, C3 and C4, siden the demand is der	lewalk width may be increased up to 8 feet nonstrated.
		andard sidewalk width cannot be attained, inable width possible, but not less than 6 feet.
	RRR projects, unalteretained within any co	ered sidewalk with width 4 feet or greater may ontext classification.
(4) See	FDM 260.2.2 for sid	lewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

# Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lit per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/defaultsource/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf\_2



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	Table 231.2.	1 Lighting Ir	nitial Values		
Roadway Classification	Illumination L Foot C			n Uniformity tios	Veiling Luminance Ratio
Or Project Type	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	L <sub>V(MAX)</sub> /L <sub>AVG</sub>
	c	onventional Lig	ghting		
Limited Access Facilities	1.5				
Major Arterials	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Other Roadways	1.0				
		High Mast Ligh	iting		
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
	Signal	ized Intersectio	on Lighting		
New Reconstruction	3.0	2.3	and the	and the second	2ª
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.	4:1 or Less	10:1 or Less	N/A
	Midb	lock Crosswalk	Lighting		
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance	N/A	3.0	NA		
	Sidewa	lks and Shared	Use Paths		
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
		Sign Lightin	ġ		
Low Ambient Luminance	15-20				
Medium & High Ambient Luminance	25-35	N/A	N/A	6:1	N/A
		Rest Area Ligh	ting		
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting

# COMMISSION

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



# DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Diana M. Lee, P.E. AIR DIVISION Michael Lynch WETLANDS DIVISION Rick Muratti, Esq. LEGAL DEPT Steffanie L. Wickham WASTE DIVISION

# AGENCY COMMENT SHEET

REZONING		
HEARING DATE: January 16, 2024	COMMENT DATE: January 4, 2024	
<b>PETITION NO.:</b> 23-0617	PROPERTY ADDRESS: 9401 E Fowler Ave,	
EPC REVIEWER: Abbie Weeks	Thonotosassa	
CONITACT INTEODMATION, (812) 627 2600 V 1101	FOLIO #: 0610590000, 0610600000	
CONTACT INFORMATION: (813) 627-2600 X 1101	STR: 18-28S-20E	
EMAIL: <u>weeksa@epchc.org</u>		
REQUESTED ZONING: Modification to PD		
FINDI	NGS	
WETLANDS PRESENT	Yes	
SITE INSPECTION DATE	06/29/2023	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands exist in the northern portion of folio #	
SOILS SURVEY, EPC FILES)	0610600000.	
The EPC Wetlands Division has reviewed the prop		

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

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org 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.

aow /

ec: <u>ialbert@halff.com</u> grandlienardc@hillsboroughcounty.org

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### Adequate Facilities Analysis: Rezoning

Date: 10/18/2023

Acreage: 11.51 (+/- acres)

Future Land Use: SMU-6

Jurisdiction: Hillsborough County

Case Number: 23-0617

HCPS #: RZ 562

Maximum Residential Units: 94

Proposed Zoning: Planned Development

Address: 9401 E Fowler Avenue

**Residential Type:** Mobile Homes

### Parcel Folio Number(s): 61059.0000

School Data	Folsom Elementary	Jennings Middle	King High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	698	1203	2406
<b>2022-23 Enrollment</b> K-12 enrollment on 2022-23 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	464	799	1417
Current Utilization Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	66%	66%	59%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 10/11/2023	40	127	306
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	18	7	9
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	75%	78%	72%

**Notes:** At this time, adequate capacity exists at Folsom Elementary, Jennings Middle, and King High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

andrea a Stingone

Andrea A. Stingone, M.Ed. Department Manager, Planning & Siting Growth Management Department Hillsborough County Public Schools E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684



# **Agency Review Comment Sheet**

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

TO:	Zoning Review, Development Services	<b>REQUEST DATE:</b>	10/5/2023
<b>REVIEWER:</b>	Kim Cruz, Environmental Supervisor	<b>REVIEW DATE:</b>	10/6/2023
APPLICANT:	Happy Traveler RV Park & Resort LLC	PID:	23-0617
LOCATION:	9401 East Fowler Ave. Thonotosassa, I	FL 33592	
FOLIO NO.:	61059.0000, 61060.0000		

# **AGENCY REVIEW COMMENTS:**

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.



**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.

то:	Zoning Review, Development Services	DATE: 09/08/2023
<b>REVIEWER:</b>	Ron Barnes, Impact & Mobility Fee Coordinator	
APPLICANT:	Happy Traveler RV Park & Resort LLC	PETITION NO: 23-0617
LOCATION:	9401 E Fowler Ave	
FOLIO NO:	61059.0000	

# **Estimated Fees:**

(Various use types allowed. Estimates are a sample of potential development)

Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Warehouse (Per 1,000 s.f.) Mobility: \$1,377 Fire: \$34	Mobile Home (1,500 sq ft) Mobility: \$3,455 per unit Parks: \$1,957 per unit School: \$7,027 per unit Fire: \$335 per unit
Bank w/Drive Thr (Per 1,000 s.f.) Mobility: \$20,610 Fire: \$313	(Per 1,000 s.f.)		Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32

# **Project Summary/Description:**

Urban Mobility, Northeast Parks/Fire - 110 Mobile Home units and 12,000 sq ft CG usesl; OR, 127 Mobile Home units

# AGENCY REVIEW COMMENT SHEET

TO: ZONING	TECHNICIAN, Planning Growth Mana	igement	<b>DATE:</b> <u>15 June 2023</u>
<b>REVIEWER:</b>	Bernard W. Kaiser, Conservation and I	Environmental Land	s Management
<b>APPLICANT:</b>	Isabelle Albert	PETITION NO: M	IM 23-0617
LOCATION:	9401 E. Fowler Ave., Thonotosassa, FL 3	<u>3592</u>	
FOLIO NO:	61059.0000	<b>SEC:</b> <u>18</u> <b>TWN:</b> <u>28</u>	<u>8</u> <b>RNG:</b> <u>20</u>

- 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 conditions.

COMMENTS: \_\_\_\_\_.

# VERBATIM TRANSCRIPT

	DROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS	) ) ) )
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch and Pamela Jo Hatley Land Use Hearing Master
DATE:	Tuesday, January 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 7:48 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

1 The next item is Agenda Item D.2, Major MR. GRADY: 2 Mod Application 23-0617. The request is -- is for a major modification of existing plan development. Chris Grandlienard 3 4 will provide Staff recommendation after presentation by the 5 applicant. 6 MS. CORBETT: Kami Corbett again with Hill, Ward 7 Henderson, representing the applicant. And Ms. Albert from Halff is going to do our presentation. 8 MS. ALBERT: Good evening. Thank you very much. 9 Isabel Albert with Halff, 1000 North Ashley Drive assisting the 10 11 applicant in this rezoning application, which is coming up right 12 now. Thank you. So here's the site. The site is located 13 14 in Thonotosassa. It's in the Urban Service area. And it's 15 about 24 acres. The Future Land Use is SMU-6 with a plan and 16 development from 1989. 17 It is currently approved for a mixture of uses, 18 including an RV park, some mini storage, boat and RV storage, commercial and office, as shown over here. And the request is 19 20 to maintain option one. And then before you tonight is to 21 present option two, which is maintaining the RV portion of it. 22 And instead of the parcels A and E where it was approved for 23 open storage, we are proposing a mobile home park there. This is a major modification that includes those two 24 large sites. And part of the request is a density bump up with 25

Policy 19.3 to provide three uses. And those uses are as shown here, that includes the RV park, the mobile home park, as well as one-acre of commercial, mini warehouse or boat and RV, trying to keep that use that's currently approved.

5 Part of the request also is to allow different area size. The mobile home policies or mobile home regulations in 6 7 the code are quite old. And since then, the industry has montarise and has really made mobile homes more efficient. 8 You'll see them, they're smaller and it's not unusual to see a 9 smaller site than what's required in the code. And for this 10 11 example, the small, you know smaller size is about 2,000 square And with the new sizes, it will still provide the, you 12 feet. 13 know, little open space and parking area for the lot on which 14 the mobile home is going to be situated. And so we're proposing 15 change and that regulation to allow this lot size of, call it lot size, but area size at 2,000 square feet. Staff reviewed 16 this and didn't have any objections. 17

We're also asking for administrative variance to Williams Road is substandard. And through discussion with Staff, we agree to provide at least a cross access of pedestrian access onto 3R1 from our site. And that is shown on -- on the site plan.

Overall, these are all policies and objectives that we're consistent with in the Comprehensive Plan, Objective 1, Objective 8, Objective 9, Objective 16. I'll go through them,

but you'll also see in the community design com -- component, as 1 2 well as the Thonotosassa Community Plan, which one of their main qoal is to provide diverse housing in the area, which does --3 4 this proposal does meed and provides that. 5 An overall recommendation from all reviewing agencies from Development Services and the Planning Commission that found 6 7 it consistent with the Comprehensive Plan. And I'm here if you have any questions. That concludes our presentation. 8 9 HEARING MASTER HATLEY: Thank you. No questions for 10 you. 11 MS. ALBERT: Thank you. Oh, actually, you know what, I do have revised conditions. I'm like what's this file in 12 13 front of me? 14 And I will just get those out. And for the record, 15 this was submitted just -- just like an hour before here. And Development Services was grateful to -- to take a look at those. 16 17 I'm very grateful they were able to like look at those and they 18 did not have any objections to what we're proposing. If you 19 start on page seven, and I'm not going to go through them, but 20 if you look at -- it starts on page seven, it -- it's in red. And this last minute, I had to make some hand modifications. 21 22 And I don't know if you'll be able to read it, but the last 23 sentence of condition 30, it says, if developed in parcels with an S, B and F period. And condition 36, we deleted the last 24 sentence that's in red. But overall, the -- the other 25

1	conditions are just to clean up and just to clarify some
2	some the intent of these conditions.
3	HEARING MASTER HATLEY: Okay. And with these last
4	minute changes, Development Services has all of these changes,
5	is that correct?
6	Ms. ALBERT: Correct.
7	HEARING MASTER HATLEY: Thank you.
8	MS. ALBERT: Correct. Thank you.
9	HEARING MASTER HATLEY: All right.
10	Development Services.
11	MR. GRANDLIENARD: Good evening. Chris Grandlienard,
12	planner with Development Services here to present application
13	major modification 23-0617.
14	The approximate 28.3 acres subject property is zoned
15	PD 890052 and comprises of two parcels, folio 61059 and folio
16	61060. PD 89-0052 was most recently modified by PRS 18-407.
17	The site is located at 9401 East Fowler Avenue and is located at
18	the urban service area within the limits of the Thonotosassa
19	Community Plan.
20	The surrounding area is predominant a mixture of
21	residential and commercial uses. There is a church and mini
22	warehouse immediately west of the site. The PD is currently
23	approved for an RV, boat storage in parcels A and C, commercial
24	general uses and commer parcels B. RV camp camp ground,
25	park site and parcel D and a contractor's office and mini

warehouse in parcel E. 1 The existing approved entitlements will remain as 2 3 option one. The request for a major modification is to add a 4 second option for the property with folios 61059 to develop a 5 94-unit mobile home park and a maximum of 10,890 square feet of mini storage and a boat and RV storage. Option two reconfigured 6 7 parcels A and E and joins them together. The request utilizes the incentives for the mixed use policy 19.3 in the 8 Comprehensive Plan for a density bonus. The area for major 9 modification includes three separate uses, RV park, mobile home 10 11 community and mini warehouse and RV storage. The subject property is designated suburban mixed use 12 13 on the Future Land Use map. The Planning Commission found the 14 proposed use consistent. The addition of a second option, which 15 includes a 94-unit mobile home park and a maximum of 10,890 square feet of mini storage and boat and RV storage would be 16 17 consistent with the surrounding and commercial -- residential 18 and commercial uses. Based on the suburban mixed use future

19 land use classification, the surrounding zoning and development 20 pattern and the proposed uses for the modified plan development 21 district, Staff finds the request approvable, subject to 22 proposed conditions.

That concludes my staff report. I'd be glad to answerany questions you might have.

25

HEARING MASTER HATLEY: No questions for you. Thank

1	you.
2	MR. GRANDLIENARD: Thank you.
3	MR. GRADY: Madam Hearing Officer, before we go to
4	Planning Commission, just and regarding the changes to the
5	conditions. Yeah, we we were did receive these in advance
6	of the hearing and didn't review them. And per have no
7	objection of those changes with one modification. I spoke to
8	the the applicant and they're they are in agreement with
9	this change is that in Condition 30, the area in red, they
10	they have that first sentence struck through. That needs to
11	remain remain within the condition. So it shouldn't be
12	struck through. And and again, that would that sentence,
13	the last two sentences would apply to the be the area that
14	would be subject to to parcels B and S. So that standard
15	would apply regarding the design of the mini warehouse would
16	apply to the parcels B and F within the PD. So we'll
17	we'll we'll incorporate these changes into our report and
18	submit revised conditions that incorporates that.
19	But again, the point of that is Condition 30, the
20	last the two architectural the two design requirements
21	regarding the finishing earth tones and also the orientation of
22	the buildings, those will apply to parcels B and F.

HEARING MASTER HATLEY: Okay. So just so make sure I understand you then, the part that is stricken out right now in red that says that the mini warehouse shall be finished with

1	natural earth tone colors, that language should not be stricken?
2	MR. GRADY: Correct.
3	HEARING MASTER HATLEY: Okay.
4	MR. GRADY: Correct.
5	HEARING MASTER HATLEY: And so that and the next
6	sentence, both of those apply to parcels
7	MR. GRADY: Parcels B and F.
8	HEARING MASTER HATLEY: B and F.
9	MR. GRADY: Right.
10	HEARING MASTER HATLEY: Okay. I understand. Thank
11	you.
12	MR. GRADY: You're welcome.
13	HEARING MASTER HATLEY: All right. Planning
14	Commission.
15	MR. FEHRINGER: Good evening. Bryce Fehringer
16	Planning Commission Staff.
17	The subject site is located within the suburban mixed
18	use six, Future Land Use Category and is also located within the
19	urban service area and is within the limits of the Thonotosassa
20	Community Plan. The area around the subject site contains a
21	wide range of uses, including single-family, light commercial
22	light industrial, heavy industrial, mobile home vacant and
23	public institutional uses.
24	The proposed modification, which includes an existing
25	RV park in addition to mobile home and a mini and/or RV and boat

storage is compatible with the surrounding uses and is therefore
 in compliance with the Future Land Use Element Objective 1 and
 Policy 1.4.

Each of the uses requested falls within the typical uses that may be allowed for consideration under the subject site's future land use designation of SMU-6 and is also therefore consistent with Objective 8. Future Land Use Element Objective 16 and its associated policies seek to protect existing neighborhoods and communities along with those that only merge in the future.

11 The subject site meets locational criteria. And the proposed placement of the mini storage and/or RV boat storage is 12 13 located next to existing commercial uses along the intersections 14 of East Fowler Avenue and U.S Highway 301. This is consistent 15 with Future Land Use Element Policies 16.1 and 16.2, as the 16 mobile home and RV park uses allow for an adequate transition of 17 uses with the aforementioned roadway intersections and the 18 existing single-family homes to the west of the subject site.

The proposal also includes land uses that are similar to those existing in the surrounding area, making the request consistent with Future Land Use Element and Policy 16.3. Objective 19 of the Future Land Use Element and its associated policies established the guidance for mixed use development. The subject site is located within the SMU-6 FLUE category and is larger than 20 acres. The request includes three separate

uses and therefore meets the criteria to be considered for a
 mixed use density bonus by FLUE -- Future Land Use Element
 Policy 9 -- 19.3. The existing 19.76 acre RV park is currently
 approved for 206 spaces and serves the pri -- serves as the
 primary use.

The proposed 10.51 acre mobile park includes 94 units 6 7 and serves as the second use. The third use includes one acre for mini storage and/or R -- RV and boat storage and therefore 8 meets the criteria to be considered for a mixed use density 9 The subject site commercial -- meets commercial 10 bonus. 11 locational criteria, as it is within the required distance of 900 feet from the qualifying intersection nodes of both East 12 13 Fowler Avenue and Williams Road, along with U.S. Highway 301 and 14 Williams Road.

15 Future Land Use Element Policy 22.5 requires that nonresidential uses allow for a transition use that recognizes 16 the surrounding community character as depicted on the revised 17 18 site plan, the request includes mini storage uses on the eastern 19 section of the subject site along Williams Road. This is not 20 only reflective of the existing commercial uses along 21 Williams Road, but it also allows for a transition of use to the 22 west of the proposed mobile home and RV park.

The subject site is located within the limits of the the Thonotosassa Community Plan. Goal 4 of this plan seeks to maintain existing diversity of housing types and styles within

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1	the Thonotosassa Community. The request would also allow for a			
2	diversity of housing types. The RV and storage uses would also			
3	be implemented on a scale that fits the surrounding area.			
4	Based upon the above considerations, Planning			
5	Commission Staff finds the proposed application consistent with			
6	the Unincorporated Hillsborough County Comprehensive Plan,			
7	subject to the conditions proposed by the Development Services			
8	Department.			
9	HEARING MASTER HATLEY: Okay. Thank you.			
10	MR. FEHRINGER: Thank you.			
11	HEARING MASTER HATLEY: All right. Is there anyone			
12	here or online who wishes to speak in support of this			
13	application? I do not hear anyone.			
14	Is there anyone here or online who wishes to speak in			
15	opposition to this application? Please come forward.			
16	MR. GOFF: Hi my name is Benjamin Goff (phonetically).			
17	I live at 9401 East Fowler Avenue, which is this place.			
18	I am not a lawyer, so I can't speak in this			
19	lawyer-ease that you all have right now. But you all have not			
20	mentioned that this thing is adjacent to a derelict mobile home			
21	park to the south or to the be northeast and to the			
22	southwest. There's two of them that are adjacent to this			
23	property.			
24	You also don't talk about the 100-plus live oak trees			
25	that they'd have to take out that are habitat for hawks, bats			

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1	and other wildlife out there that we need. There's no reason to
2	put 94 mobile homes here. Just absolutely no reason.
3	The reason why we keep our place safe is because we
4	don't have access to Williams Road or 301. We got it contained
5	to one area and we've got a fence around it, so we're able to
6	keep our area safe, when there's crime stats all over that area.
7	So I am I sent a detailed summary before and I also
8	included several pictures. These people that own the property,
9	manage the property can't be trusted. They violated numerous
10	laws and pictures prove it. They've lied to the County on
11	multiple occasions. So anything that they tell you guys is not
12	eventually what's going to happen. They're going to do whatever
13	they want to do. And I would just strongly object to this major
14	modification. Thank you.
15	HEARING MASTER HATLEY: Yes, sir. Thank you. Be sure
16	and sign in with the clerk here, please.
17	All right. Is there anyone else here or online who
18	wish us to speak in opposition to this application? All right.
19	I don't hear anyone.
20	Development Services, did you have anything further?
21	MR. GRADY: Nothing further.
22	HEARING MASTER HATLEY: Thank you.
23	Applicant.
24	MS. CORBETT: Kami Corbett again with the law firm of
25	Hill, Ward and Henderson.

1	The gentleman said that he submitted something into
2	the record. I don't believe that we have anything that's in the
3	record unless it's been submitted this evening, so I don't know
4	what he's referring to or what he has.
5	Just a couple of points. The property, as Ms. Albert
6	testified, the property is already approved for development
7	under option one. So this site staying vacant and for the trees
8	and the habitat, that that train left the station a long time
9	ago. This has been zoned for a very long time. We're just
10	adding the second option here. So we'll we'll have that.
11	And with respect to anything that might relate to code
12	enforcement or otherwise, I mean, I don't think the gentleman's
13	comments were appropriate with respect to our our client's
14	ownership and their activities, but I don't think that's really
15	relevant testimony for you to consider anyway. And anything
16	relating to code enforcement is something that the County will
17	address separately with us if there's anything that's out there.
18	To my knowledge, we have no good enforcement violations pending.
19	And so with that, we'll answer questions.
20	HEARING MASTER HATLEY: All right. That's fine. I
21	have no questions for you. Thank you.
22	All right. This will close the hearing on Major
23	Modification 23-0617.
24	
25	

### Transcript of Proceedings December 18, 2023

HILLS	SBOF	ROUGH	CC	DUNTY,	FLORIDA
BOARD	OF	COUNT	ΓY	COMMI	SSIONERS

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IN RE:	) ) )
ZONE HEARING MASTER HEARINGS	) ) )
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### ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

- BEFORE: SUSAN FINCH Land Use Hearing Master
- DATE: Monday, December 18, 2023
- TIME: Commencing at 6:00 p.m. Concluding at 8:18 p.m.

LOCATION: Hillsborough County BOCC 601 East Kennedy Boulevard 26th Floor Boardroom Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654

### Transcript of Proceedings December 18, 2023

1 Item A.7, Major Mod 23-0617. This application is out of order to be heard and is being continued to the January 16, 2 2024 ZHM hearing. 3 4 Item A.8, Major Mod 23-0768. This application is out 5 of order to be heard and is being continued to the January 16, 2024 ZHM hearing. 6 7 Item A.9, Standard Rezoning 23-0771. This application is out of order to be heard and is being continued to the 8 January 16, 2024 ZHM hearing. 9 10 Item A.10, PD 23-0774. This application is out of 11 order to be heard and is being continued to the January 16, 2024 12 ZHM hearing. 13 Item A.11 was already addressed in our previous 14 unpublished changes. I'll go ahead and announce it again. 15 PD 23-0775. This application is being withdrawn from the ZHM 16 process. This application is out of 17 Item A.12, PD 23-0776. 18 order to be heard and is being continued to the January 16, 2024 19 ZHM hearing. 20 This application is out of Item A.13, PD 23-0778. 21 order to be heard and is being continued to the February 20, 22 2024 ZHM hearing. 23 Item A.14, PD 23-0780. This application is out of 24 order to be heard and is being continued to the January 16, 2024 25 ZHM hearing.

	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS	) ) ) )
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master
DATE:	Monday, November 13, 2023
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

### Zone Hearing Master Hearing ---November 13, 2023

continued by Staff to the December 18, 2023 ZHM hearing. 1 Item A.3, Major Mod 23-0518. This application is out 2 of order to be heard and is being continued to the 3 4 December 18, 2023 ZHM hearing. 5 Item A.4, PD 23-0540. This application is out of order to be heard and is being continued to the 6 7 December 18 2023 ZHM hearing. 8 Item A.5, PD 23-0583. This application is out of order to be heard and is being continued to the 9 December 18, 2023 ZHM hearing. 10 11 Item A.6, PD 23-0584. This application is out of order to be heard and is being continued to the 12 13 December 18, 2023 ZHM hearing. 14 Item A.7, Major Mod 23-0617. This application is out 15 of order to be heard and is being continued to the December 18, 2023 ZHM hearing. 16 Item A.8, PD 23-0618. This application is out of 17 18 order to be heard and is being continued to the January 16, 2024 19 ZHM hearing. 20 Item A.9, PD 23-0622. This application is being 21 continued by Staff to the January 16, 2024 ZHM hearing. 22 Item A.10, this app -- which is Standard Rezoning 23 23-041 -- 0714. This application is being continued by the applicant to the December 18, 2023 ZHM hearing. 24 25 Item A.11, Major Mod application 23-0768. This

# Zoning Master Hearing ---October 16, 2023

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
IN RE: ZONE HEARING MASTER HEARINGS	) ) ) ) )	
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS	
BEFORE:	Susan Finch Land Use Hearing Master	
DATE:	Monday, October 16, 2023	
TIME:	Commencing at 6:00 p.m. Concluding at 10:13 p.m.	
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601	
Reported by: Diane DeMarsh, AAERT No.	1654	

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1	ZHM Hearing.
2	Item A.10, Major Mod Application 23-0617. This
3	application is out of order to be heard and is being continued
4	to the November 13, 2023 ZHM Hearing.
5	Item A.11, PD 23-0618. This application is out of
6	order to be heard and is being continued to the
7	November 13, 2023 ZHM Hearing.
8	Item A.12, PD 23-0622. This application is out of
9	order to be heard and is being continued to the
10	November 13, 2023 ZHM Hearing.
11	Item A.13, Standard Rezoning 23-0714. This
12	application is being continued by the applicant to the
13	November 13, 2013 ZHM Hearing.
14	Item A.14, Major Mod Application 23-0768. This
15	application is out of order to be heard and is being continued
16	to the November 13, 2023 ZHM Hearing.
17	Item A.15, Standard Rezoning 23-0771. This
18	application is out of order to be heard and is being continued
19	to the November 13, 2023 ZHM Hearing.
20	Item A.16, PD 23-0774. This application is out of
21	order to be heard and is being continued to the November 13,
22	2023 ZHM Hearing.
23	Item A.17, PD 23-0775. This application is out of
24	order to be heard and is being continued to the
25	November 13, 2023 ZHM Hearing.

# ZHM Hearing September 18, 2023

	DROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS	) ) ) )
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Land Use Hearing Master
DATE:	Monday, September 18, 2023
TIME:	Commencing at 6:00 p.m. Concluding at 10:54 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, FL 33601
Reported by: Diane DeMarsh, AAERT No.	1654

# ZHM Hearing September 18, 2023

1	Item A.17, PD 23-0610, this application is being
2	continued by the applicant to the October 16th, 2023, Zoning
3	Hearing Master hearing.
4	Item A.18, Major Mod application 23-0614, this
5	application is being continued by the applicant to the October
6	16, 2023, Zoning Hearing Master hearing.
7	Item A.19, Major Mod application 23-0617, this
8	application is out of order to be heard and is being continued
9	to the October 16th, 2023, Zoning Hearing Master hearing.
10	Item A.20, PD 23-0618, this application is out of
11	order to be heard and is being continued to the October 16th,
12	2023, Zoning Hearing Master hearing.
13	Item A.22 [sic], Standard Rezoning 23-0714, this
14	application is being continued by the applicant to the October
15	16th, 2023, Zoning Hearing Master hearing.
16	Item A.22, Standard Rezoning 23-0729, this application
17	is being continued by staff to the October 16th, 2023, Zoning
18	Hearing Master hearing.
19	Item A.23, Standard Rezoning 23-0771, this application
20	is being continued by the applicant to the October 16th, 2023,
21	Zoning Hearing Master hearing.
22	Item A.24, Standard Rezoning 23-0782, this application
23	is out of order to be heard and is being continued to the
24	October 16th, 2023, Zoning Hearing Master hearing.
25	And, lastly, Item A.25, Standard Rezoning 23-0828,

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR,	
DATE/TIME: 1-16-2	024 HEARING MASTER: Pamelo Jo Harley Susan Finch
6:00 P	.m. Susan Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
<b>APPLICATION #</b>	PLEASE PRINT NAME PEALE STRALE
MM23-0201	MAILING ADDRESS 501 E. Genuedy Brei # (010.
	CITY Toppe STATE FC ZIP 3362 PHONE 813 327 544
APPLICATION #	PLEASE PRINT AND
23 - 0828	$\begin{array}{c} \text{MAILING ADDRESS} \\ \hline \text{CITY} \\ \hline \begin{array}{c} \hline \end{array} \\ \hline \end{array} \\ \hline \begin{array}{c} \hline \end{array} \\ \hline \end{array} \\ \hline \begin{array}{c} \text{MAILING ADDRESS} \\ \hline \end{array} \\ \hline \begin{array}{c} \hline \end{array} \\ \hline \end{array} \\ \hline \begin{array}{c} \text{MAILING ADDRESS} \\ \hline \end{array} \\ \hline \begin{array}{c} \text{MAILING ADDRESS} \\ \hline \end{array} \\ \hline \begin{array}{c} \hline \end{array} \\ \hline \end{array} \\ \hline \begin{array}{c} \text{MAILING ADDRESS} \\ \hline \end{array} \\ \hline \end{array} \\ \hline \begin{array}{c} \text{MAILING ADDRESS} \\ \hline \end{array} \\ \hline \end{array} \\ \hline \begin{array}{c} \text{MAILING ADDRESS} \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \\ \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \\ \\ \hline \end{array} \\ \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \\ \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \\ \\ \hline \end{array} \\ \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \\ \\ \end{array} \\ \hline \end{array} \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \end{array} \\ \\ \end{array} \\ \hline \end{array} $ \\ \hline \end{array} \\ \\ \hline \end{array} \\ \hline \end{array} \end{array} \\ \\ \end{array}  \\ \hline \end{array} \\ \\ \hline \end{array} \\ \\ \hline \end{array} \\ \end{array} \\ \\ \end{array}  \\ \hline \end{array}  \\ \hline \end{array} \\ \\ \hline \end{array} \end{array} \\ \end{array} \\ \\ \end{array}  \\ \hline \end{array}  \\ \hline \end{array} \\ \\ \end{array} \end{array} \\ \end{array} \\ \\ \end{array}  \\ \hline \end{array} \\ \\ \end{array} \end{array} \\ \end{array}  \\ \\ \end{array} \\ \end{array}  \\ \hline \end{array}  \\ \\ \hline \end{array}  \\ \hline \end{array} \end{array} \\ \end{array} \\ \\ \end{array}  \\ \hline \end{array} \end{array}  \\ \\ \end{array} \end{array} \\ \end{array} \end{array} \\ \\ \end{array} \end{array}  \\ \\ \end{array}  \\ \\ \end{array}  \\ \end{array} \end{array}  \\ \end{array} \end{array} \\ \end{array} \end{array} \\ \end{array} \end{array}  \\ \\ \end{array} \end{array}  \\ \\ \end{array}  \\ \end{array}  \\ \\ \end{array} \end{array} \end{array}  \\ \\ \end{array}  \\ \\ \end{array}  \\ \\ \end{array}  \\ \end{array}  \\ \end{array}  \\ \\ \end{array} \end{array}  \\ \\ \end{array}  \\ \end{array}  \\ \end{array}  \\ \\ \end{array}  \\ \\ \end{array} \end{array}  \\ \\ \end{array}  \\ \\ \end{array}  \\ \\ \end{array}  \\ \\ \end{array} \end{array}  \\ \\ \end{array}  \\ \end{array}  \\ \\ \end{array}  \\ \\ \end{array} \end{array}  \\ \end{array}  \\ \\ \end{array}  \\  \\
APPLICATION #	PLEASE PRINT PLEASE PRINT 100 NAME CRAYFON PRICEMPER
23 - 1041	MAILING ADDRESS 101 E. KENNEDY BUD SUITE INC CITY AMPA STATE IZ ZIP 33602 PHONE (813)957-72
APPLICATION #	PLEASE PRINT NAME Brill PINSON
24-0191	MAILING ADDRESS 1000 N ASTILLY DY. Stc 900
	CITY TAMPA STATE FC ZIP 3310 PHONE 7810-518 018
APPLICATION #	PLEASE PRINT KAMI Corblett
23-0584	MAILING ADDRESS 1018 Kennedy Blud Ste 3700
	CITY AMPA STATE & ZIP 3402 PHONE 33-227 842
APPLICATION #	PLEASE PRINT NAME Scott Fitzpatrick
23-0584	MAILING ADDRESS SII - B Cypres Villey Blue
	CITY Right STATE FC ZIP 3253 PHONE 813 - 634-542

PAGE  $\rightarrow$  OF 3SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO DATE/TIME: 1-16-2024 HEARING MASTER: Pamela Ju Harley 6:00 pm. PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME LENNIE SAFFOLD **APPLICATION #** RZ PD MAILING ADDRESS 5912 N. Kenneth AV 23-0584 CITY 1/AMAA STATE 7 ZIP 3360 PHONE 8/3 237-4313 NAME Trubelle albert **APPLICATION #** MAILING ADDRESS 1000 N. ashley Dr. # 900 23-0617 Tanya STATE A ZIP 331-27 HONE 331.0976 PLEASE PRINT **APPLICATION #** NAME BENSAMIN GOFF MAILING ADDRESS 9401 E Fowlen Aves 23-0617 CITY The Notasias STATE FL ZIP33592 PHONE 970-227-3477 NAME Kami Cerbett **APPLICATION #** MAILING ADDRESS 1619 Rened Blid 3700 23-0617 CITY TAM RAS STATE FL ZIPSZON PHONE 83-2279421 PLEASE PRINT **APPLICATION #** NAME DAUTIS ARChallit PB23-MAILING ADDRESS 375 C 73/1) A 0622 CITY 102 PLEASE PRINT **APPLICATION #** NAME John Lakocca MAILING ADDRESS 3225 S. MacDill Ave. 230622 CITY TAMPA STATE \$ L ZIP33628 PHONE 695-0469

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 3 OF 3
	HEARING MASTER: Pamela Jo Harley
6:00 pm	
PLEASE <b>PRINT CLE</b>	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME CONALDFCOYD
23-0622	MAILING ADDRESS (0/17W. LINEBANGHAVE
	CITY TAMAA STATE FL ZIP 3363 PHONE
APPLICATION #	PLEASE PRINT NAME Christopher Berg
23-0881	MAILING ADDRESS 101 E Konnedy Blvd, Tampa, FC 32607
	CITYSTATEZIP PHONE
APPLICATION #	PLEASE PRINT NAME Kevin Reali
23-0882	MAILING ADDRESS # 401 E Sackson 57
	CITY Tanka STATE FL ZIP 33602 PHONE 513-222-5059
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATE ZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
—	CITYSTATE ZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATE ZIPPHONE

# **HEARING TYPE:**

ZHM, PHM, VRH, LUHO

DATE: 01/16/2024

**HEARING MASTER:** Pamela Jo Hatley/Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 23-0281	Neale Stralow	1. Applicant Presentation Packet	No
RZ 23-0828	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0828	Rosa Timoteo	2. Revised Staff Report	No
RZ 23-0584	Kami Corbett	1. Applicant Presentation Packet	No
RZ 23-0584	Rosa Timoteo	2. Revised Staff Report	No
MM 23-0617	Isabelle Albert	1. Applicant Presentation Packet	No
MM 23-0617	Rosa Timoteo	2. Revised Staff Report	No
MM 23-0881	Christopher Berg	1. Applicant Presentation Packet	No
MM 23-0881	Rosa Timoteo	2. Revised Staff Report	No
RZ 23-0882	Kevin Reali	1. Applicant Presentation Packet	No
RZ 23-0882	Rosa Timoteo	2. Revised Staff Report	No

#### JANUARY 16, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, January 16, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, reviewed the changes/withdrawals/continuances.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Chief Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use agenda process.

Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. MM 23-0281

- Brian Grady, Development Services, called MM 23-0281.
- Testimony provided.

Susan Finch, ZHM, closed MM 23-0281.

### B.2. RZ 23-0828

Brian Grady, Development Services, called RZ 23-0828.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0828.

C. REZONING STANDARD (RZ-STD):

### C.1. RZ 23-1041

Brian Grady, Development Services, called RZ 23-1041.

Testimony provided.

### MONDAY, JANUARY 16, 2024

Pamela Jo Hatley, ZHM, closed RZ 23-1041. C.2. RZ 24-0191 Brian Grady, Development Services, called RZ 24-0191. Testimonv provided. Pamela Jo Hatley, ZHM, closed RZ 24-0191. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM): D. D.1. RZ 23-0584 Brian Grady, Development Services, called RZ 23-0584. Testimonv provided. Pamela Jo Hatley, ZHM, closed RZ 23-0584. D.2. MM 23-0617 Brian Grady, Development Services, called MM 23-0617. Testimonv provided. Pamela Jo Hatley, ZHM, closed MM 23-0617. D.3. RZ 23-0622 Brian Grady, Development Services, called RZ 23-0622. Testimonv provided. Pamela Jo Hatley, ZHM, closed RZ 23-0622. D.4. MM 23-0881 Brian Grady, Development Services, called MM 23-0881. Testimony provided. Pamela Jo Hatley, ZHM, closed MM 23-0881.

# MONDAY, JANUARY 16, 2024

### D.5. RZ 23-0882

- Brian Grady, Development Services, called RZ 23-0882.
- ▶ Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 23-0882.
- E. ZHM SPECIAL USE
- ADJOURNMENT
- Pamela Jo Hatley, ZHM, adjourned the meeting at 7:48 p.m.

# PD Modification Application: MM 23-0617 Zoning Hearing Master Date: January 16, 2024 BOCC Land Use Meeting Date: March 19, 2024

### 1.0 APPLICATION SUMMARY

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

### Introduction Summary:

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

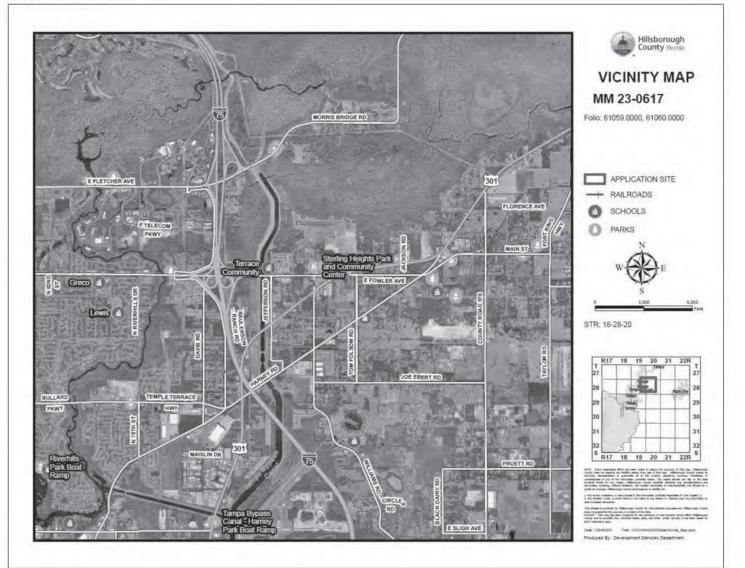
Existing Approval(s):	Proposed Modification(s):
Currently approved for RV/boat storage in Parcels A and C, commercial general (CG) uses in Parcels B, RV campground /park site in Parcel D, and contractor office and mini warehouse in Parcel E.	Add a second option to develop a 94-unit mobile home park and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

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

Case Reviewer: Chris Grandlienard, AICP

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



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

The site is located at 9401 East Fowler Avenue and is located in the Urban Service Area within the limits of the Thonotosassa Community Plan. In the general proximity of the subject site the zoning districts are CG, PD and ASC-1 to the north. To the south is RSC-6, AR, PD and CG. To the east is PD and CG. To the west is Cl, PD, AR, and RSC-6. The surrounding area is predominantly a mixture of residential and commercial uses. There is a church and mini warehouse immediately west of the site.

APPLICATION NUMBER:	MM 23-0617	
THM HEADING DATE.	January 16 30	

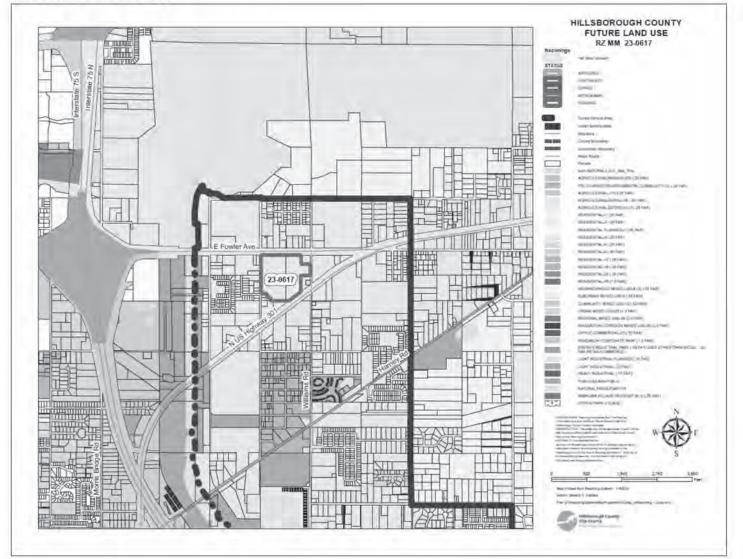
ZHM HEARING DATE: BOCC LUM MEETING DATE: March 19, 2024

January 16, 2024

Case Reviewer: Chris Grandlienard, AICP

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



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

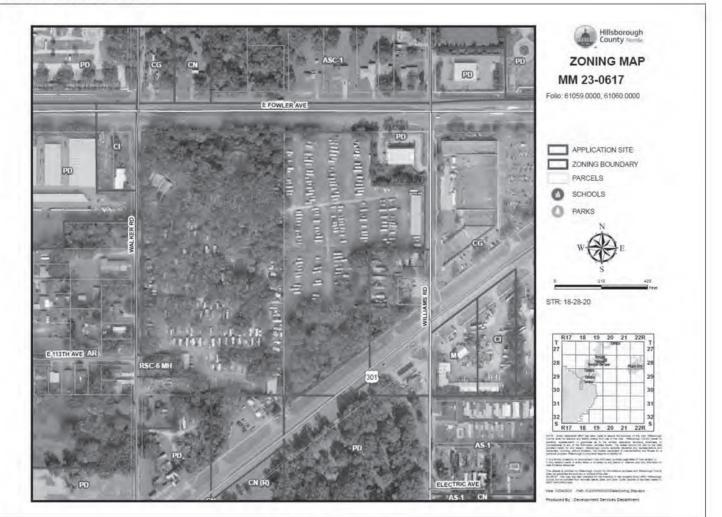
BOCC LUM MEETING DATE: March 19, 2024

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### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



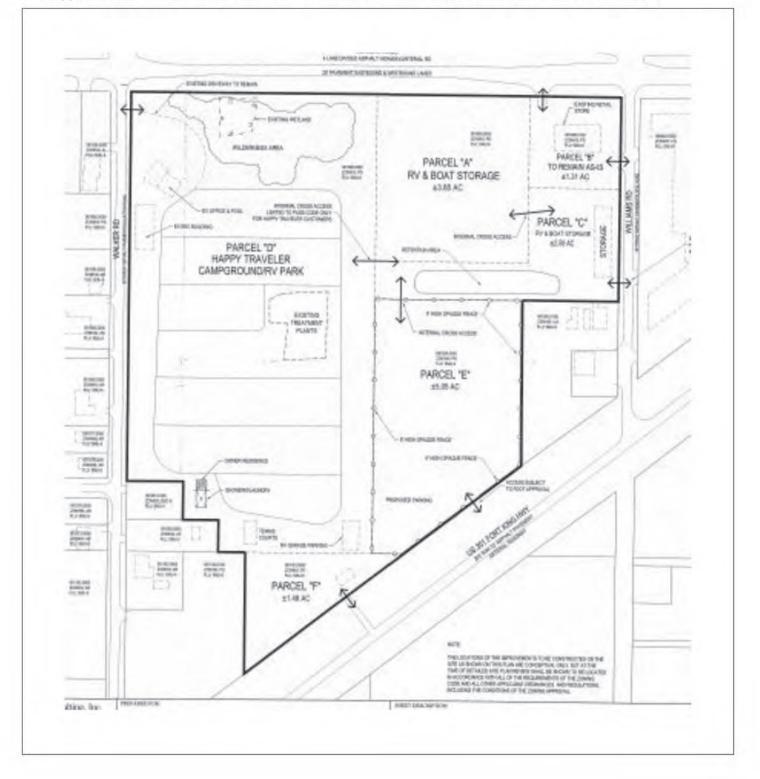
Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG, CN, PD 23-0784, PD 89-0052, ASC-1	CG: 0.27 F.A.R. CN: 0.20 F.A.R. PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: 1 d/u per acre	CG: Commercial CN: Commercial PD 23-0784: Per PD PD 89-0052: Per PD ASC-1: SFR & Ag	CG: Commercial CN: SFR PD 23-0784: SFR PD 89-0052: Commercia ASC-1: SFR
South	RSC-6, AR, PD 89-0052, PD 02-0215, CG	RSC-6: 6 du/a, AR: 1 du/5ac, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: 0.27 F.A.R.	RSC-6: SFR, AR: SFR & Ag, PD 89-0052: Per PD, PD 02-0215: Per PD, CG: Commercial	RSC-6: SFR, AR: SFR, PD 89-0052: Commercial, PD 02- 0215: Vacant, CG: Commercial

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

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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)

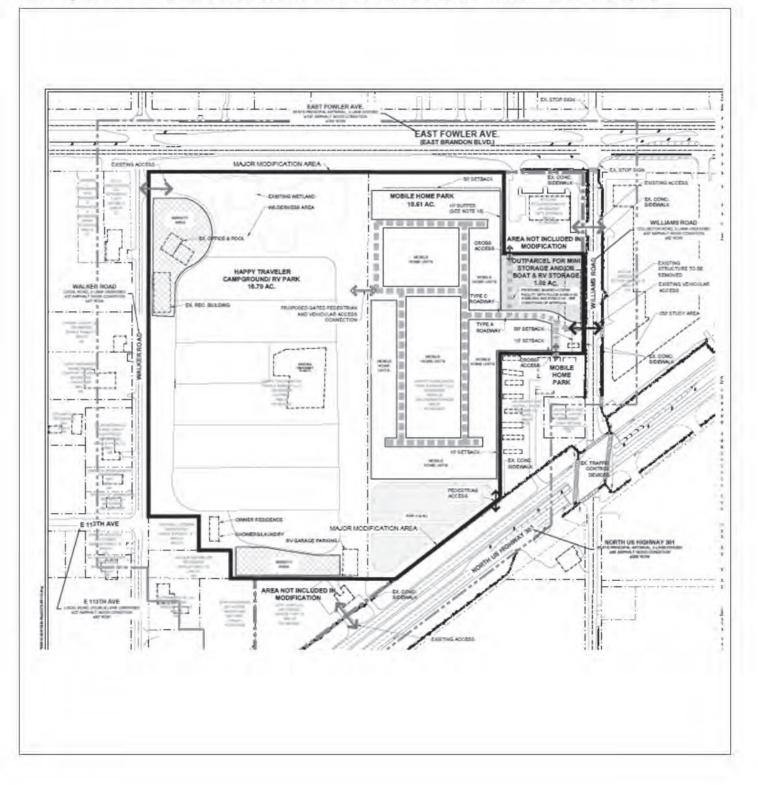


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### 2.0 LAND USE MAP SET AND SUMMARY DATA

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)

Road Name	Classification	Current Conditions	Select Future Improvements	
Williams Rd.	County Collector - 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>	
Walker Rd.	County Local - 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	<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 (Modification Area Only)					
1.2	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	732	55	74		
Proposed	1,236	88	110		
Difference (+/-)	(+) 504	(+) 33	(+) 36		

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Vehicular & Pedestrian	None	Meets LDC	
South		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC	
East	x	Vehicular & Pedestrian	None	Meets LDC	
West	x	Vehicular & Pedestrian	None	Meets LDC	
Design Exception/Adm	ninistrative Varianc	e 🗆 Not applicable for t	his request		
Road Name/Nature of Request		Туре		Finding	
Williams Rd./ Substandard Rd.		Administrative Requested	Variance	Approvable	
		Choose un item.		Choose an item	
Notes:					

# APPLICATION NUMBER:

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# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	X Yes	□ Yes	X Yes	Wetlands present	
Environmental Protection commission	□ No	🖾 No	🗆 No	wettands present	
Environmental Services	🛛 Yes	🗆 Yes	🗆 Yes		
Environmental services	🗆 No	🖾 No	🖾 No		
Conservation & Environ. Lands Mgmt.	Ves Yes	□ Yes	□ Yes		
	□ No	No	No No		
Check if Applicable:	Potable Water Wellfield Protection Area				
Wetlands/Other Surface Waters	Urban/Suburban/Rural Scenic Corridor				
Wellhead Protection Area	□ Adjacent to ELAPP property				
Surface Water Resource Protection Area	Other: Air	port Height Restri	ction 130' AM		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Transportation	MAL	T VSL	52		
🛛 Design Exc./Adm. Variance Requested	⊠ Yes	□ Yes ⊠ No	⊠ Yes □ No		
Off-site Improvements Provided	□ No				
Service Area/ Water & Wastewater	-				
🛛 Urban 🛛 City of Tampa	Yes	□ Yes	☐ Yes		
□Rural □ City of Temple Terrace	□ No	🖾 No	🖾 No		
Hillsborough County School Board	⊠ Yes □ No	1.2.2.1.1.1			
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A		🗆 Yes	🗆 Yes		
Inadequate 🗆 K-5 🗆 6-8 🗆 9-12 🗆 N/A		🖾 No	🖾 No		
mpact/Mobility Fees		]+			
(Various use types allowed. Estimates arIndustrialRetail - Shopping Cent(Per 1,000 s.f.)(Per 1,000 s.f.)Mobility: \$4,230Mobility: \$13,562Fire: \$57Fire: \$313	ter Wareho (Per 1,00 Mobility Fire: \$34	use Mobil 20 s.f.) Mobil y: \$1,377 Parks 4 Schoc Fire: \$	e Home (1,50 lity: \$3,455 pe : \$1,957 per u ol: \$7,027 per \$335 per unit	er unit unit unit	
	Food w/Drive		Varehouse		
(Per 1,000 s.f.) (Per 1,000 s			.000 s.f.)		
Mobility: \$20,610 Mobility: \$1	04,494		ty: \$725		
Fire: \$313 Fire: \$313	Commonte	Fire: \$	1	Additional	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments	
Planning Commission					
Tanning commission	⊠ Yes		□ Yes	See Planning	
Meets Locational Criteria DN/A	🖾 Yes	🗆 Inconsistent	□ Yes	See Planning	
	⊠ Yes □ No	□ Inconsistent ⊠ Consistent	□ Yes ⊠ No	See Planning Commission Report.	

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### 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

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

The PD is currently approved for RV/boat storage in Parcels A and C, commercial general (CG) uses in Parcels B, RV campground /park site in Parcel D, and contractor office and mini warehouse in Parcel E. The existing approved entitlements will remain as option 1. The request for a major modification is to add a second option for the property with folio# 61059.0000 to develop a 94-unit mobile home park and a maximum of 10,890 square feet of mini storage and boat and RV storage. Option 2 reconfigures Parcels A and E and joins them together. The request utilizes the incentives for the Mixed-Use Policy 19.3 in the Comprehensive Plan for a density bonus, the area for major modification includes 3 separate uses: RV park, mobile home community, and mini warehouse and RV and boat storage.

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

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

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

5.2 Recommendation

Approvable, subject to proposed conditions.

Case Reviewer: Chris Grandlienard, AICP

### 6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

- 1. Revise the Option 2 Site Data Table to ensure that the Happy Traveler Campground/RV Park specifies the maximum number of units allowed using the language for Parcel D as found within the Land Use Table and associated note on the Option 1 plan sheet.
- <u>Revise the note which reads "Proposed Gated Pedestrian and Vehicular Access Connection" to</u> instead read "Proposed Gated Pedestrian and Vehicular Access Connection with Restrictions – See <u>Conditions of Approval"</u>
- 3. Modify the labels reading "Cross Access" to instead state "Proposed Access/ Cross-Access Stubout".
- Revise the option 2 Site Data Table for development standards lot area to 2,000 square feet minimum.
- 5. Applicant shall label Parcels as Follows:
  - a. <u>The areas shown on Option 1 as "Parcel B", "Parcel D" and "Parcel F" shall be labeled the</u> same way on the Option 2 plan.
  - b. The +/- 10.51 ac. Mobile Home Park shall be labeled as "Parcel AE"; and,
  - c. <u>The +/- 1.0 ac. Outparcel for Mini Storage and/or Boat & RV Storage shall be labeled as</u> "Parcel CC".
- 6. The applicant shall modify the site data table to show entitlements by Parcel designation.
- 7. Delete the "Development Standards" table. Staff notes that the zoning conditions shall control.

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

These conditions shall apply to Development Option 1:

- 1. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
- 2. All loading docks and trash facilities shall be enclosed pursuant to the buffer and screening standards within the Hillsborough County Land Development Code. Prior to detailed site plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.

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- 3. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
- 4. The PD district Development within Option 1 shall be permitted the following uses:
  - 4.1 Parcel A Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.
  - 4.2 Parcel B C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
  - 4.3 Parcel C Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.

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

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

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

- 4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.
- 4.5.2 A maximum 0.29 FAR.
- 4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.
- 4.5.4 Maximum height for Parcel E shall be 25 feet.

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- 4.5.5 No business activity shall occur outside the buildings.
- 4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.
- 4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.
- 4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.
- 4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.
- 4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.
- 4.6 Parcel F C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
- 5. Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- 6. All roof top mechanical equipment shall be screened from public view.
- 7. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.
- The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.
- 9. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.
- 10. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions. Prior to site development plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
- 11. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.

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- 12. The developer shall construct a minimum 5-foot wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
- 13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the fence between parcels shall not be provided between Parcels E and F if FDOT requires consolidation of the Parcel E and Parcel F access driveways and/or if cross access is otherwise required per Section 6.04.03.Q of the Hillsborough County Land Development Code.
- Any access/cross-access between Parcels D and F, and/or Parcels D and E shall be restricted to occupants of the RV Park/Campground within Parcel D.
- 15. Williams Road is a substandard roadway. If access to Williams Road is proposed, the developer will be required to bring portions of the roadways up to current County standards for a Type TS-4 roadway or otherwise obtain a variance through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual Design Standards may be considered through the Public Works Design Exception process.
- 16. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- <u>17.16.</u> Parcel A and C storage area parking may remain unpaved; however, the developer will be required to delineate parking spaces using a method acceptable to Hillsborough County. Additionally, such areas shall be maintained such that no erosion or sedimentation occurs either on or off site.
- 18. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
- 18. 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.
- 19. 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.

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

These conditions shall apply to Development Option 2:

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- 25. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
- 26. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
- 27. Development within Option 2 shall be permitted the following uses:
  - 27.1 Parcel AE A Mobile Home Park with a maximum of 94 units.
  - 27.2 Parcel B Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
  - 27.3 Parcel CC A maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.
  - 27.4 Parcel D 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per acre) or provide appropriate proof (i.e. vested rights approval, non-conforming use approval) that the RV park had more than 206 units prior to July 31, 1989.
  - 27.5 Parcel F Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
- 17. Development within the area designed as the Happy Traveler Campground/ RV Park (Pareel D) shall be subject to the restrictions/standards/conditions within Option 1 (condition 4.4), above. Development within the areas shown as Pareels B and F shall be subject to the restrictions/standards/conditions within Option 1, above. Notwithstanding the foregoing, access and interconnectivity between these areas may be further restricted as provided herein below.
- 18. Development within the +/~ 10.51 ac. area designed for Mobile Home Park uses shall be limited to a maximum of 94 mobile home units. Development within the +/~ 1 ac. area designated for Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be limited to a maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.
- 28. Prior to Construction Site Plan approval for each increment of development within Parcel F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- 29. All roof top mechanical equipment shall be screened from public view.

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- 30. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.
- 31. Within Parcels B, D and F, the required front yards shall be 35 feet. Within Parcel CC, the required front yard setback shall be 15 feet along Williams Road. Within Parcel AE, the required front yard setback shall be 50-feet along Fowler Ave.
- 32. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.

19.33. Mobile Home Park Option 2 Development within Parcel AE shall comply with the following development standards:

Maximum Building Height: 35 feet

Minimum Front Yard Setback: 5 feet

Minimum Side Yard Setback: 5 feet

Minimum Rear Yard Setback: 5 feet

Maximum Intensity: 0.25 F.A.R.

Maximum Impervious: 75%

Lot Area: 2,000 square feet

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

- 34. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.
- 35. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
- 36. The developer shall construct a minimum 5-foot-wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
- 37. Any access/cross-access between Parcels D and F, and/or Parcels D and AE shall be restricted to occupants of the RV Park/Campground within Parcel D.

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- 38. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- 39. 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.
- 40. 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.
- 41. 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).
- 42. 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.
- 43. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- 44. All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-ofway and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
- 45. The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- 20.46. Access to Parcels AE and CC the +/-10.51 ac. Mobile Home Park and +/-1.0 ac. Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be served by and restricted to one (1) access connection to Williams Rd. The developer shall also construct the following:
  - a. One (1) access/cross access connection between the Parcel AEMobile Home Park and area designed on the site plan as the Happy Traveler Campground/RV ParkParcel D. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles and the use of Happy Traveler Campground/RV ParkParcel D residents only (i.e. no other project visitors, guests or

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residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing-compliant location and addresses substandard roadway issues that would also be triggered). The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.

- b. One (1) access/cross access connection along the southern project boundary (i.e. between folios 61059.0000 and 61063.0100).
- <u>c.</u> One (1) access/cross access connection along the northern project boundary of Parcel CC (i.e. between folios 61059.0000 and 61059.0100).
- 21.47. The developer shall construct internal project "roadways" (i.e. those facilities necessary to support the mobile home uses consistent with Sec. 6.11.110.B.1 of the LDC) pursuant to Notes 25 and 26 within the site notes section of the PD site plan. Those portions of internal project facilities designed as "Type A Roadway" on the PD site plan shall be considered Shared Access Facilities (with folios 61059.0100, 61059.0000 and 61063.0100. The developer shall record in the Official Records of Hillsborough County an easement and/or any other agreements necessary over the Shared Access Facility to permits the owner of the above referenced folios to take vehicular access through the subject PD, in the event those properties redevelop<sub>3.</sub>
- 22.48. Construction access shall be limited to the Walker Rd, access as shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
- 23.49. If MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.

These conditions shall apply to both Development Options:

- 24. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- 25. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
- 26. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the County.

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- 27. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- 28. All new buildings and uses, except for single family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights of way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
- 29. The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- <u>30.</u> Within 90 days of approval of PRS 18-0407 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.
- 31. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 32. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 33. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 34. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 35. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

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Zoning Administrator Sign Off:

J. Brian Grady Tue Jan 16202408:49:43

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

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

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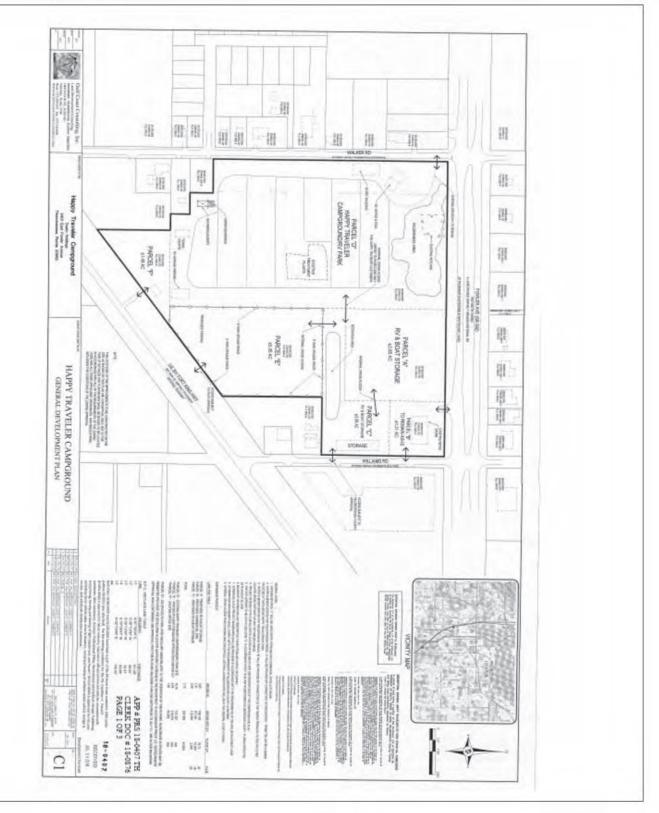
# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

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# 8.0 SITE PLANS (FULL)

# 8.1.1 Approved Site Plans (Full)

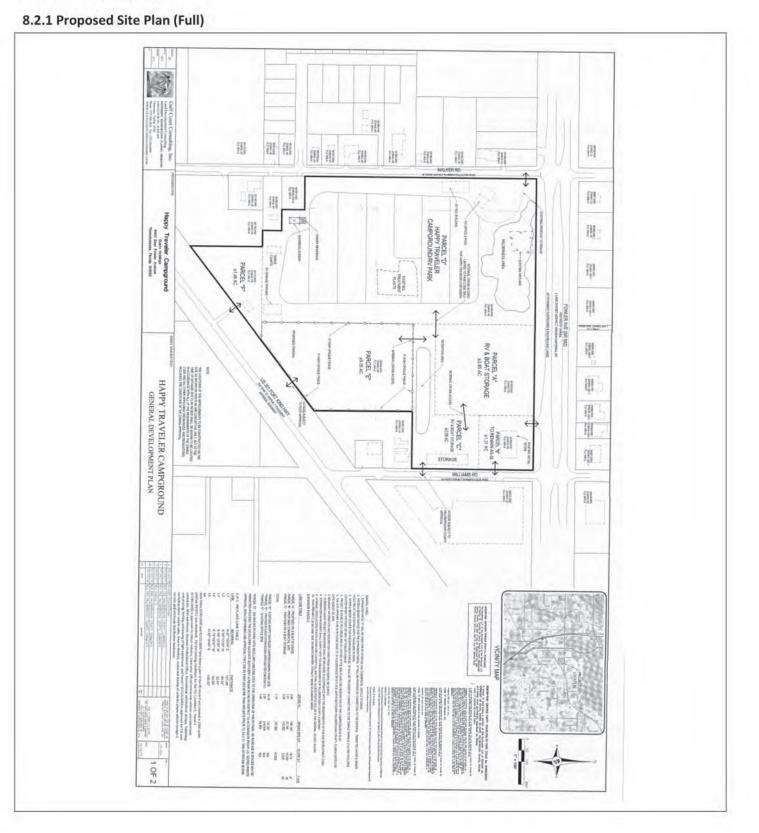


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# 8.0 SITE PLANS (FULL)

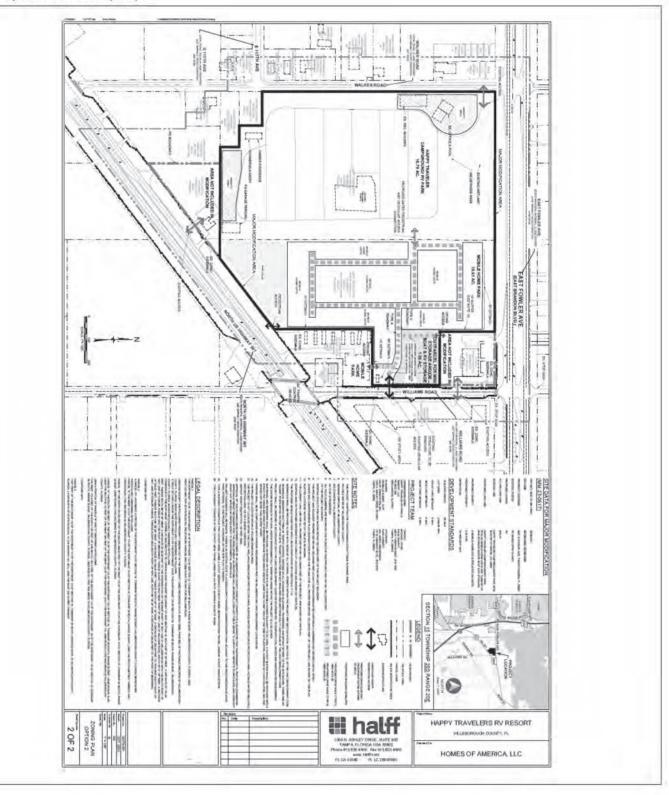


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# 8.0 SITE PLANS (FULL)

# 8.2.2 Proposed Site Plan (Full)



APPLICATION NUMBER:	MM 23-0617

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#### 9.0 FULL TRANSPORTATION REPORT (see following pages)

# AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	
REVIEWER: James Ratliff, AICP, PTP, Principal Planner	
PLANNING APEA/SECTOP TH/ Central	

DATE: 12/09/2023 AGENCY/DEPT: Transportation PETITION NO: MM 23-0617

This agency has no comments.

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

#### NEW AND REVISED CONDITIONS

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

These conditions shall annly to Development Ontion 1;

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

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

4.4 Parcel D - 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per

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

#### 4.5 Parcel E

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4.5.1 Shall permit the following uses:

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

- 4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.
- 4.5.2 A maximum 0.29 FAR.
- 4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.
- 4.5.4 Maximum height for Parcel E shall be 25 feet.
- 4.5.5 No business activity shall occur outside the buildings.
- 4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.
- 4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.
- 4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.
- 4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.
- 4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.
- 4.6 Parcel F C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be 14.
- Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- All roof top mechanical equipment shall be screened from public view.
- All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward. Fowler Avenue.
- The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.
- The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.

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- 10. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions. Prior to site development plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
- 11. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
- 12. The developer shall construct a minimum 5-foot wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
- 13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the fence between parcels shall not be provided between Parcels E and F if FDOT requires consolidation of the Parcel E and Parcel F access driveways and/or if cross access is otherwise required per Section 6,04,03.Q of the Hillsborough County Land Development Code.
- Any access/cross-access between Parcels D and F, and/or Parcels D and E shall be restricted to occupants of the RV Park/Campground within Parcel D.
- 15. Williams Road is a substandard roadway. If access to Williams Road is proposed, the developer will be required to bring portions of the roadways up to current County standards for a Type TS-4 roadway or otherwise obtain a variance through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual Design Standards may be considered through the Public Works Design Exception process.
  - 16. Motwithsteading capiting on the site plan to the contrary, the developer shall be permitted to construct emergency course to sitker Fonder Are- or Williams Rd. (Complied to do so by Hillsborrogh Courty For Resource)
  - 17. Parcel A and C storage area parking may remain unpaved; however, the developer will be required to delineate parking spaces using a method acceptable to Hillsborough County. Additionally, such areas shall be maintained such that no erosion or sedimentation occurs either on or off site.
  - 18. The developm shall show on the Revised Control Development Site Data the opproximate branchines of all control and shall label the arts(a) the new Site Data the opproximate branchines of any strainteentably consistent arts(c) shall be delevanted in the field by County Environmental Protection Commission staff and shown on the construction wite plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the developer shall submit to the County evidence of approval from the Environmental Protection Commission of the developer shall submit to the County evidence of approval from the Environmental Protection County evidence of approval from the Environmental Protection County evidence of approval from the Environmental Protection of the conservation area boundaries prior to construction site plan the plan the plan the plan the plan the plan the construction area boundaries prior to construction site plan the conservation area boundaries prior to construction site plan the p
  - All on site conservation mea(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the County.
  - 20. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 fest in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
  - 21. All new buildings and uses, except for single family and two family dwellings, shall provide facilities for the storage of solid write within the lot. The facilities and storage of solid write shall be oder free. Where well facilities are provided entries of a building, they shall be encoured from public rights of may and adjourn property by an analyze are structed of maturials competible with the maturials on the first of the main buildings.

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

These conditions shall apply to Development Option 2:

- 1. Development within the area designed as the Happy Traveler Camperound/ RV Park shall be subject to the restrictions/standards/conditions within Option 1, above. Development within the areas shown as Parcels B and F shall be subject to the restrictions/standards/conditions within Option 1, above. Notwithstanding the foregoing, access and interconnectivity between these areas may be further restricted as provided herein below.
- Development within the +/-10.51 ac area designed for Mobile Home Park uses shall be limited to a maximum
  of 92 mobile home units. Development within the +/-1 ac area designated for Outparcel for Mini-Storage
  and/or Boat and RV Storage uses shall be limited to a maximum of 10.890 s.f. of mini-warehouse uses and/or
  1.0 ac of open storage uses for Boats and RVs.
- Access to the +/- 10.51 ac. Mobile Home Park and +/- 1.0 ac. Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be served by and restricted to one (1) access connection to Williams Rd. The developer shall also construct the following:
  - a One (1) access/cross access connection between the Mobile Home Park and area designed on the site plan as the Happy Traveler Camperound/RV Park. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles and the use of Happy Traveler Camperound/RV Park residents only (i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing-compliant location and addresses rubstandard roadway insues that would also be triggered). The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.
  - One (1) access/cross access connection along the southern protect boundary (i.e. between folios 61059.0000 and 61063.0100).
  - c. One (1) access/cross access connection along the northern project boundary (i.e. between folios 61059.0000 and 61059.0100).
- 4. The developer shall construct internal project "roadways" (i.e. those facilities necessary to support the mobile home uses consistent with Sec. 6.11.110.B.1 of the LDC) pursuant to Notes 25 and 26 within the site notes section of the PD site plan. Those portions of internal project facilities designed as "Type A Roadway" on the PD site plan shall be considered Shared Access Facilities (with folios 61059.0100, 61059.0000 and 61063.0100. The developer shall record in the Official Records of Hillsborough County an easement and/or any other agreements necessary over the Shared Access Facility to permits the owner of the above referenced folios to take vehicular access through the subject PD, in the event those properties redevelop.
- Construction access shall be limited to the Walker Rd, access as shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
- 6. If MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02 B. Administrative Variance (dated October 5, 2023) and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2025). Approval Of this Administrative Variance will waive the Williams Rd, substandard road improvements required by Sec. 6.04.03.L. of the LDC.

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These conditions thall apply to both Development Options;

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

#### Other Conditions

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

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#### PROJECT SUMMARY AND ANALYSIS

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

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

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

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

Approved Uses (Modification Area Only)

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

#### Proposed Uses (Modification Area Only):

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

#### Trip Generation Difference:

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

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Case Reviewer: Chris Grandlienard, AICP

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

#### SITE ACCESS AND CONNECTIVITY

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

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

#### ADMINISTRATIVE VARIANCE - WILLIAMS RD. SUBSTANDARD ROAD

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

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

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#### Case Reviewer: Chris Grandlienard, AICP

# ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	Τσ	LOS Standard	Peak How Directional LOS
Williams R.d.	Sligh Ave	Fowler Ave.	С	¢

Source: Hillsborough County 2020 Level of Service Report

Hillsborough

County Florida

Development Services

ZHM HEARING DATE: BOCC LUM MEETING DATE:

#### January 16, 2024 March 19, 2024

Case Reviewer: Chris Grandlienard, AICP

Received October 12, 2023 Development Services



# Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

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

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

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October 05, 2023 Revised October 11, 2023

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

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

Dear Mr. Williams:

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

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

The project proposes to have the following access:

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

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.8 for the section of Williams Road from Fowler Avenue to US 301, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

#### a) There is unreasonable burden on the applicant

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

400 North Tampa Street, 15<sup>th</sup> Floor, Tampa. FL 33602 Ph: (813) 296-2595 www.palmtraffic.com

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Case Reviewer: Chris Grandlienard, AICP

#### **Ratliff**, James

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

Vicki/Michael - I have found the attached Section 6.04.02.8. Administrative Variance (AV) for PD 23-0617 APPROVABLE.

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

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

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

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

Mike

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

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

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

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

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Case Reviewer: Chris Grandlienard, AICP

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

Hello Mike,

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

myates@palmtraffic.com myates@palmtraffic.com ialbert@halff.com grandlienardc@hillsboroughcounty.org ratliffia@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE premierowers Transportation Review Manager Development Services Department

P: (813) 276-8364 E: <u>tirados@HCFLGov.net</u> W: <u>HCFLGov.net</u>

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

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

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

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

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

The proposed project will have one (1) full access to Williams Road, aligning with the middle commerical driveway to the east<sup>rd</sup> Street NE. Again, without the variance, reasonable access cannot be provided..

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

Sincerely,

Vicki L Castro

Vidki L Castro, P.E. Principal Digitally signed by Vicki L Castro Date: 2023.10.11 16:16:35 -04'00'



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

\_Disapproved

\_\_\_\_Approved with Conditions

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

Sincerely,

Approved

Michael J. Williams Hillsborough County Engineer

400 North Tampa Street, 15<sup>th</sup> Floor, Tampa, FL 33602 Ph: (813) 296-2595 www.palmtraffic.com

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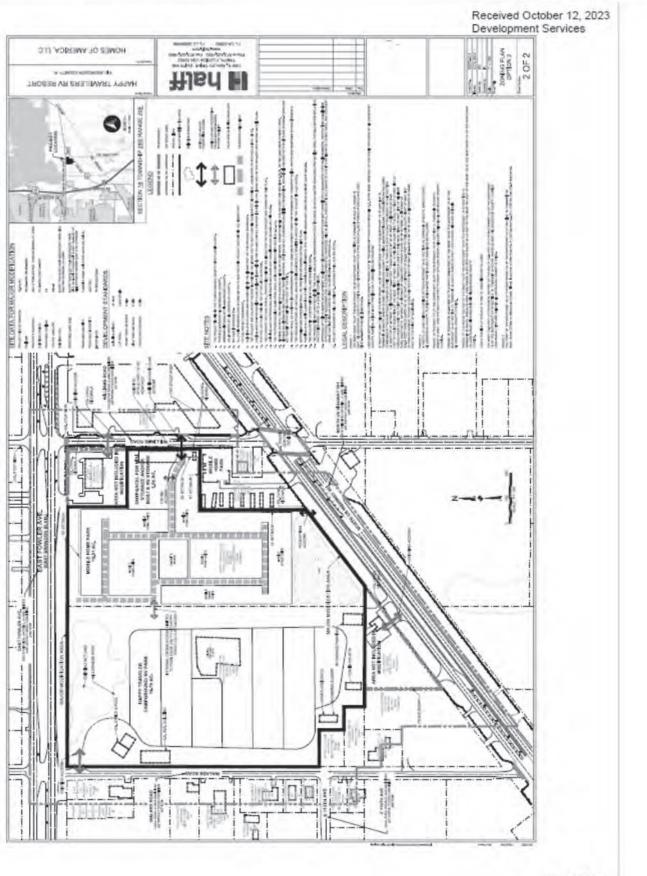


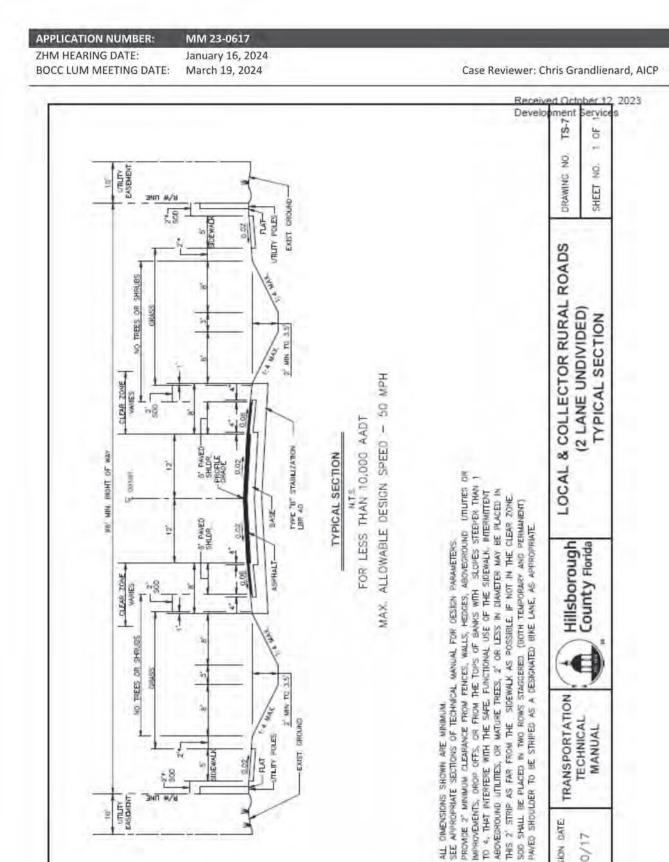
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REMSION DATE. 10/17

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Case Reviewer: Chris Grandlienard, AICP

# 6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

- 1. Revise the Option 2 Site Data Table to ensure that the Happy Traveler Campground/RV Park specifies the maximum number of units allowed using the language for Parcel D as found within the Land Use Table and associated note on the Option 1 plan sheet.
- 2. <u>Revise the note which reads "Proposed Gated Pedestrian and Vehicular Access Connection" to</u> instead read "Proposed Gated Pedestrian and Vehicular Access Connection with Restrictions – See Conditions of Approval".
- 3. <u>Modify the labels reading "Cross Access" to instead state "Proposed Access/ Cross-Access Stubout".</u>
- 4. <u>Revise the option 2 Site Data Table for development standards lot area to 2,000 square feet</u> <u>minimum.</u>
- 5. Applicant shall label Parcels as Follows:
  - a. <u>The areas shown on Option 1 as "Parcel B"</u>, "Parcel D" and "Parcel F" shall be labeled the same way on the Option 2 plan.
  - b. The +/- 10.51 ac. Mobile Home Park shall be labeled as "Parcel AE"; and,
  - c. <u>The +/- 1.0 ac. Outparcel for Mini Storage and/or Boat & RV Storage shall be labeled as</u> <u>"Parcel CC".</u>
- 6. The applicant shall modify the site data table to show entitlements by Parcel designation.
- 7. Delete the "Development Standards" table. Staff notes that the zoning conditions shall control.

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

These conditions shall apply to Development Option 1:

- 1. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
- 2. All loading docks and trash facilities shall be enclosed pursuant to the buffer and screening standards within the Hillsborough County Land Development Code. Prior to detailed site plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.

Applica	tio	n No.	23-	0617			
Name: _	-	Isabe	lle A	lbert			
Entered at Public Hearing: ZHM							
Exhibit	#_	1	Date:	1-16-24			

- 3. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
- 4. <u>The PD district Development within Option 1</u> shall be permitted the following uses:
  - 4.1 Parcel A Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.
  - 4.2 Parcel B C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
  - 4.3 Parcel C Open storage for privately owned boats, boat trailers, RV's, RV trailers and domestic vehicles. Absolutely no commercial vehicles of any kind shall be stored hereon.

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

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

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

- 4.5.1.1 Storage of commercial vehicles/trucks, as defined by the Land Development Code, with a capacity of one ton or greater on the property shall be prohibited.
- 4.5.2 A maximum 0.29 FAR.
- 4.5.3 Parcel E shall be developed to CG development standards unless otherwise stated herein.
- 4.5.4 Maximum height for Parcel E shall be 25 feet.

- 4.5.5 No business activity shall occur outside the buildings.
- 4.5.6 Hours of operation shall be from 7:00 a.m. to 7 p.m.
- 4.5.7 Buffer and screening shall be in accordance with the Land Development Code, unless otherwise specified herein.
- 4.5.8 A 6-foot-high solid PVC fence shall be placed along the northern, western and eastern property boundaries.
- 4.5.9 No buffer area shall be required between Parcel D and Parcel E. Type A screening in the form of a 6-foot-high solid PVC fence shall be required between Parcel D and Parcel E.
- 4.5.10 The applicant shall consult with Natural Resources staff prior to preliminary site plan submittal to minimize the removal of trees.
- 4.6 Parcel F C-G uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
- 5. Prior to Construction Site Plan approval for each increment of development within Parcels E and F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- 6. All roof top mechanical equipment shall be screened from public view.
- 7. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue.
- 8. The required front yards shall be 35 feet in the PD project with the exception that Parcel C shall be permitted a 15 foot setback shall along Williams Road.
- 9. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.
- 10. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions. Prior to site development plan approval for either Parcels A, B or C, whichever comes first, the developer shall provide documentation that the existing RV Park is in compliance with these standards.
- 11. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.

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- 12. The developer shall construct a minimum 5-foot wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations.
- 13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, the fence between parcels shall not be provided between Parcels E and F if FDOT requires consolidation of the Parcel E and Parcel F access driveways and/or if cross access is otherwise required per Section 6.04.03.Q of the Hillsborough County Land Development Code.
- 14. Any access/cross-access between Parcels D and F, and/or Parcels D and E shall be restricted to occupants of the RV Park/Campground within Parcel D.
- 15. Williams Road is a substandard roadway. If access to Williams Road is proposed, the developer will be required to bring portions of the roadways up to current County standards for a Type TS-4 roadway or otherwise obtain a variance through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual Design Standards may be considered through the Public Works Design Exception process.
- 16. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- 17.16. Parcel A and C storage area parking may remain unpaved; however, the developer will be required to delineate parking spaces using a method acceptable to Hillsborough County. Additionally, such areas shall be maintained such that no erosion or sedimentation occurs either on or off site.
- 18. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
- 18. 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.
- 19. 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 I-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

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

These conditions shall apply to Development Option 2:

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- 25. A minimum 100 feet setback shall be provided from all residentially zoned and/or used properties east of Walker Road at the southwest corner of the subject site to any portion of buildings (excluding those buildings in the RV Park), loading docks, and/or trash facility enclosures.
- 26. Along the project boundaries all structures shall be set back two feet for every one foot of structure height over 20 feet. This distance shall be measured from the property boundary or added to the yards and buffers required elsewhere in the Hillsborough County Land Development Code and these conditions whichever is greater.
- 27. Development within Option 2 shall be permitted the following uses:
  - 27.1 Parcel AE A Mobile Home Park with a maximum of 94 units.
  - 27.2 Parcel B Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .18.
  - 27.3 Parcel CC A maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.
  - 27.4 Parcel D 205 space RV Park with an owner residence and ancillary uses related to the operation of the RV Park. An increase in spaces may be permitted provided the developer allocate sufficient acreage in the PD district to accommodate the additional spaces (based on a density of 12 units per acre) or provide appropriate proof (i.e. vested rights approval, non-conforming use approval) that the RV park had more than 206 units prior to July 31, 1989.
  - 27.5 Parcel F Commercial General (CG) uses excluding motors vehicles sales, drive-in theaters, rental and leasing of vehicles where vehicle storage is on-site, and wholesale distribution businesses. The maximum F.A.R. shall be .14.
- 17. Development within the area designed as the Happy Traveler Campground/ RV Park (Parcel-D) shall be subject to the restrictions/standards/conditions within Option 1 (condition 4.4), above. Development within the areas shown as Parcels B and F shall be subject to the restrictions/standards/conditions within Option 1, above. Notwithstanding the foregoing, access and interconnectivity between these areas may be further restricted as provided herein below.
- 18. Development within the +/-10.51 ac. area designed for Mobile Home Park uses shall be limited to a maximum of 94 mobile home units. Development within the +/-1 ac. area designated for Outpareel for Mini-Storage and/or Boat and RV Storage uses shall be limited to a maximum of 10,890 s.f. of mini-warehouse uses and/or 1.0 ac. of open storage uses for Boats and RVs.
- 28. Prior to Construction Site Plan approval for each increment of development within Parcel F, the developer shall provide a traffic analysis that will be used to determine whether site access improvements or other mitigation is required. Any turn lanes warranted shall be coordinated with the Florida Department of Transportation.
- 29. All roof top mechanical equipment shall be screened from public view.

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Case Reviewer: Chris Grandlienard, AICP

- 30. All buildings shall provide an architectural finish on all sides. The mini-warehouse shall be finished with natural earth tone colors. No storage buildings within the mini-warehouse facility shall be oriented toward Fowler Avenue, if developed in Parcel B and F.
- 31. Within Parcels B, D and F, the required front yards shall be 35 feet. Within Parcel CC, the required front yard setback shall be 15 feet along Williams Road. Within Parcel AE, the required front yard setback shall be 50-feet along Fowler Ave.
- 32. The remaining yards shall be in accordance with the buffering and screening standards set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.

<u>19.33.</u> <u>Mobile Home Park Option 2</u> <u>Development within Parcel AE shall comply with the following development standards:</u>

Maximum Building Height: 35 feet

Minimum Front Yard Setback: 5 feet

Minimum Side Yard Setback: 5 feet

Minimum Rear Yard Setback: 5 feet

Maximum Intensity: 0.25 F.A.R.

Maximum Impervious: 75%

Minimum Lot Area: 2,000 square feet

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

- 34. Buffering and screening shall be provided in accordance with the standards for buffering and screening set forth in the Hillsborough County Land Development Code, except as otherwise stipulated by these conditions.
- 35. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
- 36. The developer shall construct a minimum 5-foot-wide sidewalk along the property's Fowler Avenue frontage unless otherwise approved by Hillsborough County. Sidewalks shall also be provided along other roadway frontages and internal with the site consistent with applicable Land Development Code and Americans with Disabilities Act regulations, except as otherwise stipulated by these conditions (i.e.; Administrative Variance approval).
- 37. Any access/cross-access between Parcels D and F, and/or Parcels D and AE shall be restricted to occupants of the RV Park/Campground within Parcel D.

- 38. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- 39. 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.
- 40. 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.
- 41. 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).
- 42. 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.
- 43. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- 44. All new buildings and uses, except for single family and two family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights of way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
- 45. The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- 20.46. Access to Parcels AE and CC the +/- 10.51 ac. Mobile Home Park and +/- 1.0 ac. Outparcel for Mini-Storage and/or Boat and RV Storage uses shall be served by and restricted to one (1) access connection to Williams Rd. The developer shall also construct the following:
  - a. One (1) access/cross access connection between the Parcel AEMobile Home Park and area designed on the site plan as the Happy Traveler Campground/RV ParkParcel D. Such vehicular access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall, and such gate shall be restricted to emergency vehicles and the use of Happy

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Traveler Campground/RV ParkParcel D residents only (i.e. no other project visitors, guests or residents shall be permitted to utilize the vehicular connection/gate unless the developer files for a zoning modification to relocate the existing substandard Walker Rd. access to a Sec. 6.04.07 spacing-compliant location and addresses substandard roadway issues that would also be triggered). The developer may also gate the pedestrian connection; however, such gate/connection shall be available for the daily use of project residents.

- b. One (1) access/cross access connection along the southern project boundary of Parcel CC (i.e. between folios 61059.0000 and 61063.0100).
- c. One (1) access/cross access connection along the northern project boundary of Parcel CC (i.e. between folios 61059.0000 and 61059.0100).
- 21.47. The developer shall construct internal project "roadways" (i.e. those facilities necessary to support the mobile home uses consistent with Sec. 6.11.110.B.1 of the LDC) pursuant to Notes 25 and 26 within the site notes section of the PD site plan. Those portions of internal project facilities designed as "Type A Roadway" on the PD site plan shall be considered Shared Access Facilities (with folios 61059.0100, 61059.0000 and 61063.0100. The developer shall record in the Official Records of Hillsborough County an easement and/or any other agreements necessary over the Shared Access Facility to permits the owner of the above referenced folios to take vehicular access through the subject PD, in the event those properties redevelop<sub>5</sub>.
- <u>22.48.</u> Construction access shall be limited to the Walker Rd. access as shown on the PD site  $plan_{\overline{12}}$ . The developer shall include a note in each site/construction plan submittal which indicates same.
- 23.49. If MM 23-0617 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated October 5, 2023, and last revised October 11, 2023) which has been found approvable by the County Engineer (on October 27, 2023). Approval Of this Administrative Variance will waive the Williams Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.

# These conditions shall apply to both Development Options:

- 24. Notwithstanding anything on the site plan to the contrary, the developer shall be permitted to construct emergency access to either Fowler Ave. or Williams Rd. if required to do so by Hillsborough County Fire Rescue.
- 25. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein Conservation Area. The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Site plan. The developer shall submit to the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission staff and shown on the construction site plan. The developer shall submit to the County evidence of approval from the Environmental Protection Commission of the conservation area boundaries prior to construction site plan approval.
- 26. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the County.

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- 27. The developer shall provide illumination for all project access points and along any and all storage lanes and points thereof, sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- 28. All new buildings and uses, except for single-family and two-family dwellings, shall provide facilities for the storage of solid waste within the lot. The facilities and storage of solid waste shall be odor free. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front of the main building.
- 29. The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- <u>30.</u> Within 90 days of approval of PRS 18-0407 by the Hillsborough County Board of County <u>Commissioners, the developer shall submit to the Development Services Department a revised General</u> Development Plan for certification reflecting all the conditions outlined above.
- 31. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- <u>32.</u> <u>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.</u>
- 33. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- <u>34.</u> 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 <u>site plans</u>, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- <u>35.</u> <u>Final design of buildings, stormwater retention areas, and ingress/egress</u> es are subject to change pending <u>formal agency jurisdictional determinations of wetland and other surface water boundaries and approval</u> by the appropriate regulatory agencies.

# PARTY OF RECORD

