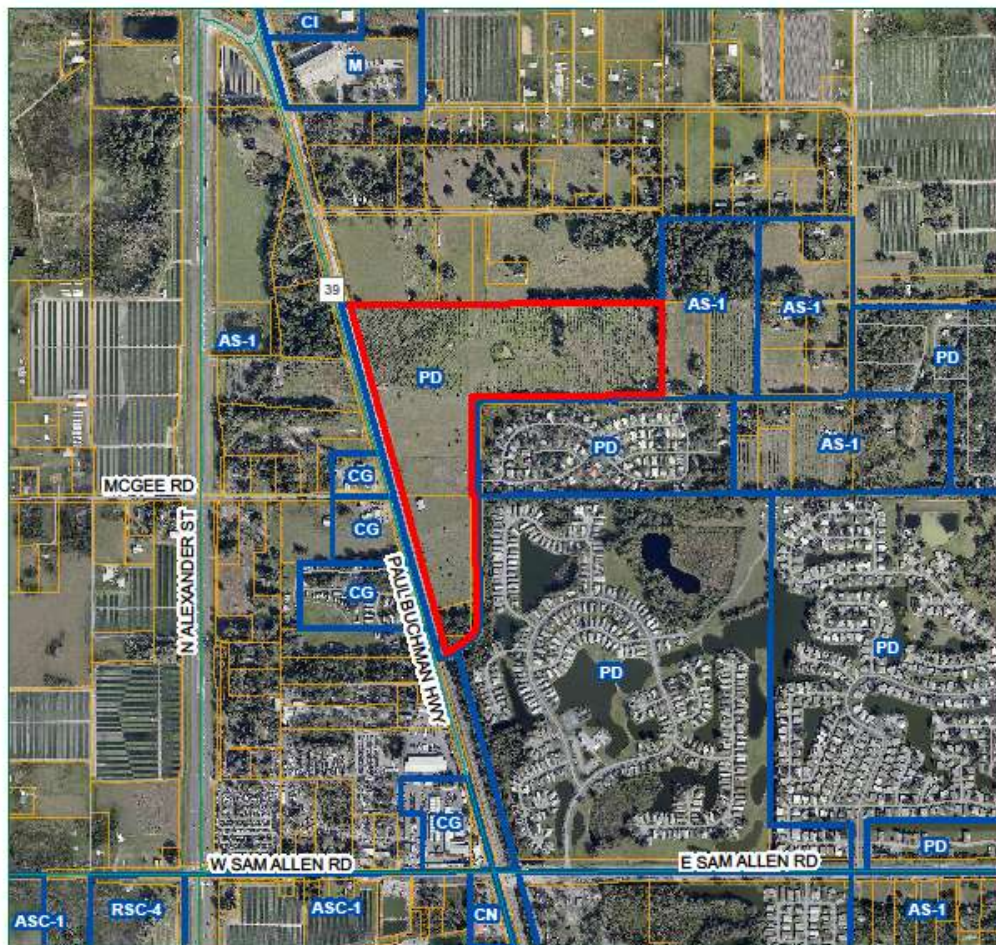




## STAFF REPORT




<b>SUBJECT:</b>	PRS 21-0060	<b>PLANNING AREA:</b>	East Rural
<b>REQUEST:</b>	Minor Modification to an Approved PD	<b>SECTOR</b>	Central
<b>APPLICANT:</b>	Willaford Groves LLC		
<b>Existing Zoning:</b> PD 17-1005		<b>Comp Plan Category:</b> RES-1 & RES-6	



## Immediate Aerial Zoning Map

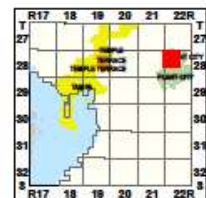
**PRS 21-0060**

Folio: 89594.0000,  
89977.0201, 89977.0225,  
89980.0000, 89982.0000

-  Application Site  
 Zoning Boundary  
 Parcels



STR: 8-28-22, 17-28-22



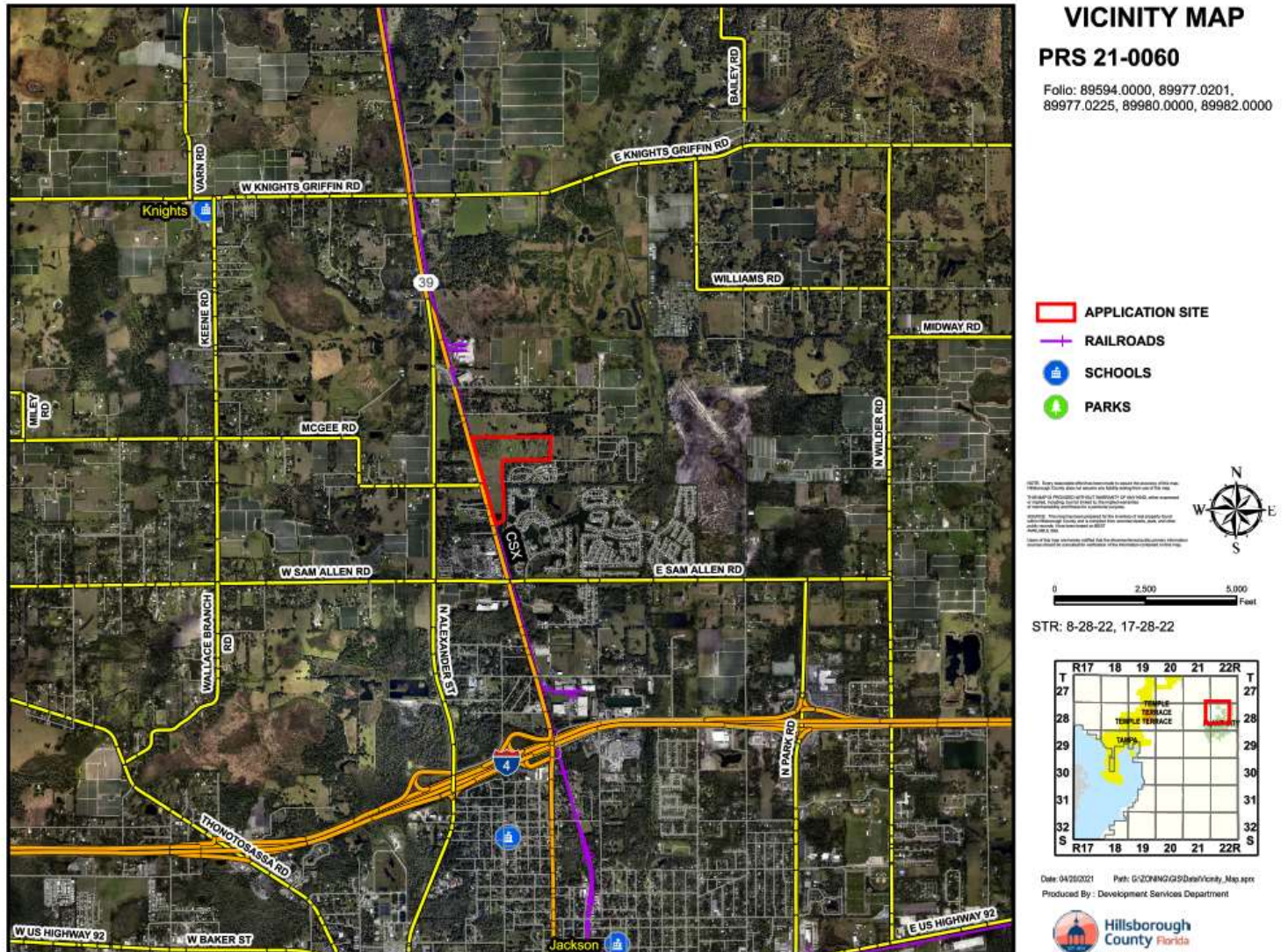
NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

NOTICE: This map has been prepared for the inventory of non-privately owned within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been issued as BEST AVAILABLE.

Users of this map are hereby notified that the aforementioned public agency's financial condition is not warranted by the mapmaker.

Date: 10/26/2020 Path: G:\CHW\GData\Data\Testing- files.aprx





## Application Review Summary and Recommendation

### 1.0 Summary

#### 1.1 Project Narrative

The applicant is requesting a minor modification to Planned Development (PD) 17-1005. The 48.14 acre PD is located on the east side of Paul Buchman Highway/CR 39. The PD is approved for a 108-space RV park.

The modification requests are as follows:

1. **A redesign of the RV park.** The currently approved site plan locates the 108 space RV park (with pull-thru and back in spaces) from the northern perimeter southward along the entire western portion of the site (see Figure 1). All stormwater ponds were located along the western area of the site. The eastern portion of the site is depicted as open space/recreation/stormwater management uses. Interim agricultural uses until the site develops is permitted. The proposed plan places all RV spaces away from the northern perimeter, at an increased setback from 50 feet to approximately 400 feet. The internal roadway configuration changes from a loop road with east/west streets to two loop roads. Stormwater ponds will now be located within or to the east of the RV park area. The central park area will contain a swimming pool, recreation area, and clubhouse/shelter building. An on-site "caboose" track and dog park areas continue to be provided where generally depicted on the existing site plan. The southernmost area of the PD is proposed to be used for a groundskeeper facility (not a residence). Required screening of the RV park area will continue to be provided.

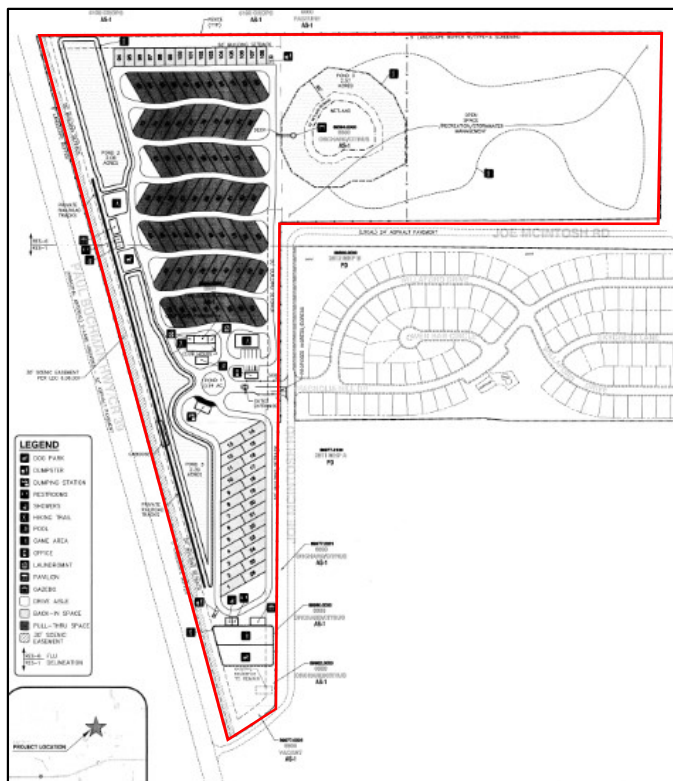


Figure 1: Existing Site Plan

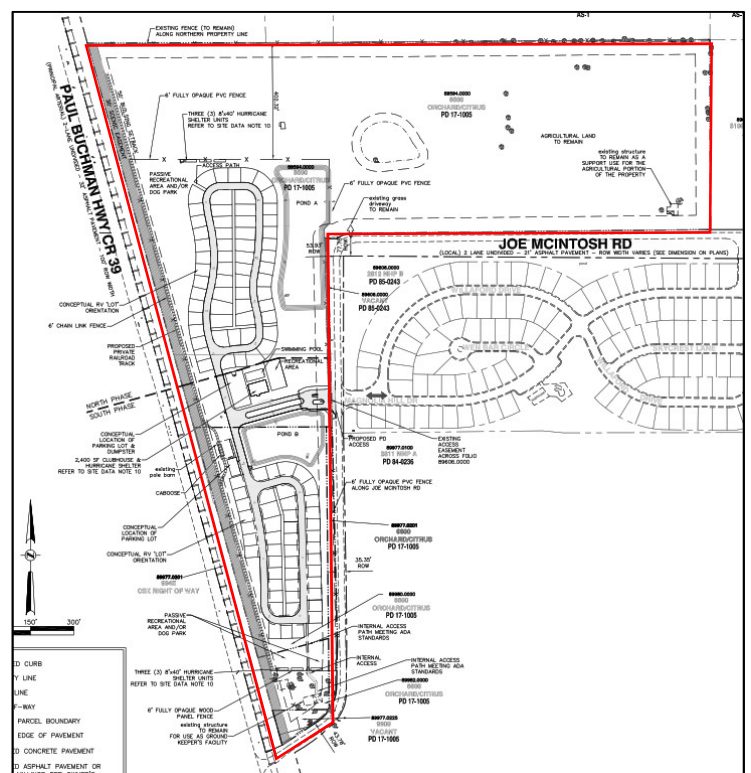


Figure 2: Proposed Site Plan

2. Specify the number of residents per RV space to determine the required storm shelter size. The Land Development Code requires that all new RV parks, containing a minimum of 25 spaces to include a building or buildings to be used for sheltering purposes for RV tenants during severe storms and storm warnings. The minimum shelter size is 20 square feet per resident with the provision of kitchen facilities, emergency lighting, water storage, toilets and showers, a telephone and first aid equipment. The number of residents per RV is not specified in the Land Development Code. Under this PRS, the applicant requests to specify the maximum number of RV park residents at 216 (2 residents per 108 spaces, which equates to 40 sf per space), resulting in a maximum of 4,320 square feet for shelter purposes.

Based upon information provided by the applicant from the Florida Association of RV Parks and Campgrounds (FARVC), the majority of RV travelers in the state of Florida are retirees and snowbirds, as opposed to larger families or groups. Therefore, the proposed number of 2 residents per RV is appropriate. FARVC also notes that there is also an increasing trend for single-occupant RVs. Per the applicant, the owner-operator of the subject RV park will specify in leasing agreements that no more than 2 residents per RV will be allowed, residents are to be age 55 or older, children are not permitted, and a maximum stay of 120 days (per the LDC) will be enforced.

The Hazard Mitigation Manager, in consultation with the Office of Emergency Management, has reviewed this request and does not object to the proposal, as the proposal is reasonable and reflective of an RV park population.

## **1.2 Compliance Overview with Land Development Code and Technical Manuals**

No PD variations are proposed under this minor modification.

## **1.3 Evaluation of Existing and Planned Public Facilities**

The project area is located in the Rural Service Area.

The site is located on west side of Joe McIntosh Road – a 2-lane, undivided substandard roadway. The roadway provides 20 feet of pavement within the 50 foot right of way. No sidewalks are present. Subsequent to the original rezoning in 2017, an administrative variance was approved by the County Engineer in 2019. The requirement to bring the roadway to county standards was waived based upon the factors outlined in the request and attached to the transportation staff report for this PRS.

No changes in access or the number of spaces is proposed under this PRS. Therefore, transportation staff has no objections, subject to revised and new conditions of approval. Revised conditions acknowledge the previously approved administrative variance and allow bicycle and pedestrian access anywhere on the PD boundaries. New conditions limit the use of the groundskeeper's facility and specify internal sidewalk connections to the building.

## **1.4 Natural Resources/Environmental**

The Environmental Protection Commission has reviewed the site and finds that wetlands are present on the site. No redesign of the proposal plan is required by EPC and no objections are offered.



The site is not located within a Significant Wildlife Habitat or the Coastal High Hazard Area. Additionally, the site is not located adjacent to any ELAPP properties. The site is located within a Potable Water Wellfield Protection Zone due to the presence of a community well west of the site. The northeastern area is located within a Surface Water Resource Protection Zone. The southern area of the site is located in Wellhead Resource Protection Zone 2.

Paul Buchman Highway is designated as a rural scenic corridor within the RES-1 portion of the site and suburban scenic corridor within the RES-6 portion of the site. No PD variations to this requirement are requested.

### **1.5 Comprehensive Plan**

The project is located within the RES-1 and RES-6 Future Land Use (FLU) categories. The site is not located within an adopted community plan area. No comprehensive plan consistency issues have been identified with these requests.

### **1.6 Compatibility**

The project is located in an area developed with agricultural uses and low to mid range residential density.

- Properties to the north and northeast are zoned for agricultural zoning and within the RES-1 future land use category. The proposed changes provide significantly more separation between the RV park and those properties than currently approved.
- Properties to the south and east are zoned PD and developed with single-family neighborhoods. These areas are within the RES-6 future land use area. Screening will continue to be provided. The previously approved 50 foot setback from these property lines will remain.
- Property to the west are zoned CG and AS-1 and are separated from the site by Paul Buchman Highway. The previously approved 50 foot setback, screening and scenic corridor requirements will remain.

Staff has not identified any external compatibility issues arising from the proposed modifications.

### **1.7 Agency Comments**

The following agencies have reviewed the application and offer no objections:

- Environmental Protection Commission
- Water Resource Services
- Hazard Mitigation
- Transportation
- Hazard Mitigation

### **1.8 Exhibits**

Exhibit 1: Aerial/Zoning Map – General Area

Exhibit 2: Aerial/Zoning Map – Immediate Area

Exhibit 3: Existing Site Plan (PD 17-1005)

Exhibit 4: Proposed Site Plan (PRS 21-0060)

## **2.0 Recommendation**

Approvable, subject to proposed conditions.

Requirements for Certification:

1. The site plan submitted for certification is to identify the north and northeast area as “open space/recreation/stormwater management” as currently approved and not proposed for modification under this application.

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 18, 2021.

1. The recreational vehicle park shall be limited to a maximum of 108 RV spaces with a clubhouse as an amenity center.
2. Interim Agricultural uses shall be permitted to remain pending ~~ultimate~~ development of the RV Park.
3. Screening and buffering requirements for the development shall be required according to all applicable sections of the Hillsborough County Land Development Code.
4. Development shall comply with the requirements of Section 6.11.110 and other applicable sections of the Hillsborough County Land Development Code. For purposes of compliance with Section 6.11.110.E.1.b.(20 square feet of shelter space per resident), the number of residents for the RV park, so as to calculate maximum shelter space, shall be based on 2 persons per RV space. As such, the project shall provide 40 square feet of shelter space per RV space. The maximum number of RV residents shall be 216 and the maximum square footage of shelter space shall be 4,320 square feet. These shelters shall be developed where generally depicted on the general site plan.
5. The ~~portion of the site consisting of RV Park uses applicant~~ shall be ~~permitted~~ allowed a single access connection ~~to on Joe McIntosh Road. The existing access serving only the agricultural uses, shall be permitted to remain. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD project boundaries.~~
6. The applicant shall construct a sidewalk along the project’s frontage on Joe McIntosh Road. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall not be required to modify the general site plan to the minimum extent necessary to provide required internal and external sidewalks, or as otherwise necessary to comply with Typical Detail-9 (TD-9) as found within the Transportation Technical Manual (TTM).
7. ~~As Joe McIntosh Road is may be a substandard roadway along the project’s frontage, the developer will be required to work with Hillsborough County Public Works to determine the extent to which the roadway is substandard and, if confirmed to be substandard, the developer shall be required to improve Joe McIntosh Road to current County standards from the project driveway to Paul Buchman Highway, unless otherwise approved through. In accordance with the Section 6.04.02.B Administrative Variance process request (dated April 30, 2019) and approved by the County Engineer on June 11, 2019, the substandard road improvements required by Section 6.04.03.L of the Hillsborough County Land Development Code have been waived. The developer shall not be required to make substandard road improvements to Joe McIntosh Rd.~~



~~Deviations from Transportation Technical Manual standards may be considered through the Public Works Design Exception process.~~

8. The existing structure on the southern end of the project may be utilized as a groundkeeper's facility, but shall not be utilized as a residence or office. Access to the structure shall occur internally to the project, and notwithstanding anything shown on the PD to the contrary, the developer shall construct one of the following:
  - a. If the developer chooses to develop the site such that a pickup truck or other domestic automobile can regularly access the ground keeper's structure, then the develop shall construct a minimum 12-foot-wide driveway between the internal driveway network and the existing structure. Such driveway shall be ADA compliant and shall serve as the accessible pedestrian connection between the structure internal pedestrian network; or,
  - b. If the developer choses to preclude pickup truck or other domestic automobile traffic (apart from occasional traffic necessary to maintain the structure) from accessing the structure, then the developer shall be permitted to construct a 5-foot wide pedestrian sidewalk between the existing structure and the internal sidewalk network to be constructed. In such case, golf carts, lawn mowers and other small equipment shall be permitted to utilize the sidewalk.
8. ~~Prior to preliminary site development approval, the applicant shall demonstrate to the satisfaction of Hillsborough County that adequate evacuation shelter capacity exists for residents of the new spaces. This may be demonstrated by a letter of shelter capacity issued by the Office of Emergency Management.~~
9. Prior to preliminary site development approval, the applicant shall obtain approval of an emergency action plan by the Office of Emergency Management. The plan shall illustrate, at a minimum, the operation processes to be utilized for resident notifications, disaster preparation, disaster evacuation and post-disaster re-entry.
10. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

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APPLICATION: PRS 21-0060

ZHM HEARING DATE: n/a


BOCC MEETING DATE: June 8, 2021

CASE REVIEWER: Michelle Heinrich, AICP

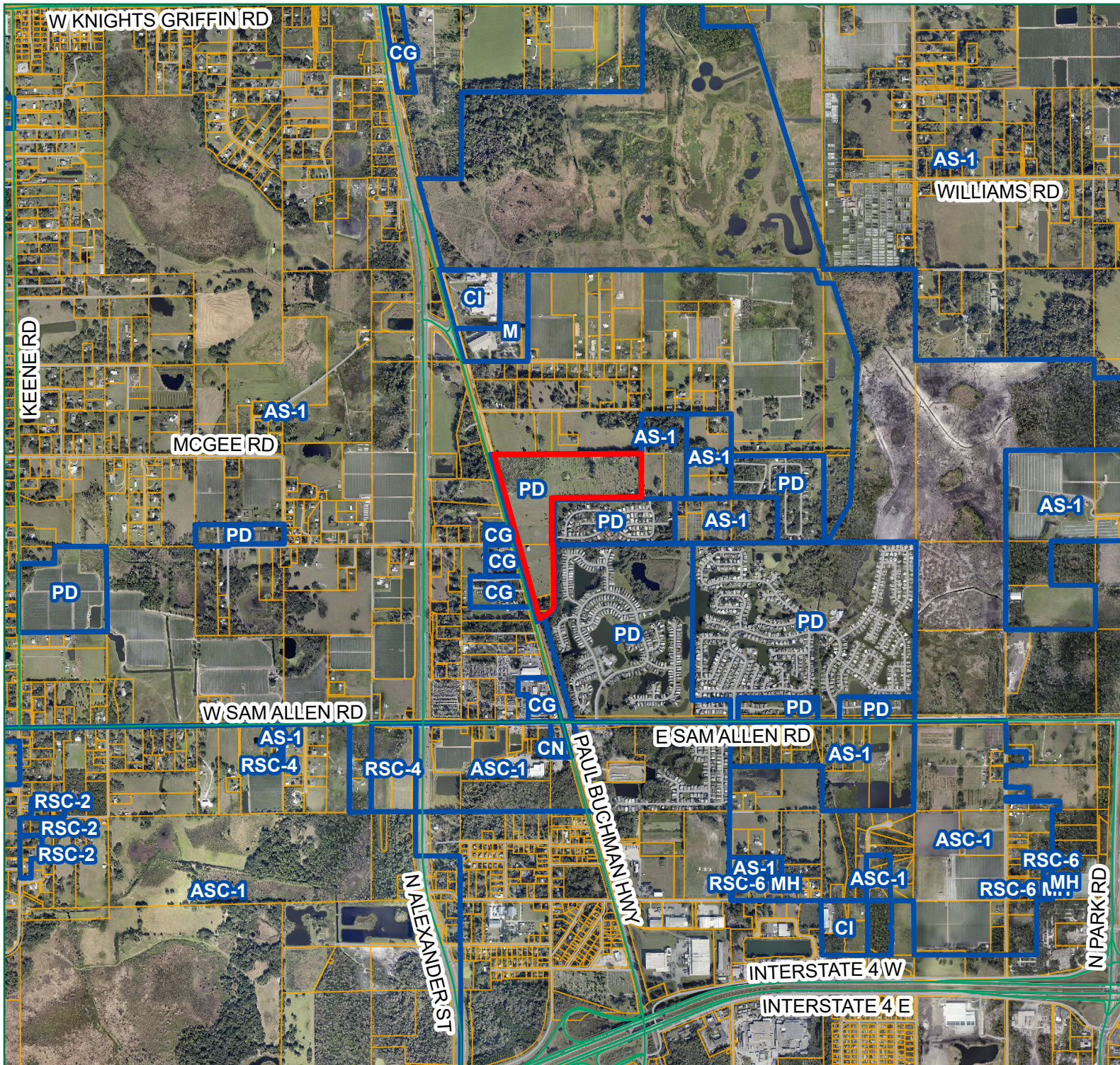
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**Staff's Recommendation: Approvable, Subject to Conditions**

Zoning  
Administrator  
Sign-off:

  
J. Brian Grady  
Tue May 25 2021 13:00:13






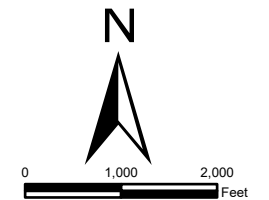


# General Aerial Zoning Map

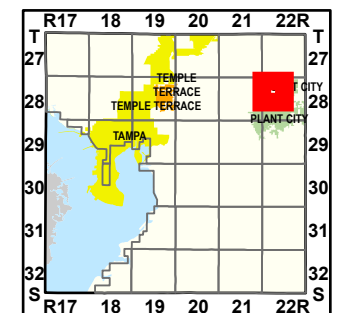
**PRS 21-0060**

Folio: 89594.0000,  
89977.0201, 89977.0225,  
89980.0000, 89982.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 8-28-22, 17-28-22



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

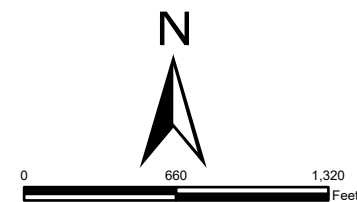


# Immediate Aerial Zoning Map

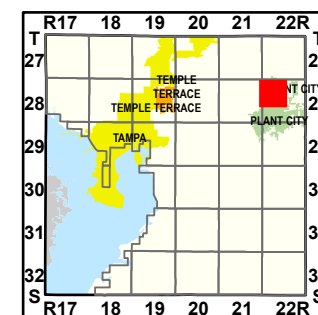
**PRS 21-0060**

Folio: 89594.0000,  
89977.0201, 89977.0225,  
89980.0000, 89982.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 8-28-22, 17-28-22

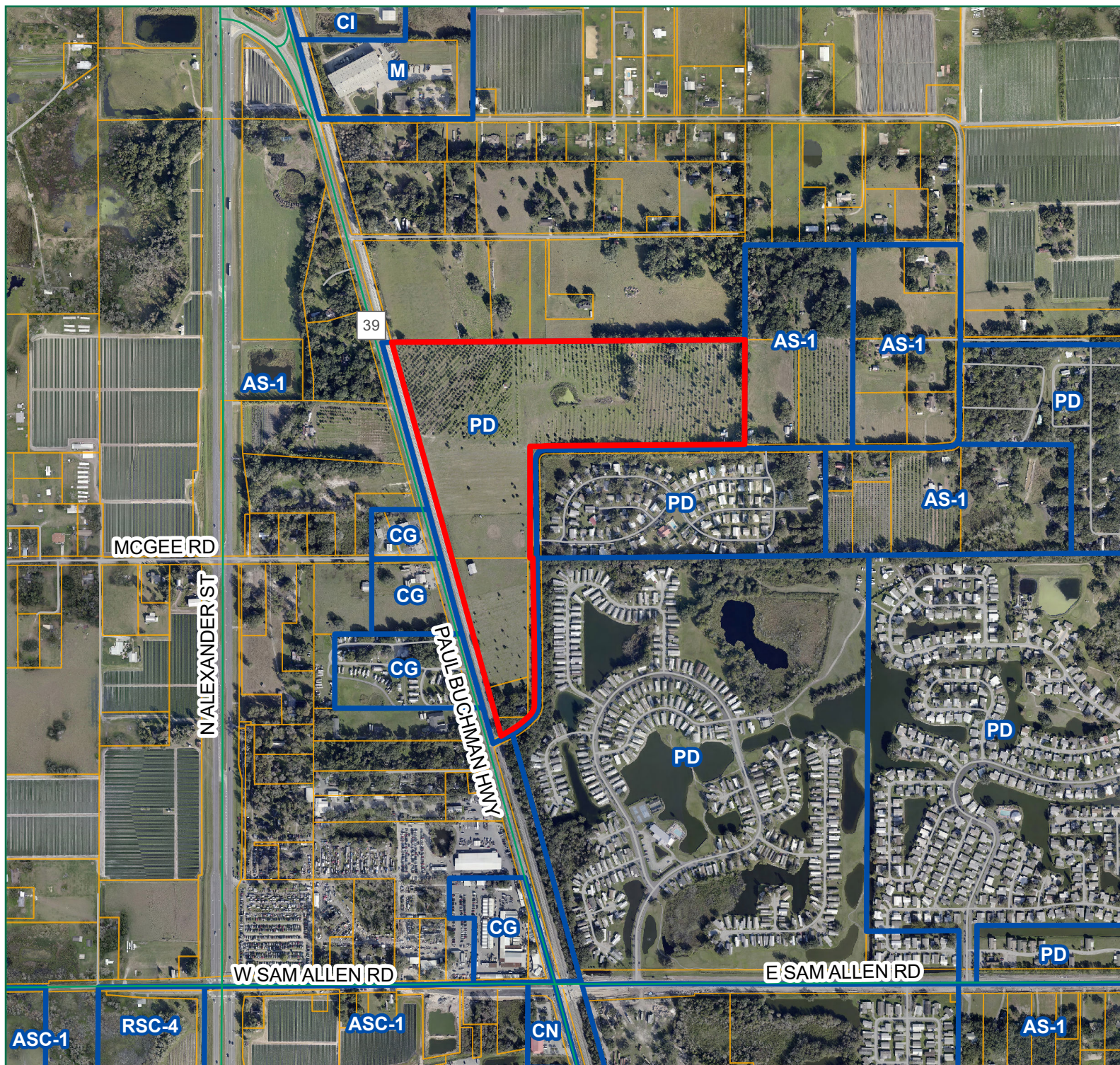


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

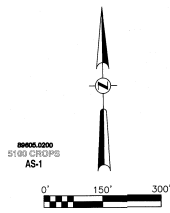
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Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.







# LEGAL DESCRIPTIONS

**FOLIO NUMBERS 089977-0225**  
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 22 EAST, FOR A POINT OF BEGINNING; THENCE RUN NORTH ON THE EASTERLY BOUNDARY LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 17, A DISTANCE OF 249.0 FEET; THENCE RUN EAST 45.7 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF JOE MCINTOSH ROAD; RUN THENCE SOUTHERLY AND WESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF JOE MCINTOSH ROAD TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROAD WITH THE EASTERLY RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD; RUN THENCE NORTH 19°32'37" WEST ON THE EASTERLY RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD 123.0 FEET; RUN THENCE EAST 227.5 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

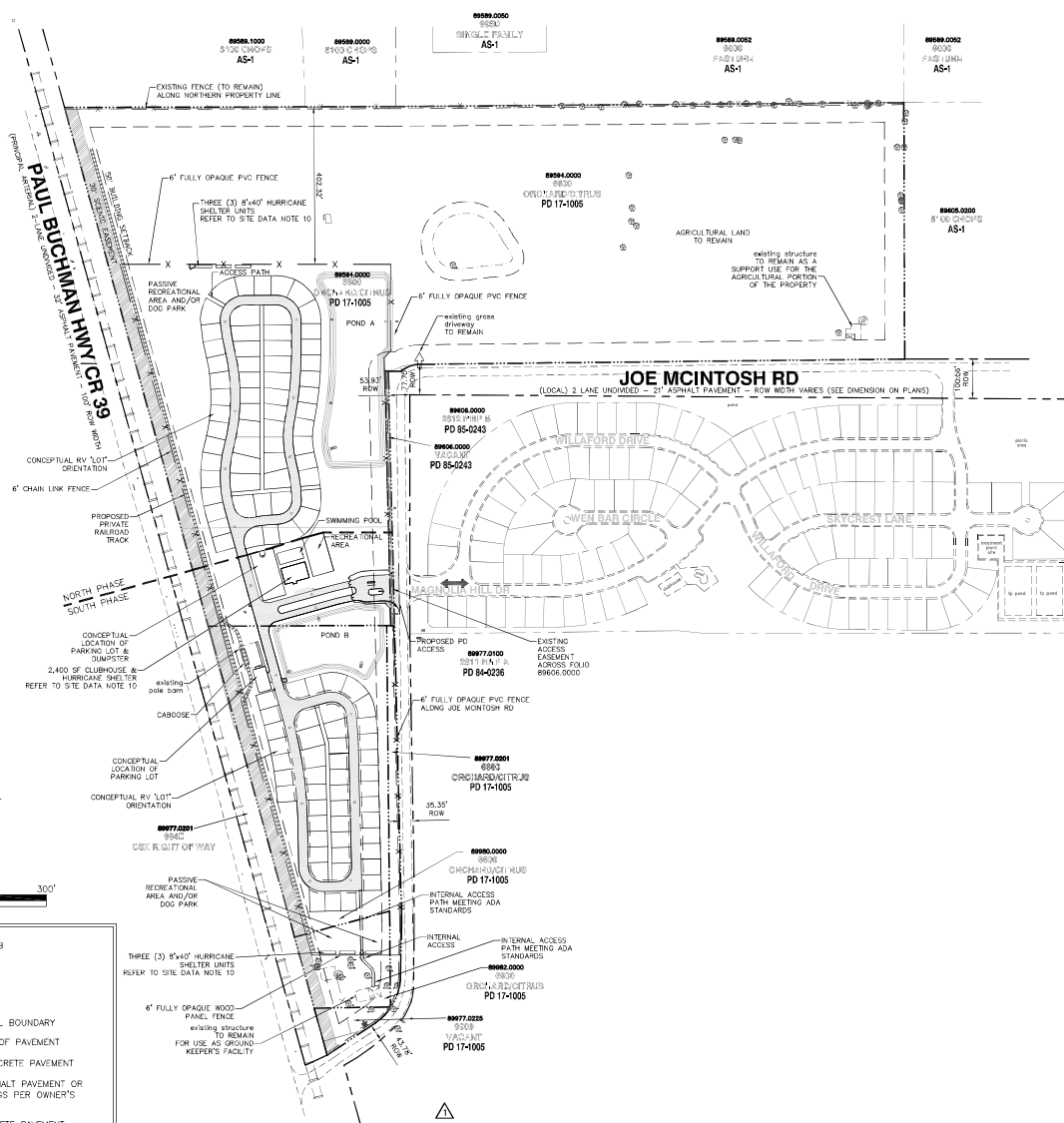
**FOLIO NUMBER 089982-0000**  
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 22 EAST, AND RUN THENCE NORTH 89°32' WEST, 227.5 FEET, ALONG THE SOUTH BOUNDARY OF SAID NORTH 3/4 OF THE NE 1/4 OF THE NW 1/4 OF THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD, THENCE NORTH 12°51' WEST, 179 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE (50 FEET FROM CENTER LINE), THENCE NORTH 74°50' EAST 277 FEET TO THE EAST BOUNDARY OF SAID NE 1/4 OF THE NW 1/4, THENCE SOUTH 249 FEET TO THE POINT OF BEGINNING.

**FOLIO NUMBERS 089977-0201, 089980-0000, 089994-0000**  
THE N 1/2 OF SW 1/4 OF SE 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 22 EAST; THAT PART OF SAID SE 1/4 OF SW 1/4 OF SAID SECTION 8 LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD; AND THAT PART OF THE N 3/4 OF NE 1/4 OF NW 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 22 EAST, LYING EAST OF EAST RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD; LESS THE FOLLOWING: BEGINNING AT THE SE CORNER OF N 3/4 OF NE 1/4 OF NW 1/4 OF SAID SECTION 17, AND RUN THENCE NORTH 89°32' WEST 227.5 FEET ALONG THE SOUTH BOUNDARY OF SAID N 3/4 OF NE 1/4 OF NW 1/4 TO THE EASTERLY RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD, THENCE NORTH 12°51' WEST 179 FEET ALONG EASTERLY RIGHT-OF-WAY LINE (50 FEET FROM CENTER LINE), THENCE NORTH 74°50' EAST 277 FEET TO THE EAST BOUNDARY OF SAID NE 1/4 OF NW 1/4; THENCE SOUTH 249 FEET TO THE POB.

AND  
\*\*\*IT IS THE INTENTION OF THE PARTIES TO MAINTAIN THE THREE SEPARATE FOLIO NUMBERS AND NOT COMBINE FOLIO NUMBERS\*\*\*

THAT PART OF THE NORTH 977.50 FEET OF THE NE 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, WHICH LIES WEST OF THE JOE MCINTOSH ROAD, LESS THE SOUTH 249 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORD BOOK 4717, PAGE 700, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



## SITE DATA

- SITE ADDRESS**: 103-803 JOE MCINTOSH ROAD PLANT CITY, FLORIDA
- GROSS SITE AREA**: 48.14 ACRES
- PROJECT AREA**: 18.54 ACRES
- EXISTING ZONING**: PD 17-1005
- PROPOSED ZONING**: PLANNED DEVELOPMENT
- PRESENT USE**: AGRICULTURE
- DEVELOPED USE**: RV RESORT
- BUILDING SETBACKS**:  
FRONT (WEST): 50' SETBACK  
SIDE (NORTH & SOUTH): 00' SETBACK  
REAR (EAST): 50' SETBACK  
JOE MCINTOSH ROAD: 20' SETBACK
- DEVELOPMENT STANDARDS**:  
MIN LOT SIZE: 3,200 SF AVERAGE  
MAX BUILDING HEIGHT: 15'  
MAX FAR: 0.25  
MAX IMPERVIOUS: 80%  
PROPOSED NUMBER OF SPACES: 108 RV SPACES
- STORM SHELTER**:  
MINIMUM STORM SHELTER SIZE: 20 SF / PERSON X 2 PEOPLE / RV SPACE = 4,320 SF  
PROPOSED STORM SHELTER SIZE: 6 CONTAINER SHELTERS @ 300 SF EACH = 1,800 SF  
MAIN CLUBHOUSE/STORM SHELTER = 2,400 SF  
TOTAL STORM SHELTER SPACE PROVIDED = 4,320 SF  
**STORM SHELTER REQUIREMENTS**:  
THIS PD PROPOSES USING THE CLUBHOUSE FACILITY AND SIX (6) HURRICANE SHELTER CONTAINER STRUCTURES. THE CLUBHOUSE AND ALL STORM SHELTER CONTAINERS MUST MEET ALL STATE AND LOCAL DISASTER SHELTER REQUIREMENTS.
- FLOOD ZONE**:  
THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NO. 12027 C 0267H, DATED AUGUST 28, 2006.
- OWNER**: WILLAFORD GROVES, LLC FOR JOE MCINTOSH ROAD PLANT CITY, FLORIDA 33540-7448
- WATER SERVICE**: THERE IS ONE MAN-MADE WETLAND AREA ON THIS SITE.
- SEWER SERVICE**: PRIVATE SEPTIC TANKS & DRAINFIELDS
- INTERNAL ROADWAY REQUIREMENTS**: PER SECTION 6.11.110 OF THE LAND DEVELOPMENT CODE, THE INTERNAL ROADWAY SHALL BE MINIMUM 20' WIDE IN A 25' ROADWAY.
- SIDEWALK REQUIREMENTS**: ALL REQUIRED SIDEWALKS WILL BE CONSTRUCTED PER HILLSBOROUGH COUNTY LLC REQUIREMENTS.



**CABOOSE JUNCTION RV RESORT**  
**JOE MCINTOSH ROAD**  
**PLANT CITY, FLORIDA**

DATE: 5/18/21  
MATTHEW C. NORMAN, P.E.  
FL REG. NO. 85438



DATE: 7/19/18  
DESIGNED BY: SCB  
DRAWN BY: NB  
CHECKED BY: SCB  
PROJECT NO:

**15029**  
**DRAWING TITLE:**  
**OVERALL**  
**SITE**  
**PLAN**

SHEET NO:

**PD**



**CURRENTLY  
APPROVED**



# Hillsborough County Florida

## DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

April 11, 2018

**Reference: RZ-PD 17-1005 ER**  
**Willaford Groves, LLS**  
**Paul Buchman Hwy. & Sam Allen Rd.**  
**89594.0000 & Multiple**

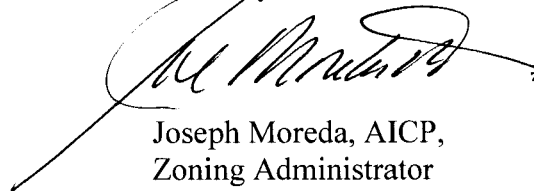
Jennifer Willman  
Stantec Consulting Services, Inc.  
777 S. Harbour Island Blvd., Ste. 600  
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on April 10, 2018, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from AS-1 (Agricultural, Single-Family) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net).

Sincerely,



Joseph Moreda, AICP,  
Zoning Administrator

JM/ml  
Attachment

HCFLGOV.NET

## BOARD OF COUNTY COMMISSIONERS

Victor D. Crist

Ken Hagan

Al Higginbotham

Pat Kemp

Lesley "Les" Miller, Jr.

Sandra L. Murman

Stacy R. White

## COUNTY ADMINISTRATOR

Michael S. Merrill

## COUNTY ATTORNEY

Chip Fletcher

## INTERNAL AUDITOR

Peggy Caskey

## CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys



FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 17-1005 ER  
MEETING DATE: April 10, 2018  
DATE TYPED: April 10, 2018

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 30, 2018.

1. The recreational vehicle park shall be limited to a maximum of 108 RV spaces with a clubhouse as an amenity center.
2. Agricultural uses shall be permitted to remain pending ultimate development of the RV Park.
3. Screening and buffering requirements for the development shall be required according to all applicable sections of the Hillsborough County Land Development Code.
4. Development shall comply with the requirements of Section 6.11.110 of the Land Development Code.
5. The applicant shall be allowed a single access connection on Joe McIntosh Road.
6. The applicant shall construct a sidewalk along the project's frontage on Joe McIntosh Road.
7. As Joe McIntosh Road may be a substandard roadway along the project's frontage, the developer will be required to work with Hillsborough County Public Works to determine the extent to which the roadway is substandard and, if confirmed to be substandard, the developer shall be required to improve Joe McIntosh Road to current County standards from the project driveway to Paul Buchman Highway, unless otherwise approved through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual standards may be considered through the Public Works Design Exception process.
8. Prior to preliminary site development approval, the applicant shall demonstrate to the satisfaction of Hillsborough County that adequate evacuation shelter capacity exists for residents of the new spaces. This may be demonstrated by a letter of shelter capacity issued by the Office of Emergency Management.
9. Prior to preliminary site development approval, the applicant shall obtain approval of an emergency action plan by the Office of Emergency Management. The plan shall illustrate, at a minimum, the operation processes to be utilized for resident notifications, disaster preparation, disaster evacuation and post-disaster re-entry.
10. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 17-1005 ER  
MEETING DATE: April 10, 2018  
DATE TYPED: April 10, 2018

---

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





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/28/2021

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural (ER)

PETITION NO: PRS 21-0060

<input type="checkbox"/>	This agency has no comments.
<input type="checkbox"/>	This agency has no objection.
<input checked="" type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

### NEW AND REVISED CONDITIONS OF APPROVAL

#### Revised Conditions

2. ~~Agricultural uses shall be permitted to remain pending ultimate development of the RV Park.~~

*[Staff is recommending deletion of this condition, as the applicant is proposing to add agricultural uses as a permitted use over a portion of the site.]*

4. Development shall comply with the requirements of Section 6.11.110 and other applicable sections of the Hillsborough County Land Development Code.

*[Staff is proposing to modify this condition to clarify. There are various portions of the LDC which apply to the project despite not specifically being listed/referenced in the zoning conditions.]*

5. The portion of the site consisting of RV Park uses ~~applicant~~ shall be ~~allowed~~ permitted a single access connection ~~on to~~ Joe McIntosh Rd. The existing access, serving only the agricultural uses, shall be permitted to remain. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD project boundaries.

*[Staff is proposing to modify this condition to respond to the applicant's current proposal, as well as comport with current practice.]*

6. ~~The applicant shall construct a sidewalk along the project's frontage on Joe McIntosh Road~~ Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall be modified to modify the site plan to the minimum extent necessary to provide required internal and external sidewalks, or as otherwise necessary to comply with Typical Detail – 9 (TD-9) as found within the Transportation Technical Manual (TTM).

*[Staff is proposing to repurpose and broaden this condition to permit the site plan to be modified as necessary to comply with internal and external sidewalk requirements, per the LDC, and TD-9 gate standards as found within the TTM. Sidewalks will still be required in accordance with the LDC at the time of plat/site/construction plan review, in accordance with the applicable LDC standards and regulations in effect at that time.]*

7. ~~As Joe McIntosh Road may be is a substandard roadway, along the project's frontage, the developer will be required to work with Hillsborough County Public Works to determine the extent to which to the roadway~~



~~is substandard and, if confirmed to be substandard, the developer shall be required to improve Joe McIntosh Road to current County standards from the project driveway to Paul Buchman Highway, unless otherwise approved through the~~ In accordance with the Section 6.04.02.B. Administrative Variance request (dated April 30, 2019) and approved by the County Engineer on June 11, 2019, the substandard road improvements required by Section 6.04.03.L. of the Hillsborough County Land Development Code have been waived. The developer shall not be required to make substandard road improvements to Joe McIntosh Rd. process. Deviations from Transportation Technical Manual standards may be considered through the Public Works Design Exception process.

*[Staff is proposing to modify this condition to reflect the Section 6.04.02.B. Administrative Variance which was approved by the County Engineer.]*

### New Conditions

- The existing structure on the southern end of the project may be utilized as a ground keeper's facility, but shall not be utilized as a residence or office. Access to the structure shall occur internally to the project, and notwithstanding anything shown on the PD to the contrary, the developer shall construct one of the following:
  - If the developer chooses to develop the site such that a pickup truck or other domestic automobile can regularly access the ground keeper's structure, then the developer shall construct a minimum 12-foot-wide driveway between the internal driveway network and the existing structure. Such driveway shall be ADA compliant and shall serve as the accessible pedestrian connection between the structure internal pedestrian network; or,
  - If the developer chooses to preclude pickup truck or other domestic automobile traffic (apart from occasional traffic necessary to maintain the structure) from accessing the structure, then the developer shall be permitted to construct a 5-foot wide pedestrian sidewalk between the existing structure and the internal sidewalk network to be constructed. In such case, golf carts, lawn mowers and other small equipment shall be permitted to utilize the sidewalk.

### REQUEST SUMMARY AND CONCLUSIONS

The applicant is proposing a minor modification to PD 17-1005. The approximately 48-acre site is approved for a 108-space recreational vehicle (RV) park with passive recreation, trails, open spaces and stormwater facilities. The applicant is requesting to reconfigure the site, as well as allow existing agricultural uses to be retained on a portion of the project. The applicant is also proposing to clarify the nature and use of the existing retained structure on the southern portion of the project (which was formerly used as a single-family residence. No changes to the density or intensity are proposed.

As this change will have no impact on the adjacent transportation network, Transportation Review Section staff has no objection to this request subject to the new and revised conditions proposed hereinabove.

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Joe McIntosh Road is a 2-lane, undivided, substandard local road. The roadway is characterized by 50 feet of right of way and +/- 20 feet of pavement in average condition. There are no sidewalks or bike lanes along Joe McIntosh Road.

Although Joe McIntosh Rd. is a substandard roadway, subsequent to the 2017 zoning approval, the applicant requested a Section 6.04.02.B. Administrative Variance (AV) from the Section 6.04.03.L. requirement to improve the roadway (between the project access driveway and nearest roadway meeting County standard) to current County standards. The AV, which was approved by the County Engineer in 2019, has been attached to this report for reference. Staff has proposed modifications to the zoning conditions as necessary to reflect this approval.

### **SITE ACCESS**

The subject project will have a single access on Joe McIntosh Road aligning with Magnolia Hill Drive to serve the proposed RV Park. The existing access serving agricultural uses will be permitted to remain.

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

Joe McIntosh Road is not contained within the Hillsborough County 2019 Level of Service Report. As such, no LOS information for the roadway can be provided.



**Hillsborough  
County Florida**  
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

# Additional / Revised Information Sheet

Received Feb 17, 2021  
Development Services

Date Stamp Here

Application Number: PRS 21-0060 Applicant's Name: Michael D. Horner, AICP

Reviewing Planner's Name: Michelle Heinrich, AICP Date: February 17, 2021

Application Type:

- ☐ Planned Development (PD) 
 ☒ Minor Modification/Personal Appearance (PRS) 
 ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR) 
 ☐ Development of Regional Impact (DRI) 
 ☐ Major Modification (MM)
- ☐ Special Use (SU) 
 ☐ Conditional Use (CU) 
 ☒ Other PD Variation

Current Hearing Date (if applicable): 03 / 09 / 2021

## The following must be attached to this Sheet.

☒ Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

☒ An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

☒ Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcf.gov.net

☐ Mail or delivery. Number of Plans Submitted: Large \_\_\_\_\_ Small \_\_\_\_\_

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".  
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.  
For Minor Change: 6 large copies.  
For Variances or Conditional Use permits: one 8.5"X11" or larger)

**Mail to:**  
Development Services Department  
Community Development Division  
P.O. Box 1110  
Tampa, FL 33601-1110

**Hand Deliver to:**  
County Center  
Development Services Department  
19th Floor  
601 E. Kennedy Blvd., Tampa

**I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.**

*Michael D. Horner*

Signature

February 17, 2021

Date

### FOR OFFICE USE ONLY

- ☐ Notification E-Mail Sent 
 ☐ Scanned into OPTIX
- ☐ Transmittal Completed

In-Take Completed by: \_\_\_\_\_



**MICHAEL D. HORNER, AICP   Zoning/Land Use Consultant**  
**14502 N. Dale Mabry Highway / Suite 200 / Tampa, FL 33618**  
**Ph. (813) 962-2395 FAX: (813) 254-4459**  
**Email: Mdhorner.aicp@gmail.com**

**TRANSMITTAL   MEMORANDUM**

**TO:                    Mr. Joe Moreda, AICP/ Executive Director/Develop. Services**

**FROM:                Michael D. Horner, AICP**

**RE:                    Cover Letter / Application Changes PRS 21-0060**

**DATE:                February 17, 2021**

Attached please find the revised site plan for this case including updated Narrative report including waiver/relief/reduction to stormshelter building size, approved Des Exception prior, fencing exhibit w/ PD Variation and updated site plan

These changes include addressing prior staff questions and eliminating the majority of prior relief requests due to Site Review and Transportation separate review procedures post zoning approval.

We believe this restricted and amended request for this RV park is both appropriate and compatible with existing land uses and development trends along this major corridor and urban development area and we respectfully request your favorable consideration. Please contact my office with any questions you may have.



*an advanced analytics company<sup>SM</sup>*

April 30, 2019

Mr. Michael Williams, P.E.  
Hillsborough County Public Works  
601 East Kennedy Boulevard  
22<sup>nd</sup> Floor  
Tampa, Florida 33602

RE: Caboose Junction RV Resort  
Administrative Variance Request  
PD 17-1005 Folio: 089977-0225, 089982-0000, 089977.0201,  
089980.0000, 089594.0000

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility).

The subject property is zoned AS-1 and is currently in review for a Planned Development. The parcels total 60.95 acres and have a Future Lane Use of RES-1 and RES-6. The parcels are located outside the urban service area east of SR 39 and northwest of Joe McIntosh Road.

The proposed project is for up to 108 spot RV park. The project proposes to have one entrance on Joe McIntosh Road, a low volume local roadway, east of SR 39. A location map is included at the end of this letter.

Based on PD 17-1005 zoning condition 7, Joe McIntosh Road is a substandard roadway and is required to be improved to meet current County design standards or obtain a variance through the Public Works Design Exception process.

This request is for an exception to the TS-7 typical section of the Hillsborough County Transportation Technical Manual. The requested exceptions to the TS-7 typical section and the justification is as follows:

1. Ten-foot travel lanes currently exist on the roadway as opposed to the 12-foot required for non-residential road per TS-7. The roadway currently and is proposed to be primarily utilized by residential development. Therefore, the proposed 10-foot lanes should be sufficient for the traffic utilizing this section of Joe McIntosh Road. In addition, the roadway has been resurfaced recently with no modifications/improvements to the roadway width.
2. Joe McIntosh is primarily residential with fewer than 100 homes and several agricultural businesses. Joe McIntosh does not connect to any other roadways and makes a loop with two intersections on SR 39 located approximately 4,000 feet apart. The posted speed limit is 30 mph. Based on the property appraiser's website, it appears that the existing ROW is approximately 50 feet and the roadway pavement width is approximately 20 feet (10-foot lanes). There are numerous grand oaks located within 8 to 10 feet of the edge of

400 North Tampa Street, Suite 1500  
Tampa, FL 33602  
Ph: (813) 296-2595  
[www.whitehousegroup.com](http://www.whitehousegroup.com)

21-0060

Mr. Michael Williams, P.E.  
April 19, 2019  
Page 2

pavement on the east side of Joe McIntosh Road. The typical section for a rural, two-lane undivided roadway requires 96 feet of ROW as a minimum according the Hillsborough County Technical Manual. Joe McIntosh Road will function as the only access road to the project. The additional traffic should not significantly impact the level of service on Joe McIntosh Road.

3. A sidewalk will be constructed along the entire project frontage on the west side of Joe McIntosh Road.
4. Given the size of the proposed project, the project is anticipated to generate less than 1% of the Level of Service C.

Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02.B.3 criteria (a) and (b) – if applicable, (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) **There is unreasonable burden on the applicant** as the cost of bringing a substandard road up to current design standards creates a financial burden on the applicant and will not allow the proposed project to move forward.

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

The second access point would promote vehicular circulation, community connectivity and emergency access without risking public health, safety, or welfare.

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

Reasonable access is not the issue and therefore this criterion is not applicable.

Sincerely,

Whitehouse Group



Vicki L Castro, P.E.  
Vice-President

Hillsborough County has reviewed the above LDC 6.04.02B Administrative Variance request.

Joe McIntosh Rd, functionally classified as a local roadway. In the vicinity of the proposed project, the total travel lanes appear to average +/- 20 feet in width. There is no sidewalk on the side of the roadway and no bicycle facilities.

Staff noted the following in adjudicating this application:

- 1.The proposed project of 108 RV sites is anticipated to generate 23 AM peak hour trips and 29 PM peak hour trips,
- 2.The travel lanes are more than adequate to accommodate two way traffic safely.
- 3.The pavement on both roads appears to be in good condition.; and,
- 4.Staff is not aware of any existing safety issues associated with Joe McIntosh Rd. The roadway appears to be operating safely in its present configuration.

Based on the provided justification, the request was found:

☒ Approved ☐ Disapproved

If there are any further questions or you need clarification please contact Mr. Charles White, AICP, PTP at (813) 307-4513.

Sincerely,



Michael J. Williams, P.E.  
Hillsborough County Engineer

Date: 06/11/19



## **Willaford Groves RV Park / Design Variation Request PRS 21-0060 / Plant City Florida**

**Specific Variation Requested to Section 6.06.06 screening/fencing requirement for 6' opaque fence along property line separating s.f. from RV Park. Buffer Matrix Section 6.06.06 Standards.** The proposed plan reflects a proposed 6' chain link fence along the north RV Park boundary vs actual property line offering greater buffer and separation.

### **1. Explain how the variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations.**

The proposed use of this parcel has been amended from initial PD rezoning to only a portion of the original 48 acre parent tract to only a 108 unit portion on the western frontage of Paul Buchman Highway. This redesign, as proposed by this Minor Modification, reflects only two small phases north and south and lessens out the northern and eastern portions previously zoned PD. This new design offers a more efficient and creative 'cluster' design that essentially creates to pods and curvilinear loop roadway reducing unnecessary impervious surface and more efficiently utilizing land area. This redesign now places the closest development area to be in excess of 400' from the north property line where the applicant's own orange grove will serve as a buffer with scattered citrus grove trees existing. Further, the redesign only reflects 5 RV lots on the northern portion with no perimeter roadway being external with a pond and passive recreation area occupying the remainder of this site. The applicant seeks a 6' high chain link fence along the development pod north area while still maintaining Ag fencing and Ag uses/grove trees on the remainder property and along property boundary of northern parcel.

It is also noted that the parcel to the north has a significant separation to this property and development area from the existing homesites currently on the north parcel which have access further north.

### **2. Describe how the variation if mitigated through enhanced design features. Design features must be clearly indicated on the site plan and the applicant must demonstrate how the feature is proportionate to the degree of variation being requested. literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.**

As noted, the applicant/developer is proposing a unique development layout that, rather than push development as close to other parcels off site as possible, actually compresses and compacts these limited RV spaces to a much smaller area and significantly increasing the buffer from 10' to over 400' in addition to limited actual development lots and activities in this area. This 'enhanced' design allows for greater separation, passive buffering and also allows for existing grove trees and cattle/Ag fencing to serve as a sufficient screening/buffer area, particularly where no development is actually occurring, the interim nature of an RV park as seasonal only and the additional separation of existing houses on the north property to the property line.

The applicant proposes additional screening where not even required by the LDC including a 6' opaque wooden fence along the western SCX RR line ROW and a 6' PVC opaque fence along the eastern development frontage along Joe McIntosh Road. A 6' proposed wood panel fence will also be installed along the southern portion of this development area, PD zoning.

**3. Explain how the variation is in harmony with the purposed and intent of the Hillsborough County Land Development Code.**

The requested variation would ultimately serve the compatibility and consistency provisions of both the LDC and the Comp Plan by permitting a use that is considered relatively low intensity given seasonal utility, low noise and traffic generator and a buffer area over 40 times the LDC requirement.

The LDC and FLUE (Future Land Use Element) provisions seek parity and protections between varying land uses and zoning districts through required setbacks and buffer/matrix tables however this PD is a very unique and creative master planned 'cluster development' use that seeks to preserve natural Ag uses and citrus grove w/ Ag and chain link fencing in two places that offer more than adequate protection of abutting uses, particularly given the limited development improvements along northern pod development area.

**4. Explain how the variation will not substantially interfere with or injure the rights of adjacent property owners.**

As noted above, this limited relief will not substantially interfere with or injure the rights of any other ownership interest due to the entirety of the northern parent tract remainder property prohibiting any actual development or encroachments into this area with only 5 RV lots facing north along with a pond and passive recreation area.

The granting of this variation will result in both the public and applicant benefitting by the continued protection of Ag lands and the unnecessary construction of formal opaque fencing abutting an existing low density Ag parcel with homesites located significant distances from the property line.

It would therefore appear that, on balance, substantial justice is being done through the limited uses proposed near this property line and the significant horizontal buffer area proposed as well as existing and proposed fencing and orange grove trees remaining in place. Both property owners benefit from this relief by having a unified master planned development over a piecemeal, less efficient development with improvements clusters a considerable distance to the south. Discussions with the north property owner indicated being pleased with the offering of this extensive buffer and restricting this 'remnant' property between parcels to only the existing grove trees and Ag uses.

## Willaford Groves RV Park / Design Variation

### Request

PRS 21-0060 / Plant

City Florida

*Specific Variation Requested to Section 6.06.06 screening/fencing requirement for 6' opaque fence along property line separating s.f. from RV Park. Buffer Matrix Section 6.06.06 Standards. The proposed plan reflects a proposed 6' chain link fence along the north RV Park boundary vs actual property line offering greater buffer and separation.*

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*It is also noted that the parcel to the north has a significant separation to this property and development area from the existing homesites currently on the north parcel which have access further north.*



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planned development over a piecemeal, less efficient development with improvements clusters a considerable distance to the south. Discussions with the north property owner indicated being pleased with the offering of this extensive buffer and restricting this 'remnant' property between parcels to only the existing grove trees and Ag uses.

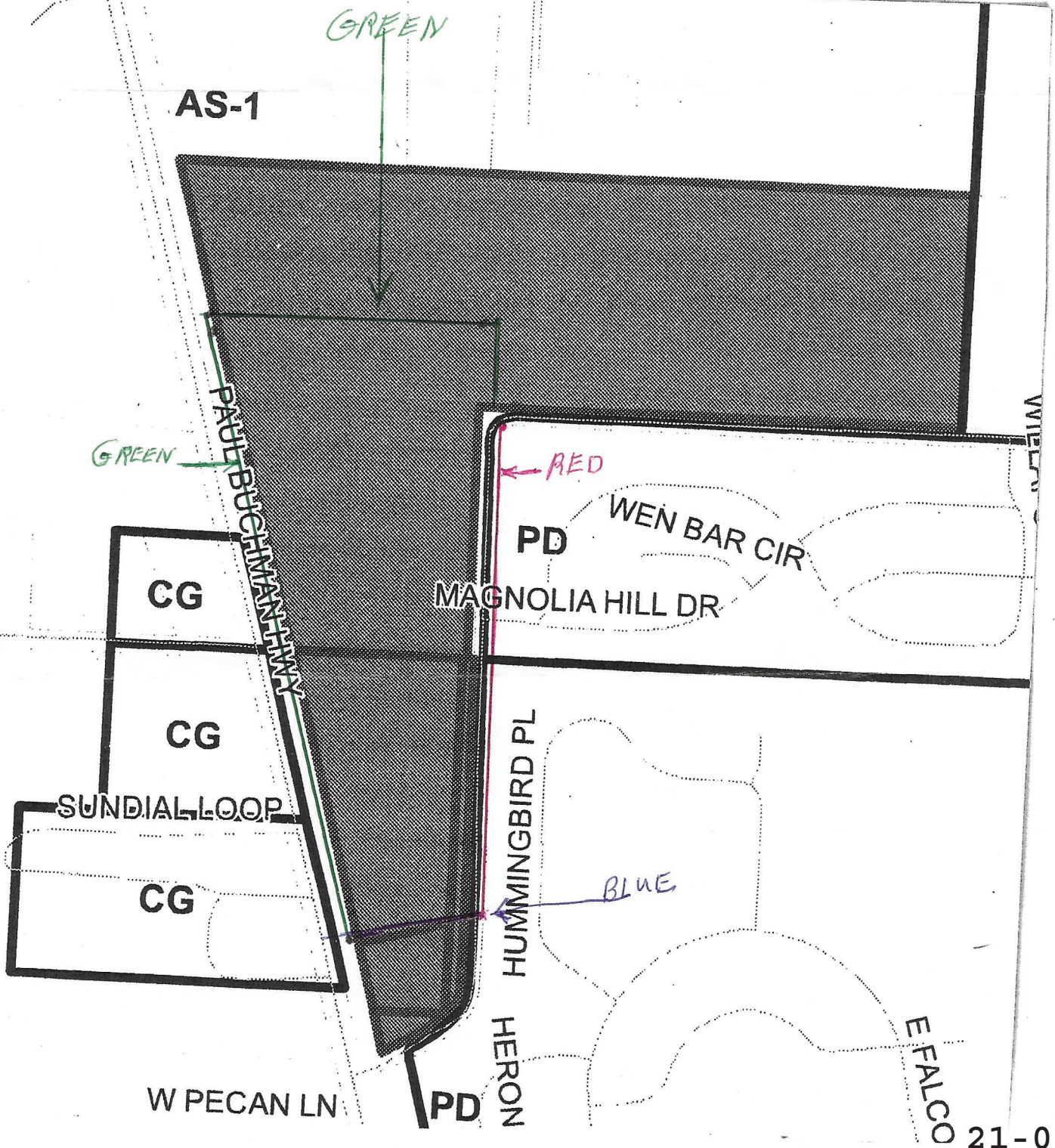


FENCE

RED = 6' PVC PANELS

GREEN = 6' CHAIN LINK

BLUE = 6' WOOD PANEL



## Rome, Ashley

---

**From:** Clock, Dessa <clockd@epchc.org>  
**Sent:** Monday, April 19, 2021 4:47 PM  
**To:** Rome, Ashley  
**Cc:** Heinrich, Michelle  
**Subject:** PRS 21-0060

[External]

Good Afternoon,

The revised documents/plans for the above mentioned application do not change the comments previously issued by EPC Wetlands Division.

Thank you,

**Dessa Clock**

Environmental Supervisor I

Wetlands Division

(813) 627-2600 ext. 1158 | [www.epchc.org](http://www.epchc.org)

**Environmental Protection Commission**

3629 Queen Palm Drive, Tampa, FL 33619

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Sterlin Woodard, P.E. AIR DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> 1/12/2021	<b>COMMENT DATE:</b> 12/28/2020
<b>PETITION NO.:</b> 21-0060	<b>PROPERTY ADDRESS:</b> Joe McIntosh Road, Plant City, FL 33565
<b>EPC REVIEWER:</b> Dessa Clock	<b>FOLIO #:</b> 089594-0000, 089977-0201, 089977-0225, 089980-0000, 089982-0000
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1158	<b>STR:</b> 17-28S-22E
<b>EMAIL:</b> <a href="mailto:clockd@epchc.org">clockd@epchc.org</a>	
<b>REQUESTED ZONING:</b> Minor Modification to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	7/10/2017
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetland located in folio #089594-0000 in the general location as depicted on the site plan
<p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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</li></ul>	

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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.

Dc/aow





# Hillsborough County Florida

## PUBLIC UTILITIES

PO Box 1110, Tampa, FL 33601-1110

May 24, 2021

Michelle Heinrich, Principal Planner  
Development Services Department  
*Via Email*

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Peggy Caskey

## DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

RE: Caboose Junction RV Resort, PRS 21-0060, Minor Modification to PD 17-1005  
Storm Shelter Reduction Request

Dear Ms. Heinrich:

On May 18, 2021, Mr. Horner submitted the attached letter from Bobby Cornwell, Executive Director of the Florida Association of RV Parks and Campgrounds, with follow-up information which states that the average persons who utilize similar RV parks is approximately 2.5 people per space. On May 20, 2021, the Environmental Management Division, Development Services Department, and Office of Emergency Management met to discuss the request by the applicant of PRS 21-0060 to reduce the size of shelter space required for the Caboose Junction RV Resort.

Given the information provided by Mr. Cornwell and the discussion during the meeting, staff agrees with the standard, as approved by the Office of Emergency Management, that an allowance of 2-persons per space at a shelter size of 20 square feet per person is reasonable and meets the intent of LDC Policy Section 6.11.100(E)(1).

If you have any questions regarding this response or require additional information, please contact me at [salisbury@hcfllgov.net](mailto:salisbury@hcfllgov.net) or (813) 272-5977, Ext. 43017.

Sincerely,

M. Troy Salisbury, MPA, AICP  
Hazard Mitigation Manager

Attachment: Letter from Bobby Cornwell, Executive Director, Florida Association of RV Parks and Campgrounds, dated May 17, 2021



May 17, 2021

Mr. Michael Horner and Mr. Robert Willaford

To whom it my concern,

As the President and CEO of the Florida Association of RV Parks and Campgrounds for 31 years, I have an inside perspective of the RV park industry in our state, and the campers who visit our state in RVs. Florida is very different from most of the other states in the nation because the bulk of our RV travel and camping stays comes from seasonal campers and snowbirds. These campers stay on the average 1-6 months. There will of course be some shorter stays as well, but if the RV park is targeting longer stays and smaller camping parties, that is what the park will become. The park owner can establish and influence the business model that fits their park and their area the best.

I can say that for the type of RV park Mr. Willaford is developing the average size camping party will be two people max, with many of the campers being single. On the average, state wide, for all parks throughout the year, the average number of campers per site is only 2.5 people. But in Mr. Willaford's park I can safely say the average will most likely be 1-2 people. Most snowbirds and seasonal campers travel with 2 people max, usually husband and wife. However we have noticed a big shift lately and are seeing more singles, in many cases single women make up the majority of single campers. There are many single women "Camper Clubs" that travel together or just act as a resource for other women (many of whom may be divorced or widowed). The trend holds true for Men as well. So, where traditionally most campers would be couples, that is not necessarily the case now – there are more single campers than ever before – especially in Florida. I feel comfortable estimating that for this demographic of older, seasonal or snowbird clientele (which I feel Mr. Wilaford's park will attract), there will be approximately 70% couples, and 30% singles, and it's very possible that these percentages will shift to even more singles as time goes on.

In addition, I would like to add my thoughts on the RV Parks in Hillsborough County being required to build a "storm shelter" for their guests. This is new to me. The majority of parks do not provide storm shelters, and in fact, we have always been told by the Dept. of Health who is the legal authority and regulates and licenses RV parks, and by Emergency Disaster organizations, that the RV Park operator must evacuate the park in the case of an approaching Hurricane or any other disaster warning, and that the park owner would be creating more liability for themselves by letting their guest seek shelter in one of their own buildings.

**Florida Association of RV Parks and Campgrounds**  
1340 Vickers Road, Tallahassee, FL 32303  
Ph: 850-562-7151 Email: [bcornwell@farvc.org](mailto:bcornwell@farvc.org)

21-0060

The excessive expense being asked of RV park owners in Hillsborough County to build such storm shelters at the square footage that is being demanded is way beyond feasible and is not reasonable or justified, it seems to me that it's an unnecessary burden and hurdle to prevent RV parks from being built, and I question its legality due to these unreasonable conditions.

In addition, most RV parks in the summer months, when severe storms or hurricanes are likely to happen is the "off season" for Florida parks, and most Florida parks during the months of May-September average at 30-40% occupancy at the most, and at only 75% occupancy year around. These occupancy figures must be taken into consideration "IF" the county is going to be requiring such expensive shelters to be built.

Please let me know if there are any questions of if additional information is needed.

Thank you,

*Bobby Cornwell*

Bobby Cornwell  
President/CEO, Executive Director  
Florida RV Park and Campground Association

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

**PETITION NO.:** PD21-0060      **REVIEWED BY:** Randy Rochelle      **DATE:** 3/2/2021

**FOLIO NO.:** 89594.0000, Plus Multiple More

☒ This agency would ☒ (support), ☐ (conditionally support) the proposal.

**WATER**

- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ No Hillsborough County water line of adequate capacity is presently available.
- ☐ A \_\_\_\_ inch water main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_ feet from the site) \_\_\_\_\_.
- ☐ Water distribution improvements may be needed prior to connection to the County's water system.
- ☐ No CIP water line is planned that may provide service to the proposed development.
- ☐ The nearest CIP water main (\_\_\_\_ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_\_.

**WASTEWATER**

- ☐ The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ No Hillsborough County wastewater line of adequate capacity is presently available.
- ☐ A \_\_\_\_ inch wastewater force main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_ feet from the site) \_\_\_\_\_.
- ☐ Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- ☐ No CIP wastewater line is planned that may provide service to the proposed development.
- ☐ The nearest CIP wastewater main (\_\_\_\_ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_\_.

**COMMENTS:** The subject site is located outside of the Hillsborough County Urban Service Area,therefor no County Water and/or Wastewtaer Service would be availabe. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.