

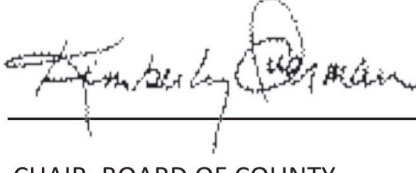
HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST:	PD to PD
PETITION FILE NUMBER:	RZ-PD (21-0422)
ZHM HEARING DATE:	July 26, 2021
BOCC MEETING DATE:	November 09, 2021

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:


APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.

12/14/2021
DATE




CHAIR, BOARD OF COUNTY COMMISSIONERS

12/14/2021
DATE



ATTEST: DEPUTY CLERK
CINDY STUART
CLERK OF THE CIRCUIT COURT



BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. 21-1479

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 18-1366 RV
MEETING DATE: June 11, 2019
DATE TYPED: June 13, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 31, 2021.

1. The project shall permit a Camp, subject to the standards from Land Development Code, LDC, Section 6.11.20. The site shall be limited to the following:
 - A maximum of 130 campsites. Campsites are limited to tents and/or cabins.
 - Maximum capacity of 530 campers,
 - Up to 2 residences, restricted to employees or staff,
 - A minimum of 130 parking spaces.
 - On-site ancillary uses and amenities including a pool, playground, ball field, volleyball court, guest services and natural trails,
 - An on-site eating establishment/kitchen/dining pavilion, event center and store accessory to the Camp and available for campers only.
2. Development standards shall be those of the AR Zoning District, unless otherwise specified herein:
 - 2.1 Maximum building space shall be 13,200 sq. ft. for the existing and new structures,
 - 2.2 Maximum height shall be one-story or 30 feet,
 - 2.3 Location of the buildings and parking areas shall be as generally depicted on the General Site Plan. Building 4 shall be permitted to maintain 6 feet from the eastern PD boundary.
3. Parking requirements shall be in accordance with the Land Development Code (LDC) Section 6.05.00.
4. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein:
 - 4.1 A 50-foot buffer shall be provided around the project boundaries, as indicated in the General Site Plan. The buffer shall be maintained in its natural state and screening shall consist of existing vegetation and/or fences, subject to Natural Resources review and approval.
 - 4.2 A solid fence shall be provided along the northwest PD boundary as indicated in the General Site Plan.
 - 4.3 The 50-foot buffer and the required screening shall constitute a "Critical Design Feature" and changes to the plan or conditions shall be considered a Major Modification, reviewed in accordance with procedures in Sec. 10.03.00 of the LDC.
5. The activity area shall be centrally located as indicated on the General Site Plan. No night outdoor/music events shall be permitted on site.
6. A 30-foot buffer/setback shall be maintained around all wetland areas in accordance with the Land Development Code (LDC) Section 4.01.07.
7. Development of the project is subject to review in accordance with the Land Development Code (LDC) Sections 4.01.08 and 4.01.09 for Significant and Essential Wildlife Habitats.

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FINAL CONDITIONS
OF APPROVAL

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8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. Project access shall be restricted to Lupton Pl. No access onto Keysville Rd. shall be permitted.
10. If PD 21-0422 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 19, 2021) which was found approvable by the County Engineer (on July 14, 2021), for the Lupton Pl. substandard road improvements. Approval of this Administrative Variance will waive the Lupton Pl. substandard road improvements required by Section 6.04.03.L. of the Land Development Code.
11. If PD 21-0422 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 6, 2021) which was found approvable by the County Engineer (on July 14, 2021), for the Keysville Rd. substandard road improvements. Approval of this Administrative Variance will waive the Keysville Rd. substandard road improvements required by Section 6.04.03.L. of the Land Development Code.
12. Along its frontage with folio 93282.0150, Lupton Pl. shall be considered a Shared Access Facility. The developer, together with the initial increment of development, shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the developer of adjacent properties (within which the access is being shared) to construct and utilize the required utilize the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
13. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the entirety of Lupton Pl. within the PD boundary shall be considered a Shared Access Facility with folios 93141.0100, 93140.0500, 93141.0000, 93140.0000, 93130.0400, and any other properties who may have an easement permitting their owners to utilize Lupton Pl.
14. 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.
15. 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.
16. 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).
17. 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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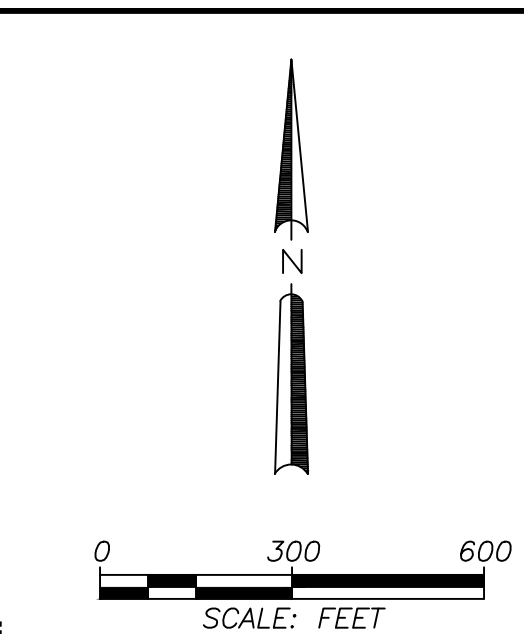
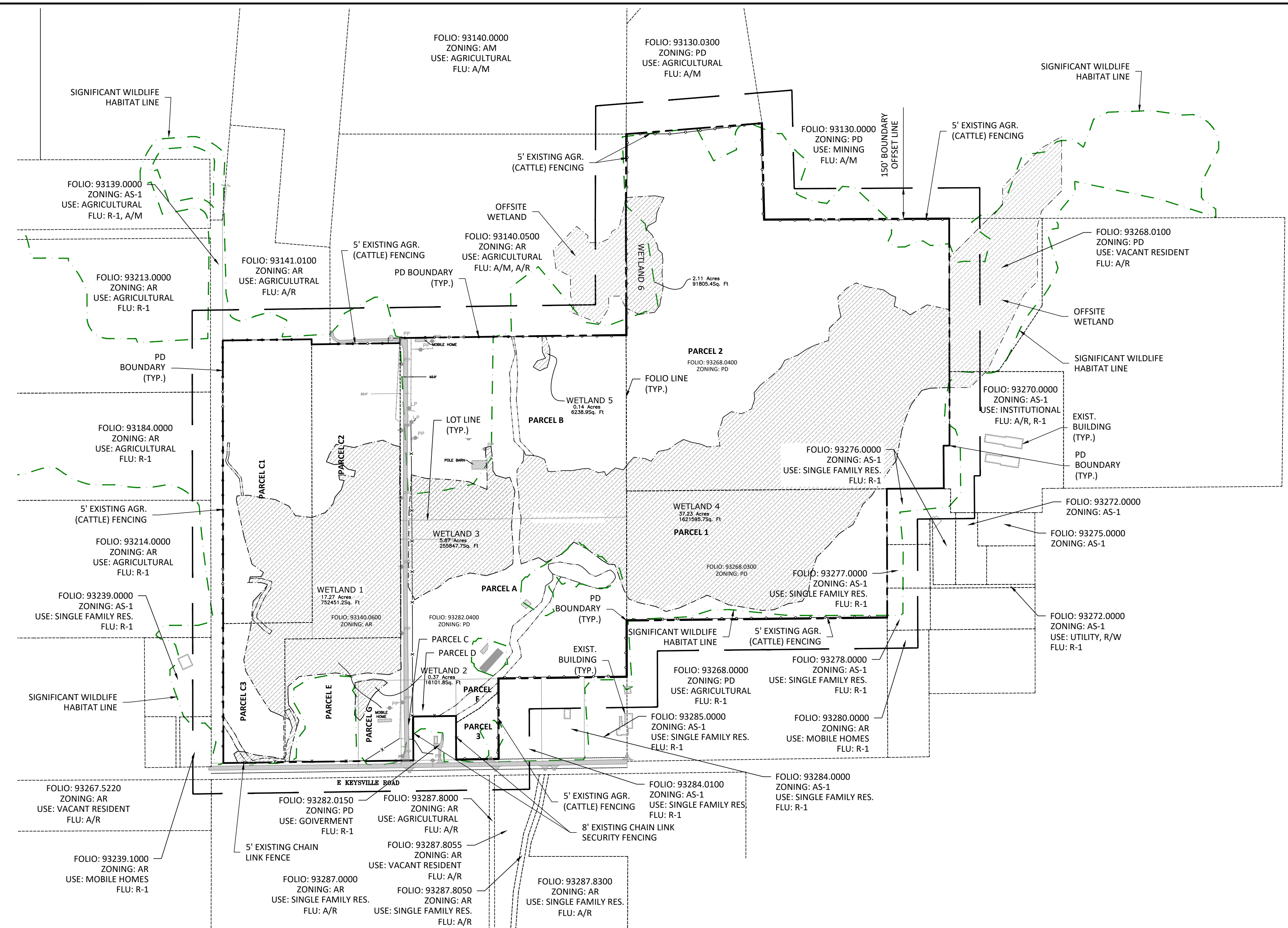
FINAL CONDITIONS
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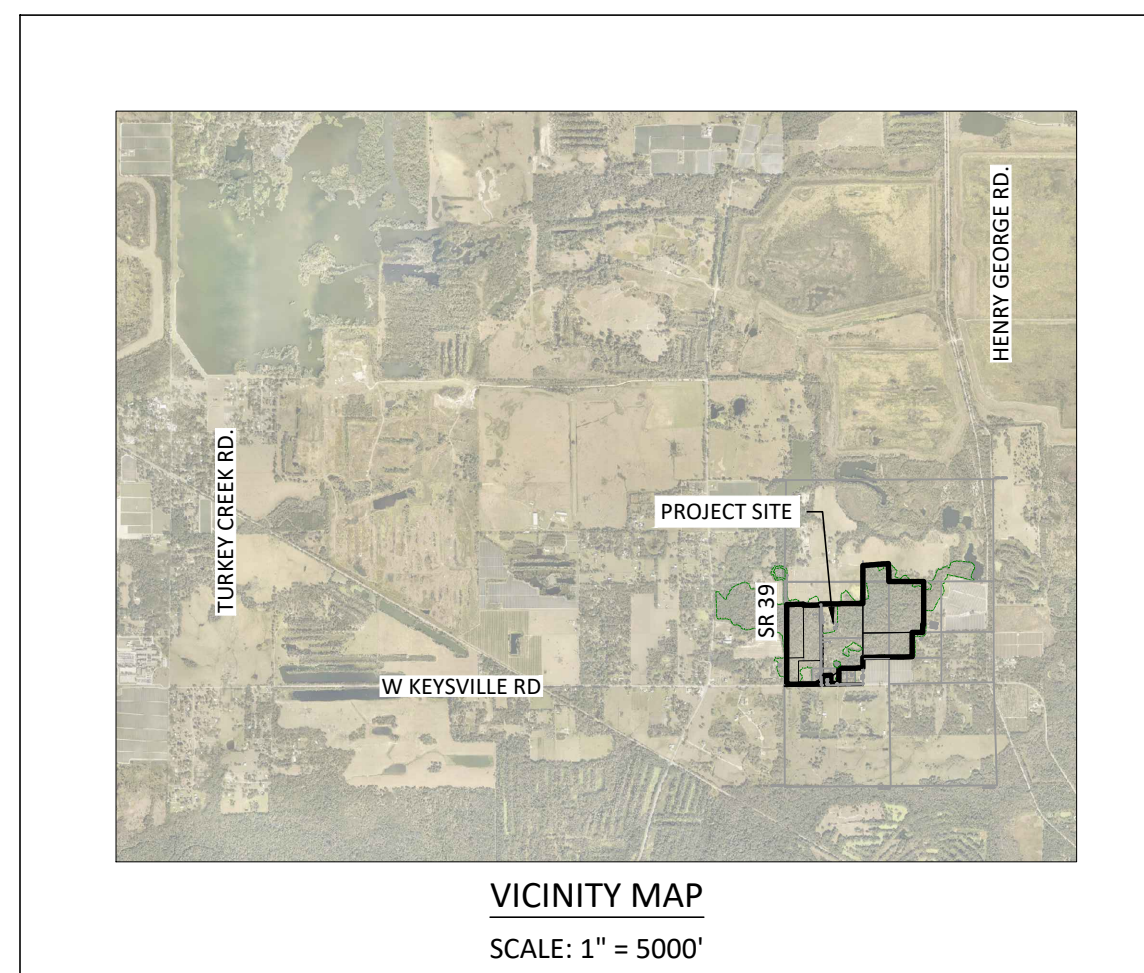
18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
19. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

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CAD File Path: \\WRA-TAFS\STORAGE-PROJECT FILES\957 - HUTTOPIA - CAMPGROUND\CADD\PLANS\PLAN_PD.DWG
Plot Date: 9/22/2021 10:17:19 AM
2021 WRA



- NOTES:**
- CONSTRUCTION PLANS TO BE SUBMITTED TO & APPROVED BY HILLSBOROUGH COUNTY.
 - DRAINAGE SHALL COMPLY WITH HILLSBOROUGH COUNTY AND SWFWMD REGULATIONS.
 - THIS PROJECT SHALL BE DESIGNED TO MEET EXISTING FEDERAL, STATE AND LOCAL REGULATIONS FOR BUILDINGS, STRUCTURES AND OTHER AMENITIES TO PROVIDE HANDICAP ACCESSIBILITY ON SITE.
 - THE ENTIRE SITE AND LOCAL AREA IS WITHIN THE POTABLE WATER PROTECTION IMPACT ZONE 1 AND PUBLIC POTABLE WATER SUPPLY WELL PROTECTION ZONE 2.
 - THERE ARE NO KNOWN HISTORIC LANDMARKS OR OTHER HISTORICAL, ARCHAEOLOGICAL SITES, STRUCTURES ON-SITE OR WITHIN 150' OF THE SITE.
 - THE INTERNAL DRIVE AISLES SERVING THE DEVELOPMENT WILL BE PRIVATELY OWNED AND MAINTAINED.
 - DRIVEWAY ACCESS AND ALIGNMENT AND PARKING CONFIGURATION IS SUBJECT TO FINAL ENGINEERING AND DESIGN.
 - PROFESSIONALS ASSOCIATED WITH THE PROJECT:
ENGINEER AND/OR PLANNER: WRA TAMPA, FL
DEVELOPER: HUTTOPIA NORTH AMERICA MONTREAL, CANADA
ARCHITECT: HUTTOPIA NORTH AMERICA MONTREAL, CANADA
 - ALL OTHER SURFACE WATERS AND WETLANDS HAVE BEEN VERIFIED BY SWFWMD AS EVIDENCED BY ERP PERMITS APPLICATION NO. 805998/4204766.000.
 - ALL OTHER SURFACE WATERS ARE UPLAND CUT DITCHES.
 - NO FLEX OF COMPREHENSIVE PLAN BOUNDARY PROPOSED.
 - THE EXISTING DEVELOPMENT COMPLIES WITH THE APPROVED CERTIFIED GENERAL SITE PLAN.
 - NO VEGETATION TO BE REMOVED WITHIN THE 50FT PERIMETER BUFFER - THE PERIMETER BUFFER WILL REMAIN IN ITS CURRENT NATURAL CONDITION.
 - THE 50FT BUFFER WILL BE MAINTAINED IN THE VICINITY OF PROPOSED BUILDINGS 1 & 2.
 - ADDITIONAL PERIMETER EMERGENCY ACCESS POINTS MAY BE ACHIEVED THROUGH EASEMENTS WITH ADJACENT PROPERTIES.



LEGAL DESCRIPTION:

PARCEL A (FOLIO 93282-0400)
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST; THENCE EAST ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 9, ALSO BEING THE CENTERLINE OF KEYSVILLE ROAD, A DISTANCE OF 333.31 FEET; THENCE NORTH 00°32'56" EAST A DISTANCE OF 420.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°32'56" EAST, A DISTANCE OF 784.865 FEET; THENCE NORTH 89°59'44" EAST, A DISTANCE OF 1110.02 FEET; THENCE SOUTH 00°32'48" EAST, A DISTANCE OF 784.865 FEET; THENCE SOUTH 89°59'44" WEST, A DISTANCE OF 1110.05 FEET TO THE POINT OF BEGINNING.

PARCEL B
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST; THENCE EAST ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 9, ALSO BEING THE CENTERLINE OF KEYSVILLE ROAD, A DISTANCE OF 333.31 FEET; THENCE NORTH 00°32'56" EAST, A DISTANCE OF 1204.865 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°32'56" EAST, A DISTANCE OF 885.135 FEET; THENCE NORTH 89°59'44" EAST, A DISTANCE OF 1110.02 FEET; THENCE SOUTH 00°32'48" WEST, A DISTANCE OF 895.135 FEET; THENCE SOUTH 89°39'44" WEST, A DISTANCE OF 1110.02 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

PARCEL C
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST; THENCE EAST ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 9, ALSO BEING THE CENTERLINE OF KEYSVILLE ROAD, A DISTANCE OF 333.31 FEET; THENCE NORTH 00°32'56" EAST, A DISTANCE OF 395 FEET; THENCE NORTH 89°59'44" EAST A DISTANCE OF 60 FEET; THENCE SOUTH 00°32'56" WEST A DISTANCE OF 395 FEET; THENCE WEST ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF KEYSVILLE ROAD A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

PARCEL D
FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 RUN WEST 840 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH 420 FEET; RUN THENCE WEST 210 FEET; THENCE SOUTH 420 FEET; RUN THENCE EAST 210 FEET TO THE POINT OF BEGINNING. LESS RIGHT OF WAY FOR PUBLIC ROAD, ALL LYING AND BEING IN SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND LESS THE SOUTH 240 FEET OF WEST 210 FEET OF EAST 1050 FEET OF WEST 3/4 OF SECTION 1/2 OF NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL E
FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 RUN WEST 1,320 FEET FOR A POINT OF BEGINNING; THENCE NORTH 420 FEET; THENCE EAST 210 FEET; THENCE SOUTH 210 FEET; THENCE EAST 360 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY.

PARCEL F
FROM THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, RUN THENCE WEST 840 FEET; THENCE NORTH 206.12 FEET TO POINT OF BEGINNING; CONTINUE THENCE NORTH 213.88 FEET; THENCE NORTH 89°59'44" EAST 210.01 FEET; THENCE SOUTH 00°32'09" WEST 84.12 FEET; THENCE SOUTH 50°08'20" WEST 123.68 FEET; THENCE SOUTH 89°39'44" WEST, THENCE SOUTH 89°39'44" WEST, A DISTANCE OF 135.86 FEET; THENCE SOUTH 00°32'09" WEST 84.12 FEET TO THE POINT OF BEGINNING.

PARCEL G
FROM THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 RUN WEST 1110 FEET FOR A POINT OF BEGINNING; THENCE NORTH 420 FEET; THENCE WEST 210 FEET; THENCE SOUTH 420 FEET; THENCE EAST 210 FEET TO THE POINT OF BEGINNING. SUBJECT TO EXISTING ROAD RIGHT OF WAY, SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

PARCEL "C-1" (FOLIO 93282-0400)
PART OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9 AND PROCEED S. 89° 13' 56" E. ALONG THE NORTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 60.00 FEET; THENCE S. 00° 41' 40" W. PARALLEL WITH THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 590.05 FEET FOR A POINT OF BEGINNING; THENCE N. 90° 00' 00" E. PARALLEL WITH THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 1545.00 FEET WEST TO THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE S. 00° 38' 41" W. PARALLEL WITH THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 1390.00 FEET; THENCE S. 90° 00' 00" E. PARALLEL WITH THE FOREMENTIONED SOUTH BOUNDARY, A DISTANCE OF 437.58 FEET TO A POINT WHICH LIES 60.00 FEET EAST OF THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE N. 00° 41' 40" E. PARALLEL WITH SAID WEST BOUNDARY, A DISTANCE OF 1390.00 FEET TO THE POINT OF BEGINNING.

PARCEL #2 (FOLIO 93268-0400)
AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA AND PROCEED S. 89° 13' 56" E. (A DEAD BEARING) ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 60.00 FEET; THENCE N. 05° 3' 16" E. A DISTANCE OF 1810.71 FEET TO A FOUND 4"x4" CONCRETE MONUMENT, SAID POINT ALSO BEING THE CENTERLINE OF AN ABANDONED MEANDERING PRIVATE ROAD AS DESCRIBED IN PARAGRAPH (C) IN OFFICIAL RECORD BOOK 7030, PAGE 755 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N. 89° 49' 26" E. ALONG SAID CENTERLINE, A DISTANCE OF 175.04 FEET (S. 00° 52' 52" E., 715.04 FEET, DEED) TO A FOUND ONE INCH PINCHED PIPE; THENCE S. 02° 31' 04" E. ALONG SAID CENTERLINE, A DISTANCE OF 185.28 FEET (S. 02° 38' 06" E., 185.28 FEET, DEED) TO A FIVE-EIGHTHS INCH PINCHED PIPE; THENCE S. 08° 00' 44" E. ALONG SAID CENTERLINE, A DISTANCE OF 160.56 FEET (S. 08° 01' 47" E., 160.56 FEET, DEED) TO A FOUND ONE INCH PINCHED PIPE; THENCE N. 27° 31' 09" E. ALONG SAID CENTERLINE, A DISTANCE OF 114.34 FEET (N. 27° 29' 42" E., 114.31 FEET, DEED) TO A FOUND ONE INCH PINCHED PIPE; THENCE N. 83° 33' 22" E. ALONG SAID CENTERLINE, A DISTANCE OF 236.84 FEET (N. 83° 31' 46" E., 238.73 FEET, DEED) TO A ROUND FOUND CONCRETE MONUMENT MARKING THE EAST BOUNDARY OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE S. 01° 06' 24" W. ALONG SAID EAST BOUNDARY, A DISTANCE OF 160.56 FEET (S. 01° 06' 24" W., 160.56 FEET, DEED) TO A FOUND ONE INCH PINCHED PIPE; THENCE S. 89° 27' 29" E. ALONG THE NORTH BOUNDARY OF SAID SECTION 4, A DISTANCE OF 607.89 FEET TO A FIVE-EIGHTHS INCH SET CAPPED IRON ROD #4417; THENCE S. 00° 44' 09" W. A DISTANCE OF 175.51 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 7030 ON PAGE 755 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE CONTINUE S. 00° 44' 06" W. ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 363.49 FEET (SOUTH, 363.50 FEET, DEED) TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE N. 89° 53' 13" W. ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 209.92 FEET (WEST, 209.90 FEET, DEED) TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE S. 00° 28' 29" W. ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 209.92 FEET (SOUTH, 210.00 FEET, DEED) TO A FOUND 4"x4" CONCRETE MONUMENT MARKING THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE N. 89° 41' 13" W. ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 877.43 FEET TO A FOUND CAPPED IRON ROD #2347 MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE N. 89° 41' 13" W. ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 436.35 FEET TO A POINT OF BEGINNING; THENCE S. 00° 43' 46" E. ALONG SAID EAST BOUNDARY, A DISTANCE OF 768.16 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE N. 00° 38' 41" E. ALONG SAID EAST BOUNDARY, A DISTANCE OF 160.56 FEET TO A FOUND 4"x4" CONCRETE MONUMENT MARKING THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE N. 01° 06' 24" W. ALONG THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, THENCE N. 00° 43' 46" E. ALONG SAID EAST BOUNDARY, A DISTANCE OF 768.16 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE N. 00° 38' 41" E. ALONG SAID EAST BOUNDARY, A DISTANCE OF 160.56 FEET TO A FOUND 4"x4" CONCRETE MONUMENT MARKING THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE N. 01° 06' 24" W. ALONG THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 422.16 FEET TO THE POINT OF BEGINNING.

PARCEL #1 (FOLIO 93268-0300)
THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 30.00 FEET THEREOF.

AND
THE WEST 597.8 FEET OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 30.00 FEET THEREOF.

PARCEL #3 (FOLIO 93282-0200)
FROM THE Southeast corner of the West 1/2 of the SE 1/4 of the NW 1/4 of Section 9, Township 30 South, Range 22 East, run West 630 feet for a Point of Beginning; thence North 420 feet; thence West 210 feet; thence South 420 feet; thence East 210 feet to the Point of Beginning.

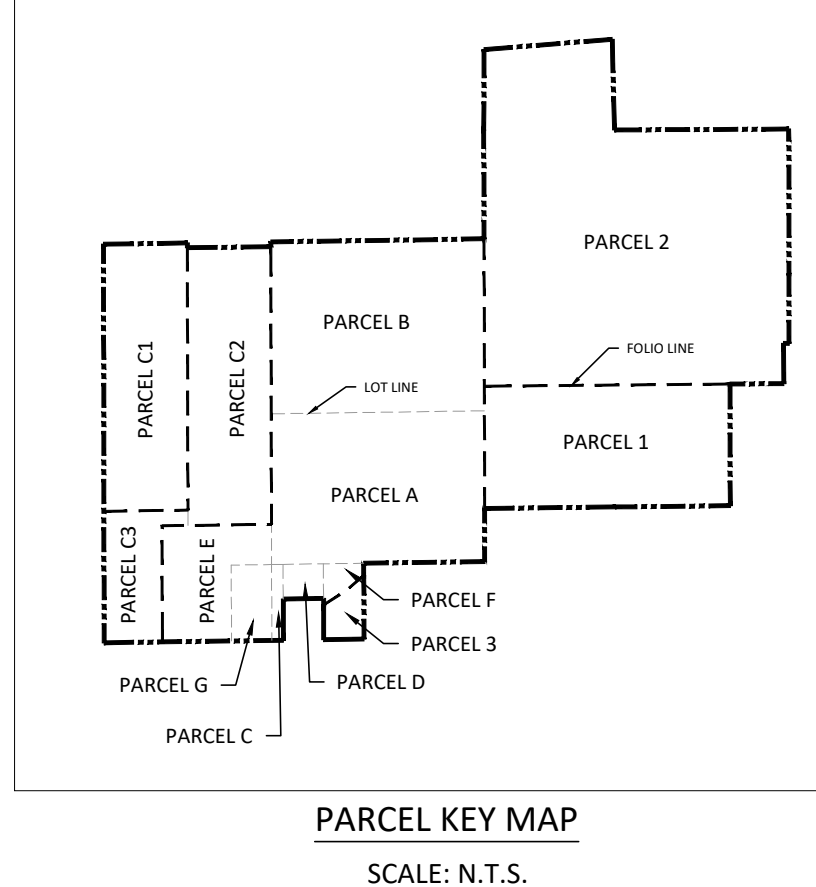
SUBJECT TO an existing road right of way.

LESS the following described property to wit:
FROM THE SE corner of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 9, Township 30 South, Range 22 East, run thence W. 840 feet; thence N. 206.12 feet to the P.O.B.; continue thence N. 213.88 feet; thence N. 89° 59' 44" E., 210.01 feet; thence S. 00° 52' 06" W., 64.12 feet; thence South 50° 08' 20" W., 123.68 feet; thence S. 58° 43' 37" W., 135.86 feet to the P.O.B.

PARCEL "C-2" (FOLIO 93282-0200)
PART OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9 AND PROCEED SOUTH 89 DEGREES 13' 56" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00 DEGREES 41' 40" WEST, PARALLEL WITH THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 590.05 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST, PARALLEL WITH THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 436.35 FEET TO A POINT WHICH LIES 1545.00 FEET WEST OF THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90 DEGREES 00' 00" EAST, PARALLEL WITH SAID SOUTH BOUNDARY, A DISTANCE OF 436.35 FEET TO A POINT WHICH LIES 1110.02 FEET WEST OF THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 38' 41" WEST, PARALLEL WITH THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 1470.00 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST, PARALLEL WITH THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 436.35 FEET; THENCE NORTH 00 DEGREES 38' 41" EAST, PARALLEL WITH THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 1470.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTH 25 FEET OF PARCEL C-2 DESCRIBED HEREIN.

PARCEL "C-3"
PART OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9 AND PROCEED SOUTH 89 DEGREES 13' 56" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00 DEGREES 41' 40" WEST, PARALLEL WITH THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 590.05 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST, PARALLEL WITH THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 436.35 FEET TO A POINT WHICH LIES 1545.00 FEET WEST OF THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 38' 41" WEST, PARALLEL WITH THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 1390.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 38' 41" WEST, PARALLEL WITH THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 80.00 FEET; THENCE SOUTH 90 DEGREES 00' 00" WEST, PARALLEL WITH THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 436.35 FEET TO A POINT LYING 60.00 FEET EAST OF THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 00 DEGREES 41' 40" EAST, PARALLEL WITH SAID WEST BOUNDARY, A DISTANCE OF 635.00 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST, PARALLEL WITH THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 437.58 FEET TO THE POINT OF BEGINNING.



Engineering ~ Environmental
Water Resource ~ Survey

4/26/21 REVISED PER ZONING AND PLANNING COMMISSION COMMENTS
5/26/21 TEXT SHIFTS PER ZONING COMMENTS

REVISIONS

WRA TAMPA, FL
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Tampa, Florida 33624
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CA 00007652 LB 8274
Phone: 813.265.3130 941.275.9721

HUTTOPIA
CAMPGROUND

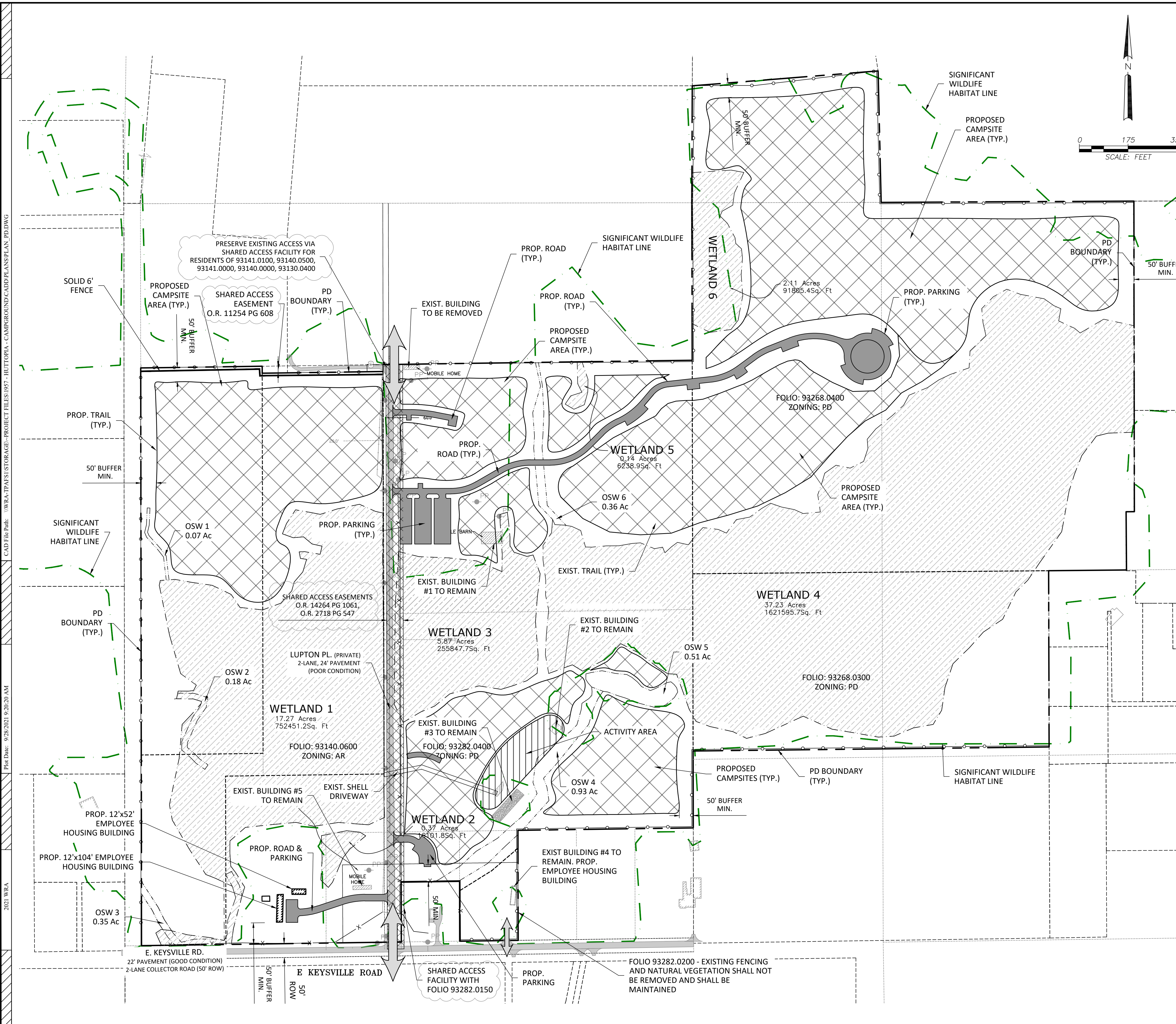
PD PLAN

ISSUED FOR: PERMITTING
JOB #: 957

Datum: -

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App# 21-0422
Clerk# 21-1479
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SITE DATA TABLE:

SITE ACREAGE: 159.96± AC +/- (6,967,684 S.F.)

PROJECT FOLIO NUMBER(S): 093268.0400, 093282.0400, 093268.0300, 093140.0600, 093142.0000, 93282.0200

ADDRESS: 8418 LUPTON PL. PLANT CITY, FL 33567

EXISTING ZONING: AR, PD 86-0113 & PD 82-0223

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

FUTURE LAND USE: R-1, AR, AM

FUTURE LAND USE FLEX REQUESTED: N/A

COMMUNITY PLANNING AREA: NONE

SPECIAL ZONE(S): WELLHEAD PROTECTION, PUBLIC POTABLE WATER SUPPLY WELL, PROTECTION ZONE 2, SIGNIFICANT WILDLIFE HABITAT

DESIGNATED SCENIC CORRIDOR: NONE

EXISTING USES: SPECIAL EVENT VENUE

PROPOSED USE: CAMPGROUND (130 CAMPSITES)

DENSITY: 57 DWELLING UNITS (530 CAMPERS & 2 ON-SITE DWELLING UNITS)

MAXIMUM BUILDING HEIGHT: 30' FEET MAXIMUM (2-STORY)

BUILDING SETBACK: 50' FROM PD BOUNDARY

BUILDING AREA: 0.9 AC, 0.5%

IMPERVIOUS AREA: 1.86 AC, 11%

FAR: 0.06

BUFFERING/SCREENING: 50' NATURAL BUFFER/CURRENT NATURAL SCREENING EXCEPT WHERE FENCING IS CALLED OUT ON SITE PLAN

WETLAND/ENVIRONMENTALLY SENSITIVE AREA ACREAGE: 62.99 AC +/-

ARCHAEOLOGICAL/HISTORIC LANDMARKS ON-SITE: NONE

NATURAL WATER BODIES: 0.0 AC

MAN-MADE WATER BODIES: 2.4 AC

ARCHAEOLOGICAL/HISTORIC LANDMARKS WITHIN 150 FT OF PROJECT BOUNDARY: NONE

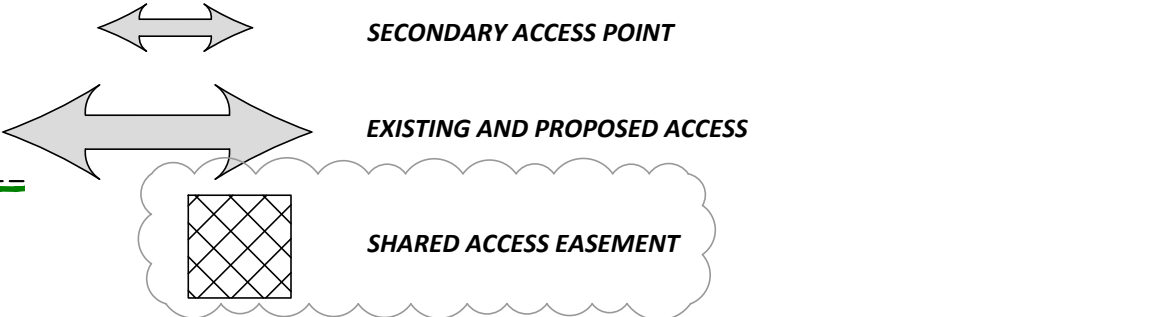
THIS PROJECT IS LOCATED IN RURAL SERVICE AREA.

WATER SERVICE: PRIVATE

SEWER SERVICE: PRIVATE

FIRE SERVICE: PROVIDED BY HILLSBOROUGH COUNTY

FLOOD ZONE: ZONE X, A, FIRM MAP NUMBER 12057C0440H, DATED AUGUST 28, 2008.



PROJECT DENSITY CALCULATIONS

ACREAGE in FLU DESIGNATION

Parcel Folio	Acres	FLU Acreage			Wetland Acreage / Land Use		
		A/R	R-1	A/M	A/R	R-1	A/M
93268-0400	53.45	47.22		6.23		0.42	
93268-0300	18.68		18.68				
93282-0400	51.77	18.13	33.64		2.32	12.22	
93140-0600	21.39	7.89	13.5		1.59	9.84	
93142-0000	13.21	6.89	6.33			4.01	
93282-0200	1.19		1.19				
Total Acreage	159.69	80.13	73.34	6.23	22.64	39.44	
		50%	46%	4%			

- MAXIMUM ALLOWABLE DENSITY**
- TOTAL ACREAGE: 159.7 ACRES
 - TOTAL UPLAND ACREAGE: 97.2 ACRES
 - 125% DENSITY CREDIT: 97.2 X 125% = 121 ACRES
 - UPLAND ACREAGE WITH THE DENSITY CREDIT IS BROKEN INTO EACH FUTURE LAND USE CATEGORY FOR THE DWELLING UNIT PER ACREAGE CONVERSIONS.
 - MAXIMUM ALLOWABLE DWELLING UNITS:
 - R-1: 1 DWELLING UNIT PER ACRE
 - 42.38 = 42 UNITS
 - A/R: 1 DWELLING UNIT PER 5 ACRES
 - 71.86 X 1/5 = 14 UNITS
 - A/M: 1 DWELLING UNIT PER 20 ACRES
 - 7.26 X 1/20 = 0.36 UNIT
 - TOTAL IS 57 UNITS**

Density Breakdown - Total Acreage

	R-1	A/R	A/M
93268.04	0	47.22	6.23
93268.03	18.68	0	0
93282.04	33.64	18.13	0
93140.06	13.5	7.89	0
93142.00	6.33	6.89	0
93282.02	1.19	0	0
Total	73.34	80.13	6.23

Density Breakdown - Upland Acreage

	R-1	A/R	A/M
93268.04	0	28.49	5.81
93268.03	5.31	0	0
93282.04	21.42	15.81	0
93140.06	3.66	6.3	0
93142.00	2.32	6.89	0
93282.02	1.19	0	0
Total	33.9	57.49	5.81

Density Breakdown - 125% Credit

	R-1	A/R	A/M
93268.04	0	35.6125	7.2625
93268.03	6.6375	0	0
93282.04	26.775	19.7625	0
93140.06	4.575	7.875	0
93142.00	2.9	8.6125	0
93282.02	1.4875	0	0
Total	42.58	71.86	7.26

- THE PROJECT PROPOSES A MAXIMUM OF 530 CAMPERS ON 130 CAMP SITES, AND 2 ON-SITE DWELLING UNITS

BUILDING USE

PROPOSED BUILDINGS	EXISTING BUILDINGS	LAND USE CATEGORY	AREA	PROPOSED BUILDING USE	HEIGHT
	#1	AR	3250 s.f.	MAINTENANCE SHED	15'
	#2	R-1	1200 s.f.	GUEST ASSISTANCE	15'
	#3	R-1	4700 s.f.	EVENT CENTER / RESTAURANT / RETAIL	25'
	#4	R-1	1100 s.f.	SITE MANAGER RESIDENCE	15'
	#5	R-1	1000 s.f.	ASSISTANT SITE MANAGER RESIDENCE	15'
#1		R-1	1248 s.f.	STAFF RESIDENCE	15'
#2		R-1	624 s.f.	STAFF RESIDENCE	15'

CAD File Path: \\WRA-TRAFFIC\STORAGE\PROJECT FILES\1957 - HUTTOPIA - CAMPGROUND\CADD\PLANS\PLAN_PD.DWG
 Plot Date: 9/28/2021 9:20:20 AM
 2021 WRA

4/26/21 REVISED PER ZONING AND PLANNING COMMISSION COMMENTS
 5/26/21 MAX CAMP SITES, UPDATE ACCESS POINTS, 50' BUFFER, TEXT SHIFT
 09/22/21 REVISIONS PER STAFF REQUEST CONDITIONS, LABEL ACCESS EASEMENT

REVISIONS
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WRA
 PD PLAN
 HUTTOPIA
 CAMPGROUND
 ISSUED FOR: PERMITTING
 JOB #: 1957
 SEC: 00
 TOWN: 00
 RANG: 00
 DESIGNED: XX
 DRAWN: XX
 APPROVED: XX

Datum: -
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