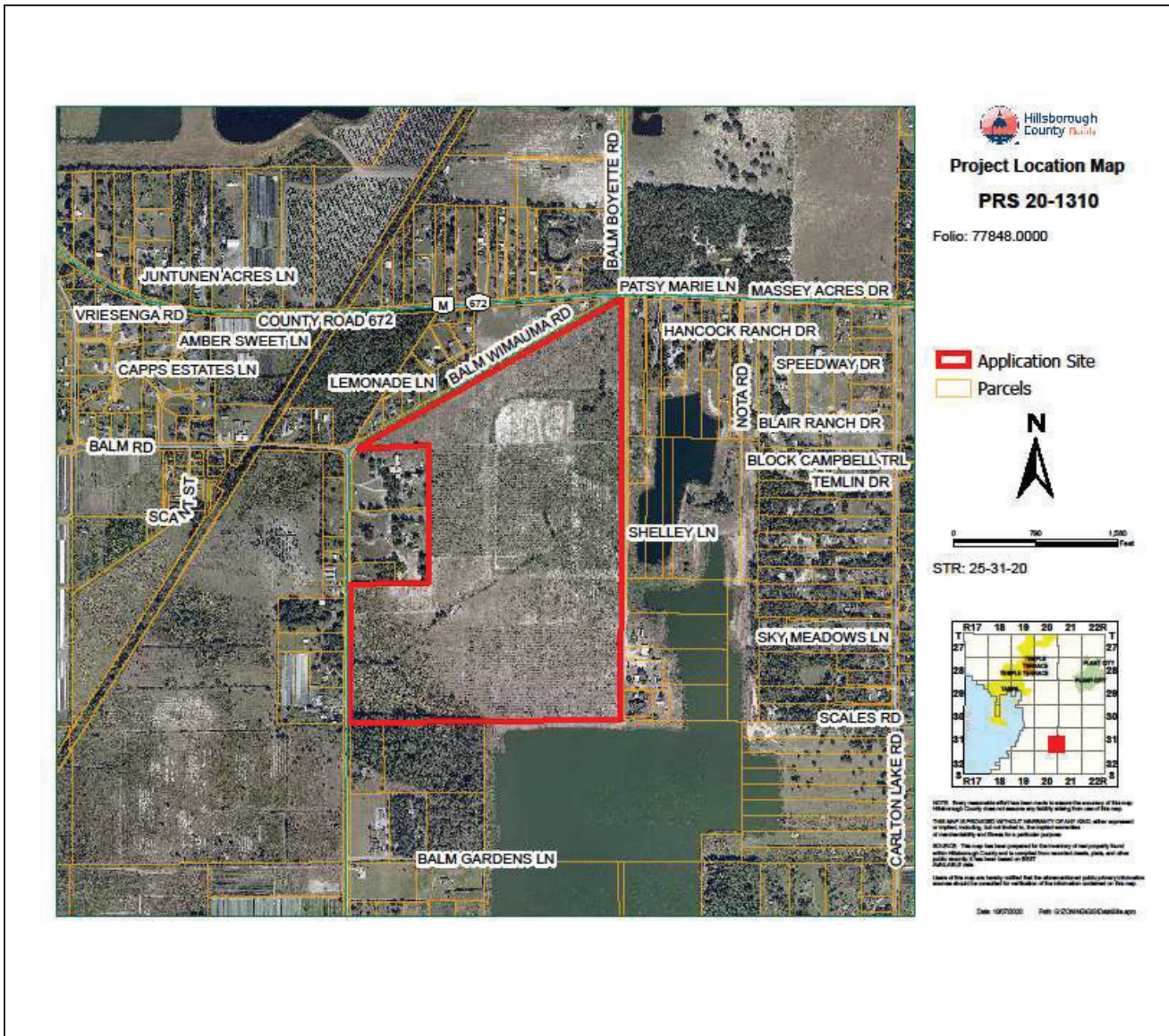


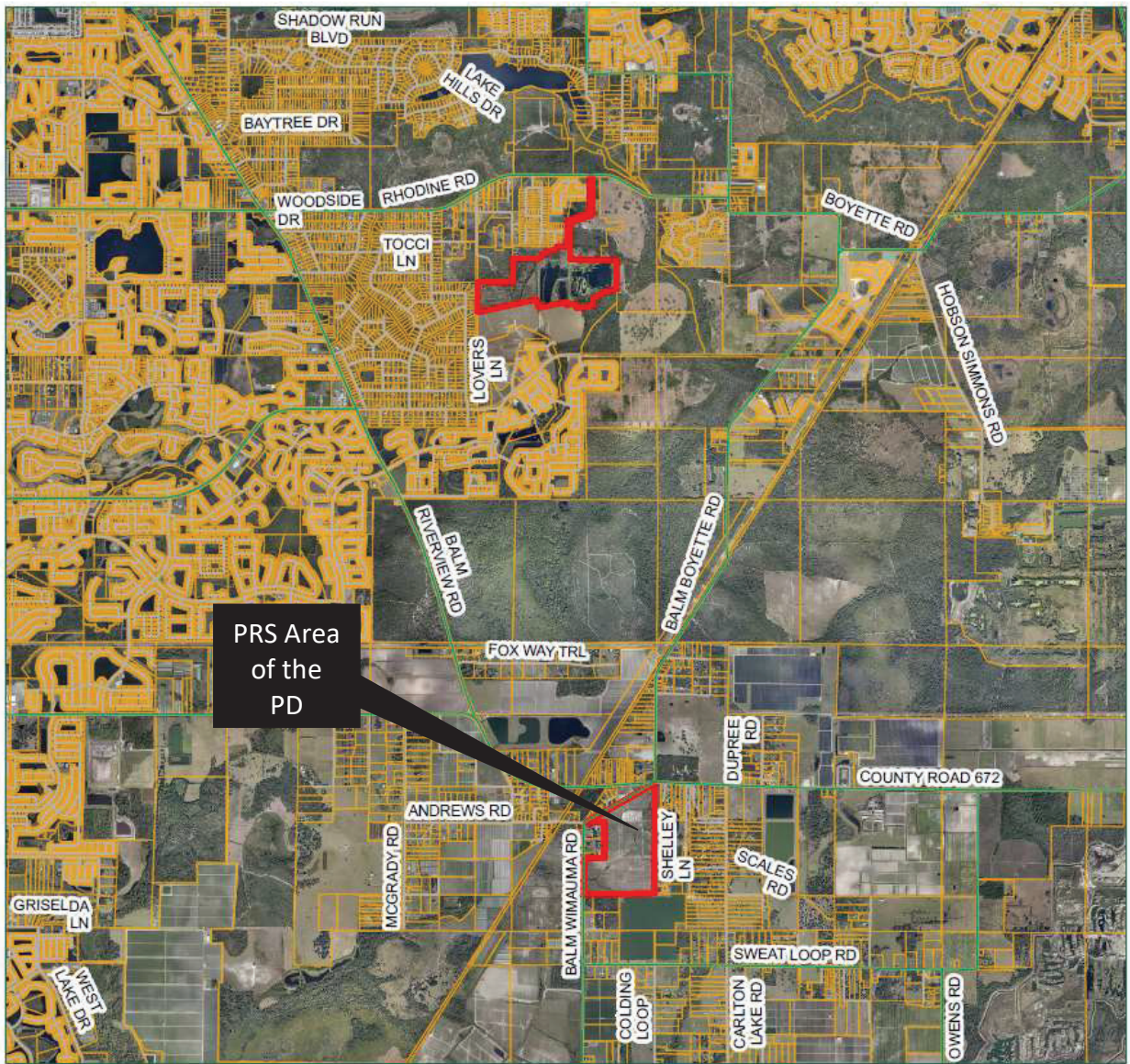


Hillsborough County Florida

SM STAFF REPORT

SUBJECT:	PRS 20-1310	PLANNING AREA:	Riverview/Balm
REQUEST:	Minor Modification to an Approved PD	SECTOR	South
APPLICANT:	Balm Grove LLC		
Existing Zoning: PD 18-0304		Comp Plan Category: RP-2	





Context Map

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant is requesting a minor modification to Planned Development (PD) 18-0304, as most recently modified by MM 19-1172. PD 18-0304 is a 358.0 acre, non-contiguous PD with a northern area (Rhodine Borrow Pit) in the Riverview community and a southern area (The Grove) in the Balm community (see Figure 1). This application requests modifications to “The Grove” portion of the PD. No modifications to the “Rhodine Borrow Pit” portion are proposed.

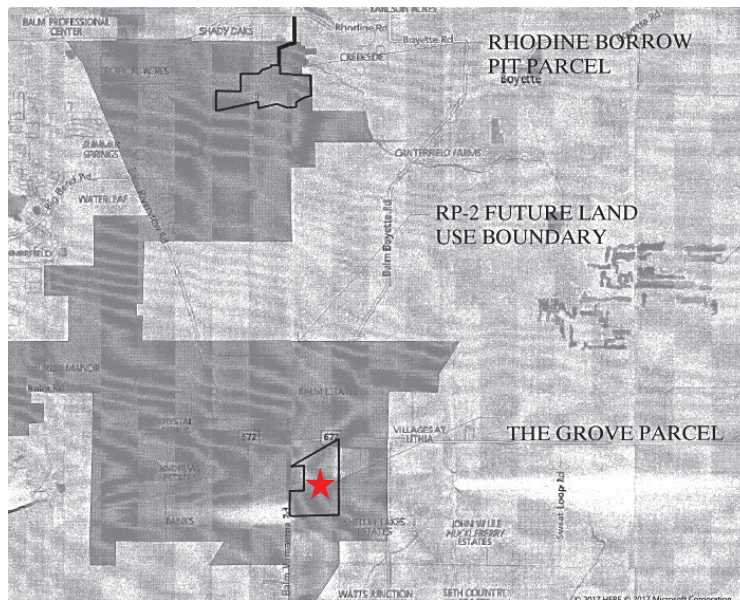


Figure 1: PD 18-0304 Areas

“The Grove” PD portion is 178 acres in size and approved for 356 single-family detached units and 497 square feet of retail uses. The site’s location in the RP-2 Future Land Use (FLU) category permits a maximum of 2 dwelling units per acre when developed in Planned Village pattern in accordance with the Land Development Code and *Future of Hillsborough* Comprehensive Plan.

The requests are as follows:

1. Relocate an access point and internal roadway northward along the western boundary, through a previous approved perimeter buffer. The subject access point and internal road in the northwest portion of the site (see #1 in Figure 2) was approved to be located outside of the 400 foot wide and 250 foot deep buffer positioned along the southern boundary of folio 77850.0000 (see #2 in Figure 2). Folio 77850.0000 at the time of the rezoning was not owned by the applicant. Since that time, folio 77850.0000 has been purchased by the applicant; however, it is not part of this PD. The new, proposed location (see #1 in Figure 3) is shown to be run horizontally through the buffer (see #2 in Figure 3).

The current moratorium restricts perimeter buffer reductions, unless the reduction is to provide for connectivity to adjacent property or rights-of-way. Staff concurs with the applicant's position that no buffer reduction is occurring due to the additional buffer area proposed. To accommodate the 50 foot wide internal road, the depth of the buffer will be increased to 300 feet, resulting in a 400 foot wide by 300 foot deep buffer (see Figure 4). The subject access point will continue to provide connectivity to the adjacent right of way. Furthermore, the residential building envelope remains to be located outside of the buffer.

Per the applicant, the relocation of this access point improves the internal circulation and provides an improved alignment with the eastern portion of the roadway which connects to Shelley Lane, allowing for a more direct travel route between the two roadways.

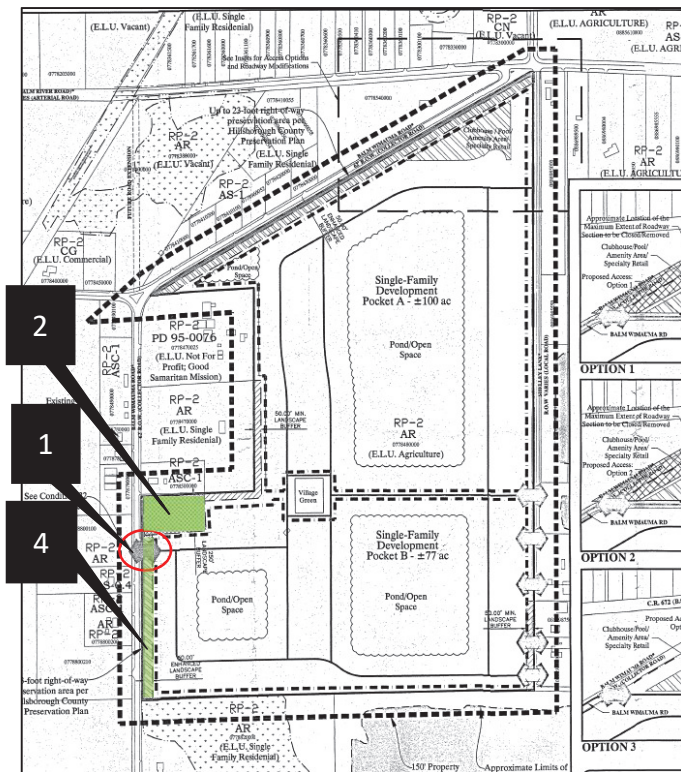


Figure 2: Approved Site Plan

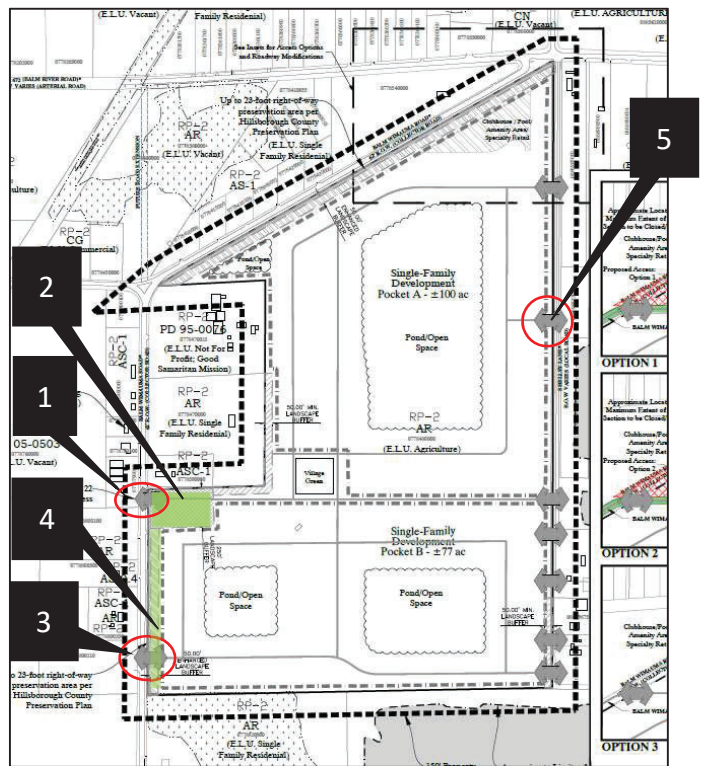


Figure 3: Proposed Site Plan

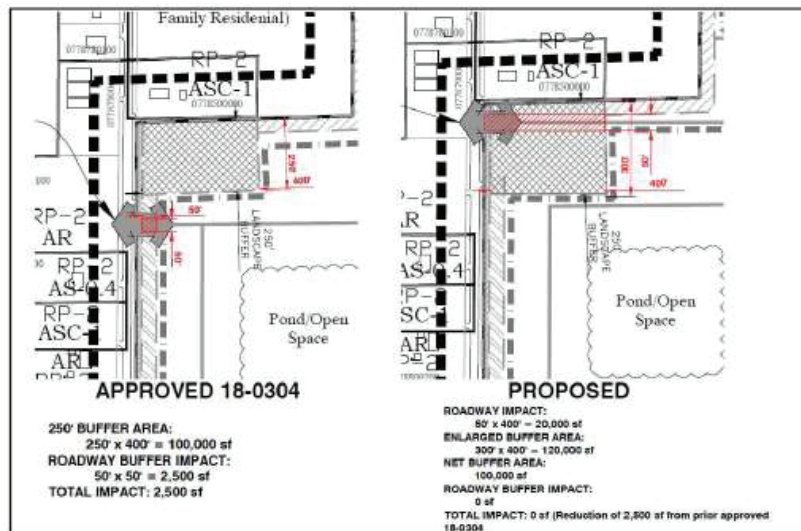


Figure 4: Buffer Exhibit

2. Add an additional access point along the western boundary, through a previously approved buffer.

The applicant has requested an additional access point to serve the project and Pocket B (see #3 on Figure 3). This new access point will provide direct access to the north/south segment of Balm Wimauma Road for the southern project area (Pocket B). Under the original rezoning, a reduced buffer of 50 feet in width was approved in this area (see #4 on Figures 2 and 3).

The current moratorium restricts perimeter buffer reductions, unless the reduction is to provide for connectivity to adjacent property or rights-of-way. Per the applicant, the additional access point to the adjacent right-of-way further advances the connectivity of the project to adjacent roadways, while also providing more travel options for project residents. The residential building envelope remains to be located outside of the buffer.

3. Add an additional access point along the eastern boundary.

The applicant has requested an additional access point to provide better connectivity and circulation (see #5 in Figure 3) for the project. This proposed access along Shelley Lane will provide an additional access point for the northern PD area (Pocket A). Under the original rezoning, a waiver to the required 250 foot buffer was approved in this location.

4. Re-configure the internal road network.

The project's internal circulation network is proposed to be revised from the 2018 layout (see Figures 4 and 5). The original road network serves Pockets A and B with access points along the west (Balm Wimauma Road) and east (Shelley Lane). Internal connection between Pockets A and B are available via three north/south internal roadways, Balm Wimauma Road and Shelley Lane (see Figure 4). Under the revised layout, one north/south internal roadway will extend to Pocket B to serve as an internal connection between the two areas (see Figure 5). Perimeter access opportunities remain. Pocket B will continue to be situated around two pond/open space areas.

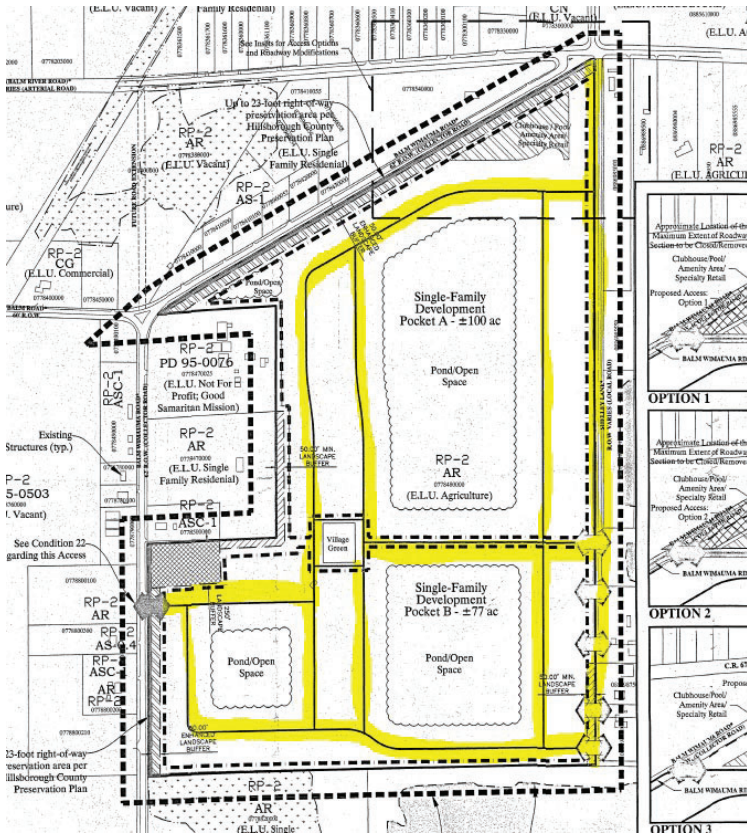


Figure 4: Approved Site Plan

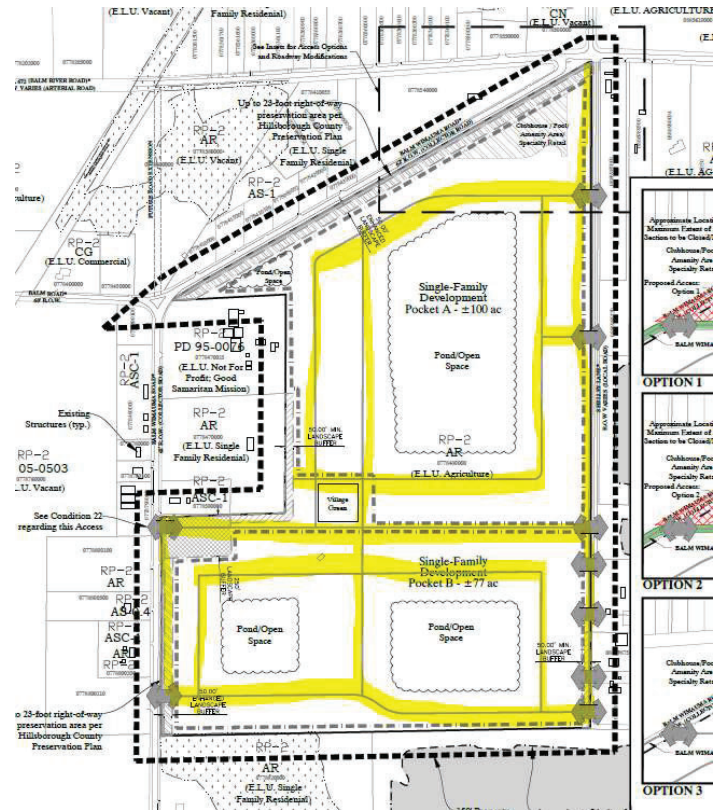


Figure 5: Proposed Site Plan

1.2 Compliance Overview with Land Development Code and Technical Manuals

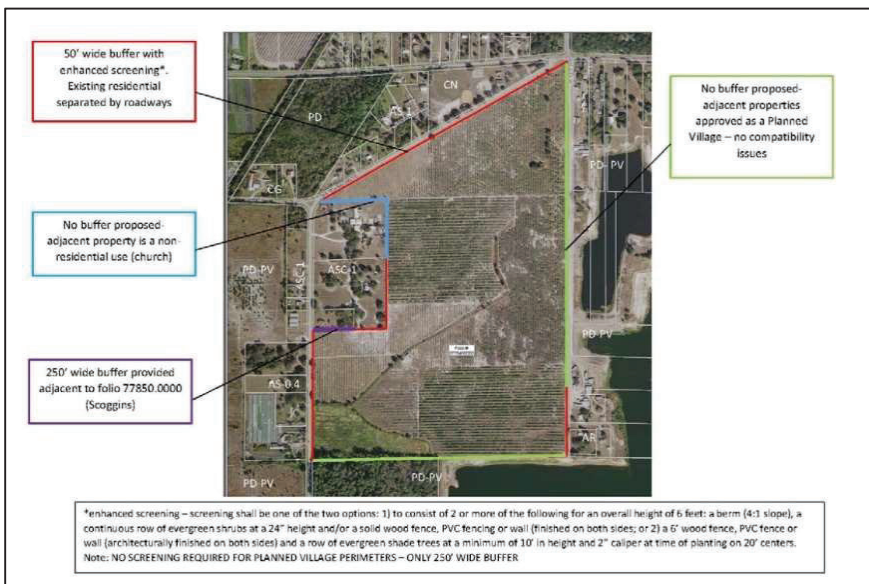


Figure 6: Approved Perimeter Buffer Waivers

No PD variations are proposed under this minor modification. Under PD 18-0304, the Balm Grove area was approved with a reduction to the 250 foot perimeter buffer around 70% of the site requirement (see Figure 6).

Also, a waiver to the requirement for on-site commercial was also approved in 2018. The required amount of 4,806 sf was met with two off-site commercial uses located within 1.5 miles of the project and within 90% of the planned village residential – an existing 3,238 sf convenience store (folio 77886.0000) and an existing 1,800 sf post office (folio 77857.0000). Despite meeting the commercial waiver requirement, the applicant included 497 sf of retail to be permitted in connection with the amenity center uses.

1.3 Evaluation of Existing and Planned Public Facilities

The project area is located in the Rural Service Area. In accordance with the planned villages LDC requirements and Comprehensive Plan policies, water and wastewater to serve the project is to be brought to the site at the developer's expense.

The project is situated along CR 672, Balm-Wimauma Road, Balm Road, Shelley Lane and Rhodine Road.

- CR 672: 2-lane, undivided substandard arterial roadway.
- Balm-Wimauma Road: 2-lane, undivided substandard collector roadway.
- Balm Road: 2-lane, substandard collector roadway.
- Shelley Lane: 2-lane, privately maintained, substandard local roadway.
- Rhodine Road: 2-lane, substandard collector roadway.

Access changes are proposed along Balm-Wimauma Road and Shelley Lane, which further the intent of connectivity. Transportation staff has reviewed the requests and offers no objections, subject to proposed condition modifications to recognize two access points along the western board (Condition #27).

1.4 Natural Resources/Environmental

The Environmental Protection Commission reviewed the site during the original rezoning review and found that wetlands/other surface waters exist. No objections were offered, subject to the conditions that area not proposed for modification under this application.

The site is not located within a Wellhead Resource Protection Zone, a Significant Wildlife Habitat or the Coastal High Hazard Area. The northwestern area does contain a community potable well and community potable well buffer. The site is not adjacent to any ELAPP lands. None of the roadways along the perimeters of the site are designated as Scenic Corridors.

1.5 Comprehensive Plan

The subject area is located within the RP-2 Future Land Use (FLU) category and within the Balm Community Plan area. No Comprehensive Plan consistency issues have been identified by Planning Commission staff.

1.6 Compatibility

The subject area ("The Grove") is located within an area developed with agricultural and residential uses and has been approved for a planned village. No increase in density is proposed. Staff has not identified any compatibility issues arising from these requests.

1.7 Agency Comments

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

- Water Resource Services

- Environmental Protection Commission
- Transportation

1.8 Exhibits

Exhibit 1: Aerial/Zoning Map – General Area

Exhibit 2: Aerial/Zoning Map – Immediate Area

Exhibit 3: Existing Site Plan (MM 19-1172)

Exhibit 4: Proposed Site Plan (PRS 20-1310)

Requirements for Certification:

1. All plan sheets to be submitted for certification.
2. On “The Grove” sheet, reference to Condition #22 on the plan for the northern western access point to be corrected to Condition #27.
3. The northwest buffer depth to be corrected to 300 feet.

2.0 Recommendation

Approvable, subject to conditions.

Approval of the request, subject to the conditions listed, is based on the general site plan submitted November 17, 2020.

The following shall apply to the Rhodine Borrow Pit parcel:

1. The Rhodine Borrow Pit parcel shall be permitted a maximum of 271 single-family lots within a maximum residential development area of 77.17 acres and developed in accordance with the following development standards. The maximum number of units permitted in the Rhodine Borrow Pit parcel is identified as Critical Design Feature. Any change to this number will require a Major Modification to be reviewed in accordance with the procedures established in LDC Part 10.03.00.

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet
	10 feet for front yards functioning as side yards*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*Garages accessed from front yards functioning as side yards shall be setback a minimum of 20 feet.

- 1.1 The project’s residential development area shall consist of a maximum of 77.17 acres. Correspondingly, the remaining 99.9 acres shall be utilized as open space in accordance with Comprehensive Plan Policy 14.2. A total of 0.23 acres shall be dedicated to the Village Node to provide a maximum FAR of 0.35 for the required on-site retail square footage. The Village Node acreage shall not be considered open space or residential development area.

- 1.2 Along the southern PD boundary of the Rhodine Borrow Pit area, adjacent to PD 98-0812 (Triple Creek), single-family residential lots/units shall be permitted to be partially located in both the subject PD and PD 98-0812 as part of a unified plan of development. At the time of platting, these lots shall be assigned to either the subject PD or PD 98-0812 and in no case shall the maximum number of permitted units in either PD be exceeded. These lots shall follow the development standards and any additional supplement requirements of the PD they are assigned to for accounting purposes. Vehicular and pedestrian cross access between the common boundary line shall be permitted.
2. For lots at a width of less than 50 feet, the following shall apply:
 - 2.1 Garages shall be setback a minimum of 25 feet. Garages accessed from a front yard functioning as a side yard shall be setback a minimum of 20 feet.
 - 2.2 A 2-car garage and a minimum 18 foot wide driveway shall be provided for each unit.
 - 2.3 All driveways shall be provided in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
 - 2.4 A variety of garage door designs shall be provided and there shall be no two identical garage door designs adjacent to each other.
 - 2.5 Each unit's primary entrance door shall face the roadway.
 - 2.6 Street trees may include an alternating pattern of shade and ornamental trees, subject to final design and approval by Natural Resources staff.
3. A maximum of 3,658.5 square feet of neighborhood retail uses shall be provided within Commercial Pocket A (Rhodine Borrow Pit Village Node). Neighborhood retail uses shall include grocery stores, food/produce markets, convenience stores, pharmacies and other retail uses permitted in the CN zoning district.
4. The Rhodine Borrow Pit Village Node shall meet the following:
 - 4.1 The Village Node may also contain office uses, residential support uses (such as churches, adult care centers and daycare centers) and government uses (such as schools, government offices/services). Square footage for these uses shall not count towards the minimum square footage required for on-site neighborhood retail. The maximum F.A.R. permitted within the entire Village Node is 0.35.
 - 4.2 No minimum building setbacks shall be required.
 - 4.3 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height required.

- 4.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent properties of differing land use classifications.
 - 4.5 Parking lots in the Village Node shall be located at the rear or to the side of buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a building and the roadway.
 - 4.6 Signage within the Village Node shall be limited to monument signs.
5. Prior to the issuance of building permits for more than 75% of the residential units (lots 203-271), Certificates of Occupancy shall be issued for a minimum of 50 percent of the 3,658.5 s.f. of required on-site neighborhood retail in the Village Node. Prior to the building permits for more than 95% of the residential units (lots 257-271), Certificates of Occupancy shall be issued for the remaining 3,658.5 square feet of neighborhood retail in the Village Node.
6. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways (a minimum of 5 feet in width) throughout the project with direct connections between the residential, open space and Village Node areas.
7. A 50-foot wide buffer shall be provided where depicted on the general site plan. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity. Within the buffer, screening shall be provided and shall be either 1) screening to consist of two or more of the following for an overall height of six feet: a berm (4:1 slope), a continuous row of evergreen shrubs at a minimum height of 24" and/or a solid wooden fence, PVC fence or wall architecturally finished on both sides; or 2) a six foot high wooden fence, PVC fence or wall architecturally finished on both sides and a row of evergreen shade trees at a minimum of 10 feet in height and minimum 2" caliper at the time of planting planted on 20 foot centers. Should the buffer abut a right-of-way, use of a six foot high wooden fence shall not be used. Additionally, should the buffer abut a right-of-way, hedges or trees shall not be blocked by a fence/wall from the view of the roadway and properties facing the village.
8. The parcel identified by Folio Number 77420.5000 is adjacent to the Triple Creek Preserve. Per LDC Section 4.01.00, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
9. As Rhodine Road is a substandard collector roadway, the developer shall improve Rhodine Road between the project driveway and the nearest standard roadway to current County standards unless otherwise approved in accordance with Section 6.04.02.B of the Hillsborough County Land Development Code (LDC). Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2 and other applicable sections of the Hillsborough County TTM.

10. Utilization of proposed access points along the project's southern boundary shall require modification of the adjacent Planned Development (to permit such cross access).
11. The developer shall construct the following site access improvements, unless otherwise approved by Hillsborough County Public Works:
 - a. An eastbound to southbound right turn lane on Rhodine Road into the project; and,
 - b. A westbound to southbound left turn lane on Rhodine Road into the project.

Such improvements may require the developer to dedicate or otherwise acquire additional right-of-way.

12. The first 1,800 feet of the internal project roadway (south of Rhodine Road) shall be utilized as a shared access facility. The purpose of this shared access facility is to serve:
 - a. Future development on folio 77409.3000, consistent with the adjacent PD 05-0110; and,
 - b. Existing/future development on folio 77420.6000.

Notwithstanding anything shown on the PD site plan to the contrary, vehicular and pedestrian access may be taken anywhere along the project boundaries with folios 77409.3000 and 77420.6000, subject to the review and approval of Hillsborough County Public Works.

13. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 5 feet of right-of-way along its Rhodine Road frontage, such that a minimum of 55 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

The following shall apply to the Grove parcel:

14. The Grove parcel shall be permitted a maximum of 356 single-family lots and developed in accordance with the following development standards. The maximum number of units permitted in the Grove parcel is identified as Critical Design Feature. Any change to this number will require a Major Modification to be reviewed in accordance with the procedures established in LDC Part 10.03.00.

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet
	10 feet for front yards functioning as side yards*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*Garages accessed from front yards functioning as side yards shall be setback a minimum of 20

feet.

15. For lots at a width of less than 50 feet, the following shall apply:
 - 15.1 Garages shall be setback a minimum of 25 feet. Garages accessed from a front yard functioning as a side yard shall be setback a minimum of 20 feet.
 - 15.2 A 2-car garage and a minimum 18 foot wide driveway shall be provided for each unit.
 - 15.3 All driveways shall be provided in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
 - 15.4 A variety of garage door designs shall be provided and there shall be no two identical garage door designs adjacent to each other.
 - 15.5 Each unit's primary entrance door shall face the roadway.
 - 15.6 Street trees may include an alternating pattern of shade and ornamental trees, subject to final design and approval by Natural Resources staff.
16. This PD approves a waiver to the provision of 4,806 s.f. of on-site neighborhood retail. A total of 5,038 square feet is provided off-site on folios 77886.0000 (a 3,238 square foot convenience store) and 77857.0000 (a 1,800 square foot post office).
 - 16.1 The 5,038 square feet on folios 77886.0000 and 77857.0000 shall not be used for any future on-site commercial waiver requests for other proposed Planned Villages.
17. The Grove Village Node (amenity/specialty retail depicted area) shall meet the following:
 - 17.1 The Village Node may contain a maximum of 5,000 square feet of neighborhood-retail uses, office uses, residential support uses (such as churches, adult care centers and daycare centers) and government uses (such as schools, government offices/services). A maximum of 497 square feet of this 5,000 square feet may be developed with neighborhood-retail uses permitted in the CN zoning district. The maximum F.A.R. permitted within the entire Village Node is 0.35.
 - 17.2 The Village Node may also contain neighborhood amenity uses, such as a pool, amenity area and clubhouse which shall not count towards the maximum F.A.R. permitted in the Village Node.
 - 17.2 No minimum building setbacks shall be required.
 - 17.3 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height required.

- 17.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent properties of differing land use classifications.
- 17.5 Parking lots in the Village Node shall be located at the rear or to the side of buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a building and the roadway.
- 17.6 Signage within the Village Node shall be limited to monument signs.
18. A Village Square/Green (minimum size of 4,806 square feet) shall be provided where depicted on the general site plan. The Village Square/Green shall be bound on all sides by streets and improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by village residents.
19. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways (a minimum of 5 feet in width) throughout the project with direct connections between the residential, open space, Village Square/Green and Village Node areas.
20. A 50-foot wide buffer shall be provided where depicted on the general site plan. Should the buffer be adjacent to a roadway requiring right-of-way preservation, the buffer shall be measured from the future right-of-way line. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity. Within the buffer, screening shall be provided and shall be either: 1) screening to consist of two or more of the following for an overall height of six feet: a berm (4:1 slope), a continuous row of evergreen shrubs at a minimum height of 24" and/or a solid wooden fence, PVC fence or wall architecturally finished on both sides; or 2) a six foot high wooden fence, PVC fence or wall architecturally finished on both sides and a row of evergreen shade trees at a minimum of 10 feet in height and minimum 2" caliper at the time of planting planted on 20 foot centers. Should the buffer abut a right-of-way, use of a six foot high wooden fence shall not be used. Additionally, should the buffer abut a right-of-way, hedges or trees shall not be blocked by a fence/wall from the view of the roadway and properties facing the village. Any buffers abutting a right-of-way shall be measured from the roadway's preservation line.
- 20.a Should any portion of Balm-Wimauma Road be vacated (Option 1 and Option 2 in condition 17.d), the 50-foot wide buffer and screening shall not be required.
21. A ~~250-400~~ foot long and 300 foot deep wide buffer shall be provided adjacent to folio 77850.0000, as depicted on the general site plan.
22. The developer shall construct the following site access improvements, of which 22.a, 22.b or 22.c shall be constructed only if warranted per Section 6.04.04.D. of the Hillsborough County Land Development Code or unless otherwise approved in accordance the Section 6.04.02.B. administrative variance process:
- 22.a An eastbound to southbound right turn lane on CR 672 at Shelley Ln.;
- 22.b A westbound to southbound left turn lane on CR 672 at Shelley Ln.;

22.c. A southbound to eastbound left turn lane on Balm Wimauma Rd. into the project's southernmost entrance; and,

22.d One (1) of the following options (as depicted on the on the PD site plan) relating to site access and roadway reconfigurations proposed by the developer :

i. Option 1 – The developer shall construct an extension of Balm Wimauma Rd. (between its intersection with Balm Rd. and CR 672) as a 2-lane collector roadway. Within 6 months of acceptance of the roadway extension, the developer shall remove up to a +/- 1,300-foot long segment of existing Balm Wimauma Rd. south of CR 672. Specific limits of the segment to be removed shall be determined and approved by Hillsborough County Public Works. Utilization of this option is contingent upon the developer's ability to, at its sole cost, design the facility, obtain all required permits for construction, and acquire any additional right-of-way necessary for the proposed extension and related improvements. Utilization of this option is also contingent upon review and approval of the proposed roadway by Hillsborough County Public Works, including any turn lanes that may be required by the County at the intersection of the roadway extension with CR 672. In no event shall removal of the roadway section occur until such time as a cul-de-sac or other end of roadway treatment acceptable to Hillsborough County Public Works is constructed and open to public traffic; or,

ii. Option 2 – The developer shall realign up to +/- 1,300 feet of Balm Wimauma Rd. (i.e. that portion immediately south of CR 672) such that it connects to Shelley Ln. Concurrent with the opening of the realigned roadway extension, the developer shall close the old/realigned roadway and, within 6 months, complete removal of the old/unutilized roadway. Specific limits of the segment to be realigned/removed shall be determined and approved by Hillsborough County Public Works. Utilization of this option is contingent upon the developer's ability to, at its sole cost, design the facility, obtain all required permits for construction, and acquire any additional right-of-way necessary for the proposed extension and related improvements. Utilization of this option is also contingent upon review and approval of the proposed roadway by Hillsborough County Public Works, including any turn lanes that may be required by the County at the newly created intersection of Balm Wimauma Rd. and Shelley Ln. The applicant shall also be responsible for preserving sufficient right-of-way necessary to accommodate a 2-lane enhanced roadway segment between the new intersection and CR 672; or,

iii. Option 3 – The developer shall construct a roundabout at the intersection of CR 672, Balm Wimauma Rd., Shelley Ln., and Balm Boyette Rd. This option may require the developer to dedicate or otherwise acquire additional right-of-way necessary to accommodate the roundabout. Notwithstanding anything herein to the contrary, utilization of this option shall relieve the developer of its obligation to construct the improvements listed in 1.a. and 1.b., above. Utilization of this option is also contingent upon review and approval of the proposed roundabout by Hillsborough County Public Works.

23. As Shelley Ln. is a substandard local roadway the developer will be required to improve Shelley

Ln., between its southernmost access connection and CR 672, to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.


24. As Balm Wimauma Rd. may be a substandard collector roadway, the developer will be required to coordinate with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
25. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 23 feet of right-of-way along its Balm Wimauma Rd. frontages, such that a minimum of 54 feet of right-of-way is preserved east and south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
26. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 14 feet of right-of-way along its CR 672 frontage, such that a minimum of 54 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
27. Notwithstanding anything shown on the PD site plan to the contrary, the relocation of the southernmost two access connections on Balm Wimauma Rd. such that ~~it is~~ they are located a minimum of 330 feet from the nearest adjacent access connection, shall be made. ~~However, the access point shall not be located any further than 600 feet from the southern boundary of folio 77850.0000.~~ Alternatively, the developer shall obtain a Section 6.04.02.B. administrative variance from the Section 6.04.07 access spacing requirements.

The following shall apply to both Planned Villages:

28. Access shall be provided as shown on the PD site plan unless otherwise provided herein these conditions. Internal roadways may be public or private, and if private, and if private, roadways may be gated (except for those portions functioning as shared access roadways, as required herein these conditions).
29. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
30. 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.
31. 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.

- 32. 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).
- 33. 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.
- 34. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



Staff's Recommendation: Approvable, subject to conditions	
Zoning Administrator Sign-off:	 J/ Brian Grady Mon Feb 22 2021 11:05:08

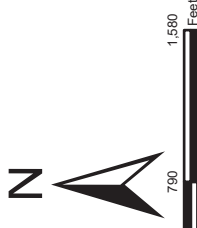


General Aerial Zoning Map

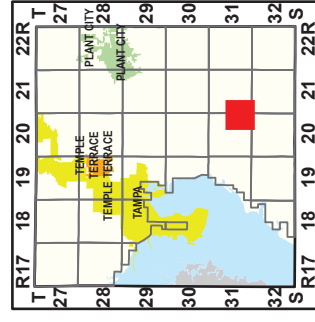
PRS 20-1310

Folio: 77848.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 25-31-20

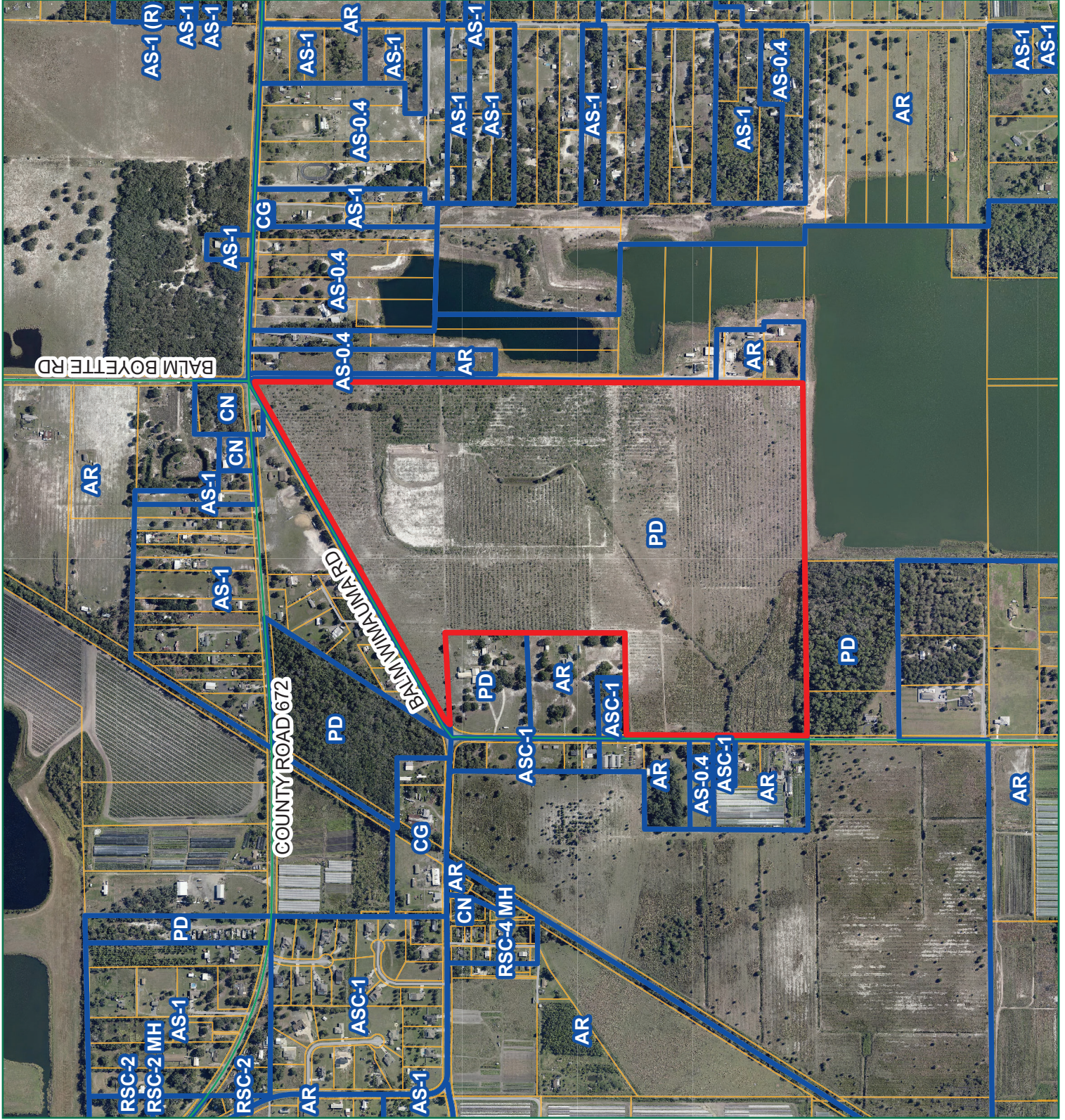


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

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 source should be consulted for verification of the information contained on this map.





Project Location Map

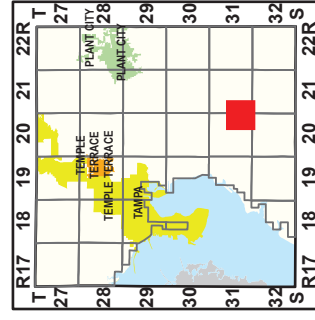
PRS 20-1310

Folio: 77848.0000

-  Application Site
-  Parcels



STR: 25-31-20

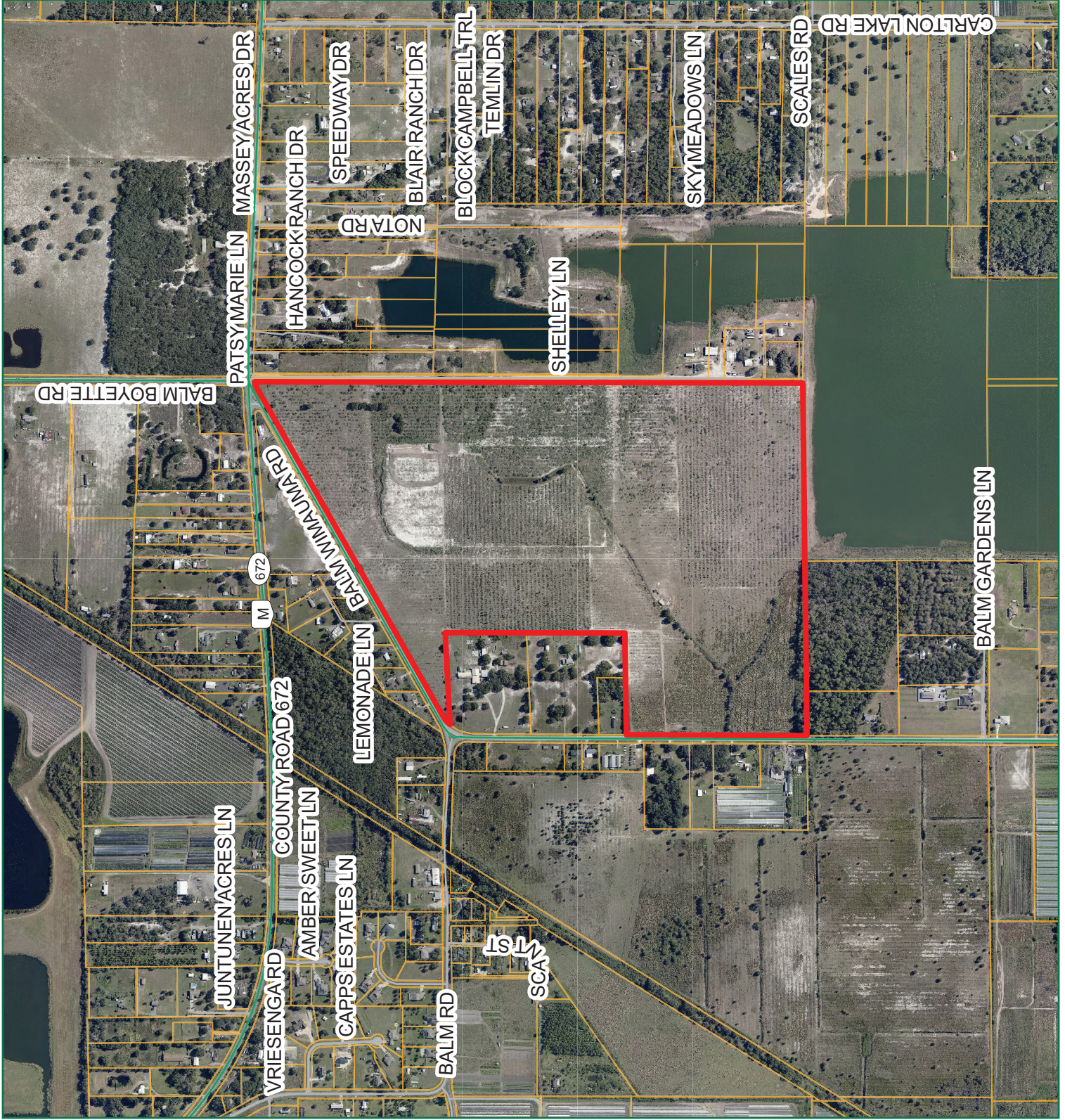


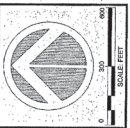
NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

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 source should be consulted for verification of the information contained on this map.





AS MODIFIED BY HAF ASSOCIATES
1000 N. ASHLEY DRIVE, SUITE 906, TAMPA, FL 33602

King
HALF

NO.	DATE	REVISION
2	1-17-20	REVISED PER STAFF COMMENTS
1	10-23-19	MODIFIED BY GENERS HALF

RHODINE BORROW PIT & THE GROVE PARCEL
GREENPONT COMMUNITIES
GENERAL SITE DEVELOPMENT PLAN

181
Know what's below. Call before you dig.
JOB NO.: 4002-000-000
SCALE: AS SHOWN
2 OF 4

RHODINE BORROW PIT PLANNED DEVELOPMENT ZONING

EXISTING FEMA MAP

VICINITY MAP
SECTION 15, TOWNSHIP 26S, RANGE 30E, HILLSBOROUGH COUNTY, FLORIDA

LEGEND:

- Property Lines
- Single Family Development Product
- 200' Compatible Land Use Buffer
- Project Access Location
- Historic Character
- Zoning District
- Future Land Use Designation
- File Number
- Approximate Wetland Line
- Amenity Area
- 200' Land Use Buffer
- Landscape Buffer (50' min)
- Enhanced Landscape Buffer
- Right-of-Way Preservation
- Proposed Pond/Open Space

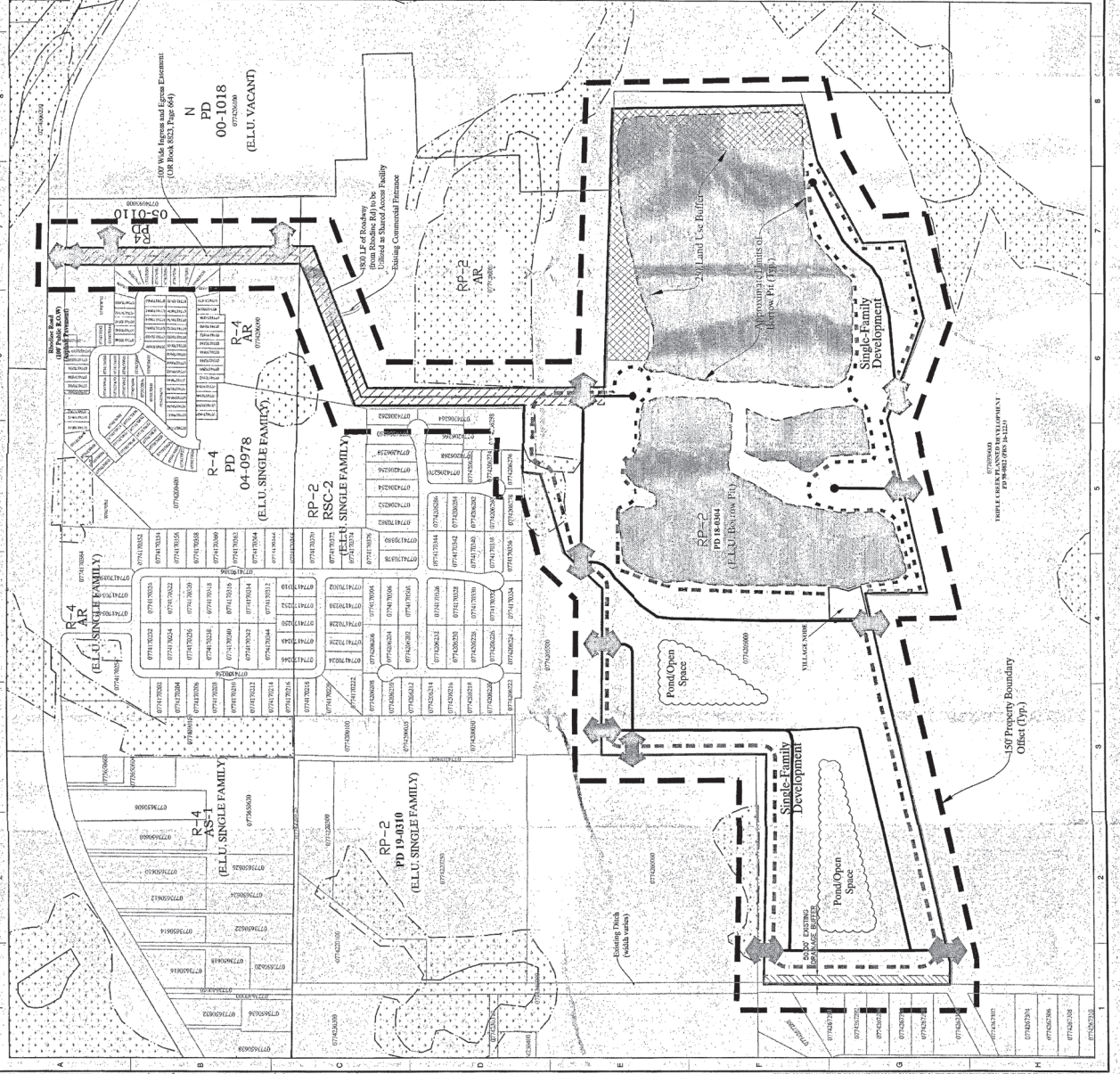
RECEIVED
19-1172
JAN 31 2020

18781 RP-PD 1-11-19
CLERK DOCK 20-0237
PAGE 2 OF 6

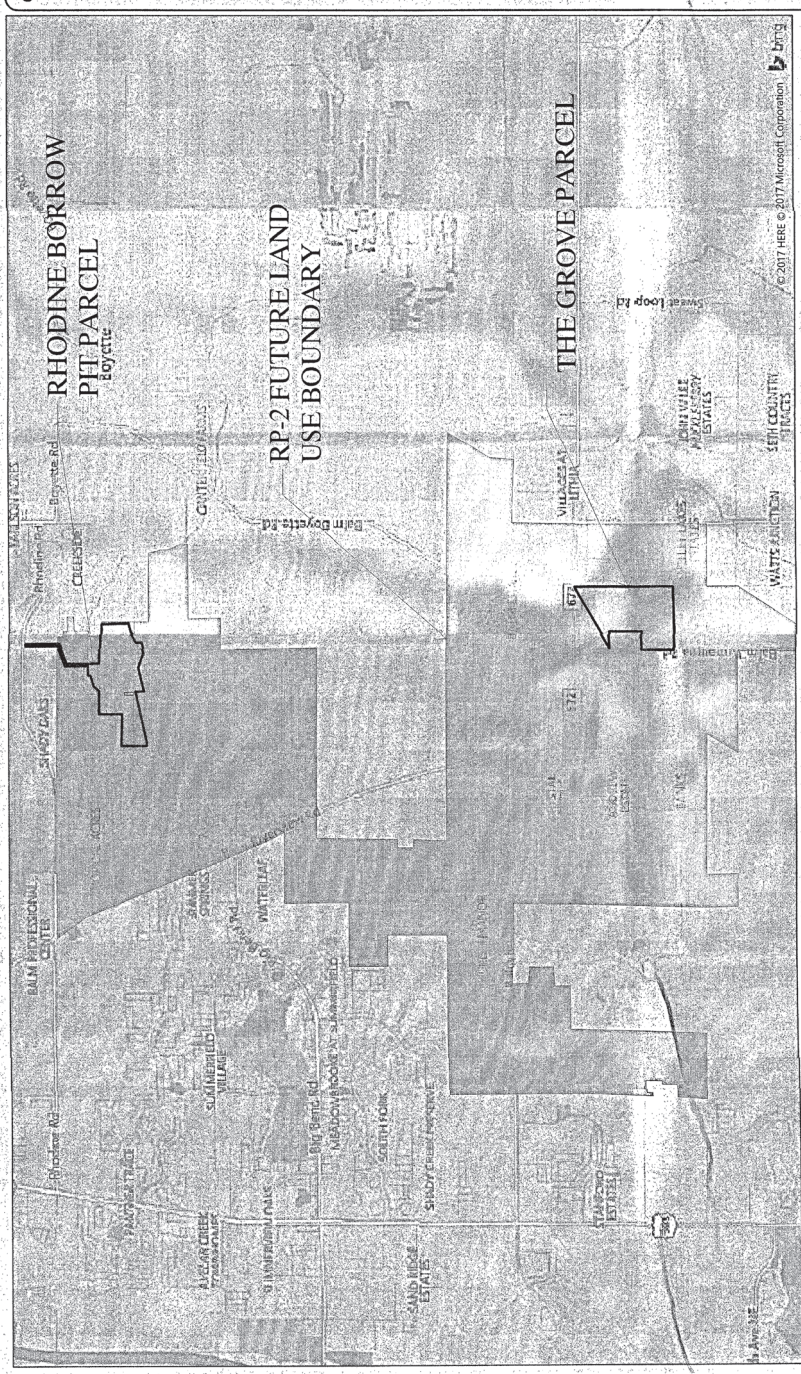
40' LOT DETAIL - N.T.S.

DEVELOPMENT SPECIFICATIONS:

- MINIMUM FRONT YARD SETBACK: 10 FEET FOR FRONT YARD; 5 FEET FOR SIDE YARD; 5 FEET FOR REAR YARD
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 5 FEET
- MINIMUM LOT AREA: 10,000 SQ. FT.
- MINIMUM LOT WIDTH: 100 FEET
- MINIMUM LOT DEPTH: 100 FEET
- MINIMUM FRONT YARD SETBACK: 10 FEET FOR FRONT YARD; 5 FEET FOR SIDE YARD; 5 FEET FOR REAR YARD
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 5 FEET
- MINIMUM LOT AREA: 10,000 SQ. FT.
- MINIMUM LOT WIDTH: 100 FEET
- MINIMUM LOT DEPTH: 100 FEET



DATE PLOTTED: 1/21/2020 10:58:11 AM
DRAWN BY: GENERS HALF
CHECKED BY: GENERS HALF
SCALE: AS SHOWN
PROJECT: RHODINE BORROW PIT & THE GROVE PARCEL
SHEET: 2 OF 4



RHODINE BORROW PIT & THE GROVE PARCEL

GENERAL SITE DEVELOPMENT PLAN

HILLSBOROUGH COUNTY, FLORIDA

FOR:
EISENHOWER PROPERTY GROUP
 111 SOUTH ARMENTA AVE
 TAMPA, FL 33609

BY:

King
 4023 Memorial Highway, One Memorial Center, Suite 300
 Tampa, FL 33610
 Phone: (813) 908-1179 • (813) 908-1171
 www.kingengineering.com
 Engineering License 22610



AS MODIFIED BY HALFF ASSOCIATES
 1000 N. ASHLEY DRIVE, SUITE 900, TAMPA, FL 33602

LOCATION MAP

COMBINED RHODINE BORROW PIT PARCEL (DONATING PARCEL), & THE GROVE PARCEL (RECEIVING PARCEL)

GENERAL NOTES FOR RHODINE BORROW PIT PARCEL AND THE GROVE PARCEL:
 1. BOUNDARIES TO BE SHOWN ON THIS PLAN SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 2. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 3. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 4. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 5. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 6. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 7. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 8. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 9. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 10. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 11. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 12. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 13. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 14. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 15. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 16. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 17. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 18. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 19. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 20. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 21. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 22. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 23. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 24. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 25. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 26. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 27. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 28. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 29. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.
 30. THE BOUNDARIES OF THIS PARCEL ARE SHOWN ON THE PLAN AND SHALL BE BASED ON THE MOST RECENT SURVEY RECORDS ON FILE WITH THE COUNTY CLERK'S OFFICE.

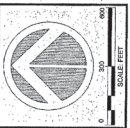
RECEIVED
 JAN 21 2008
 Hillsborough County
 Planning Department
 19-1172

APP# 08-35-10-0257
 CLERK DCHM

NO. DATE REVISION BY

811 Know what's below. Call before you dig.

JOB NO: 4820-050000
 DATE: 7/7/2010
 SCALE: AS SHOWN
 1 OF 4



AS MODIFIED BY HAF ASSOCIATES
1000 N. ASHLEY DRIVE, SUITE 906 TAMPA, FL 33602

King
HALF

NO.	DATE	REVISION
2	1-17-20	REVISED PER STAFF COMMENTS
1	10-23-19	MODIFIED BY GENERS HALF

RHODINE BORROW PIT & THE GROVE PARCEL
GREENPOINTE COMMUNITIES
GENERAL SITE DEVELOPMENT PLAN

181
Know what's below. Call before you dig.
JOB NO.: 4002-000-000
DATE: 01/21/2020
SCALE: AS SHOWN

2 OF 4

RHODINE BORROW PIT PLANNED DEVELOPMENT ZONING

EXISTING FEMA MAP

VICINITY MAP
SECTION 15, TOWNSHIP 26S, RANGE 30E, HILLSBOROUGH COUNTY, FLORIDA

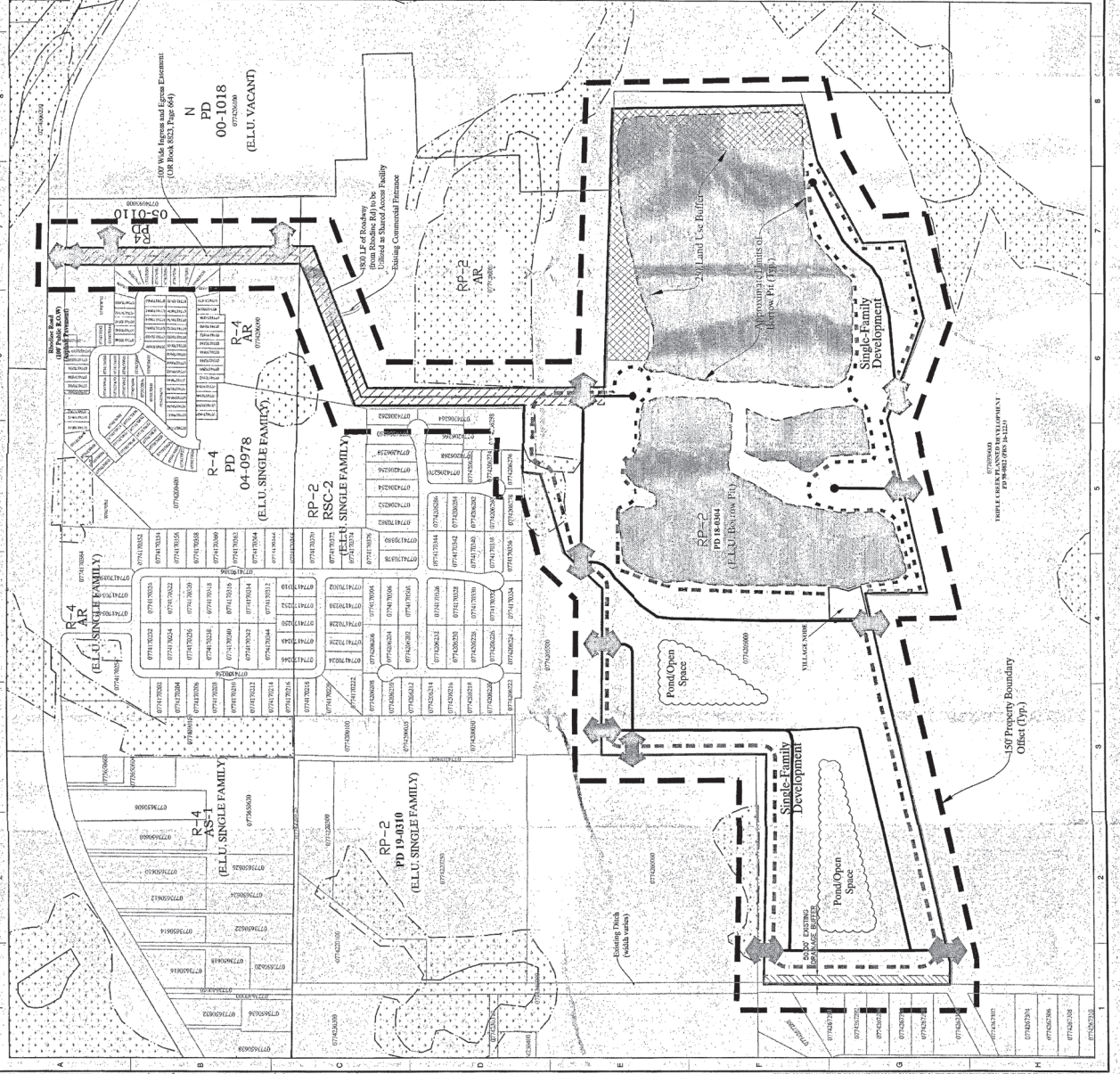
LEGEND:

- Property Units
- Single Family Development Product
- 200' Compatible Land Use Buffer
- Project Access Location
- Historic Character
- Zoning District
- Future Land Use Designation
- Parcel Number
- Approximate Wetland Line
- Amenity Area
- 200' Land Use Buffer
- Landscape Buffer (50' min)
- Enhanced Landscape Buffer
- Right-of-Way Preservation
- Proposed Pond/Open Space

RECEIVED
19-1172
JAN 21 2020
Development Services Department

18781 RP-PD 1-11-19-20
CLERK DOCK 20-02237
PAGE 2 OF 6

40' LOT DETAIL - N.T.S.



DATE PLOTTED: 01/21/2020 10:58:11 AM
PROJECT: RHODINE BORROW PIT & THE GROVE PARCEL
DRAWN BY: GENERS HALF
CHECKED BY: GENERS HALF
SCALE: AS SHOWN



**CURRENTLY
APPROVED**

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

February 12, 2020

**BOARD OF COUNTY
COMMISSIONERS**

Ken Hagan
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

**Reference: MM 19-1172
TC Ventures LLC
13621 Rhodine Rd/2854.0000, 77420.5000**

Kevin Mineer
Genesis Halff
1000 N Ashley Dr, STE 900
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on February 11, 2020, the Board of County Commissioners approved your request for a Major Modification to PD 18-1304, with the attached final 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.

Sincerely,

Joseph Moreda, AICP
Zoning Administrator

JM/db
Attachment

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1172
MEETING DATE: FEBRUARY 11, 2020
DATE TYPED: FEBRUARY 13, 2020

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 24, 2019.

The following shall apply to the Rhodine Borrow Pit parcel:

1. The Rhodine Borrow Pit parcel shall be permitted a maximum of 271 single-family lots within a maximum residential development area of 77.17 acres and developed in accordance with the following development standards. The maximum number of units permitted in the Rhodine Borrow Pit parcel is identified as Critical Design Feature. Any change to this number will require a Major Modification to be reviewed in accordance with the procedures established in LDC Part 10.03.00.

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet
	10 feet for front yards functioning as side yards*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*Garages accessed from front yards functioning as side yards shall be setback a minimum of 20 feet.

- 1.1 The project's residential development area shall consist of a maximum of 77.17 acres. Correspondingly, the remaining 99.9 acres shall be utilized as open space in accordance with Comprehensive Plan Policy 14.2. A total of 0.23 acres shall be dedicated to the Village Node to provide a maximum FAR of 0.35 for the required on-site retail square footage. The Village Node acreage shall not be considered open space or residential development area.
- 1.2 Along the southern PD boundary of the Rhodine Borrow Pit area, adjacent to PD 98-0812 (Triple Creek), single-family residential lots/units shall be permitted to be partially located in both the subject PD and PD 98-0812 as part of a unified plan of development. At the time of platting, these lots shall be assigned to either the subject PD or PD 98-0812, and in no case shall the maximum number of permitted units in either PD be exceeded. These lots shall follow the development standards and any additional supplement requirements of the PD they are assigned to for accounting purposes. Vehicular and pedestrian cross access between the common boundary line shall be permitted.

2. For lots at a width of less than 50 feet, the following shall apply:

- 2.1 Garages shall be setback a minimum of 25 feet. Garages accessed from a front yard functioning as a side yard shall be setback a minimum of 20 feet.
- 2.2 A 2-car garage and a minimum 18 foot wide driveway shall be provided for each unit.
- 2.3 All driveways shall be provided in an alternating pattern on the left or right side of the

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1172
MEETING DATE: FEBRUARY 11, 2020
DATE TYPED: FEBRUARY 13, 2020

unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.

- 2.4 A variety of garage door designs shall be provided and there shall be no two identical garage door designs adjacent to each other.
- 2.5 Each unit's primary entrance door shall face the roadway.
- 2.6 Street trees may include an alternating pattern of shade and ornamental trees, subject to final design and approval by Natural Resources staff.
3. A maximum of 3,658.5 square feet of neighborhood retail uses shall be provided within Commercial Pocket A (Rhodine Borrow Pit Village Node). Neighborhood retail uses shall include grocery stores, food/produce markets, convenience stores, pharmacies and other retail uses permitted in the CN zoning district.
4. The Rhodine Borrow Pit Village Node shall meet the following:
 - 4.1 The Village Node may also contain office uses, residential support uses (such as churches, adult care centers and daycare centers) and government uses (such as schools, government offices/services). Square footage for these uses shall not count towards the minimum square footage required for on-site neighborhood retail. The maximum F.A.R. permitted within the entire Village Node is 0.35.
 - 4.2 No minimum building setbacks shall be required.
 - 4.3 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height required.
 - 4.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent properties of differing land use classifications.
 - 4.5 Parking lots in the Village Node shall be located at the rear or to the side of buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a building and the roadway.
 - 4.6 Signage within the Village Node shall be limited to monument signs.
5. Prior to the issuance of building permits for more than 75% of the residential units (lots 203-271), Certificates of Occupancy shall be issued for a minimum of 50 percent of the 3,658.5 s.f. of required on-site neighborhood retail in the Village Node. Prior to the building permits for more than 95% of the residential units (lots 257-271), Certificates of Occupancy shall be issued for the remaining 3,658.5 square feet of neighborhood retail in the Village Node.
6. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways (a

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1172
MEETING DATE: FEBRUARY 11, 2020
DATE TYPED: FEBRUARY 13, 2020

minimum of 5 feet in width) throughout the project with direct connections between the residential, open space and Village Node areas.

7. A 50-foot wide buffer shall be provided where depicted on the general site plan. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity. Within the buffer, screening shall be provided and shall be either 1) screening to consist of two or more of the following for an overall height of six feet: a berm (4:1 slope), a continuous row of evergreen shrubs at a minimum height of 24" and/or a solid wooden fence, PVC fence or wall architecturally finished on both sides; or 2) a six foot high wooden fence, PVC fence or wall architecturally finished on both sides and a row of evergreen shade trees at a minimum of 10 feet in height and minimum 2" caliper at the time of planting planted on 20 foot centers. Should the buffer abut a right-of-way, use of a six foot high wooden fence shall not be used. Additionally, should the buffer abut a right-of-way, hedges or trees shall not be blocked by a fence/wall from the view of the roadway and properties facing the village.
8. The parcel identified by Folio Number 77420.5000 is adjacent to the Triple Creek Preserve. Per LDC Section 4.01.00, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
9. As Rhodine Road is a substandard collector roadway, the developer shall improve Rhodine Road between the project driveway and the nearest standard roadway to current County standards unless otherwise approved in accordance with Section 6.04.02.B of the Hillsborough County Land Development Code (LDC). Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2 and other applicable sections of the Hillsborough County TTM.
10. Utilization of proposed access points along the project's southern boundary shall require modification of the adjacent Planned Development (to permit such cross access).
11. The developer shall construct the following site access improvements, unless otherwise approved by Hillsborough County Public Works:
 - a. An eastbound to southbound right turn lane on Rhodine Road into the project; and,
 - b. A westbound to southbound left turn lane on Rhodine Road into the project.Such improvements may require the developer to dedicate or otherwise acquire additional right-of-way.
12. The first 1,800 feet of the internal project roadway (south of Rhodine Road) shall be utilized as a shared access facility. The purpose of this shared access facility is to serve:

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1172
MEETING DATE: FEBRUARY 11, 2020
DATE TYPED: FEBRUARY 13, 2020

- a. Future development on folio 77409.3000, consistent with the adjacent PD 05-0110; and,
- b. Existing/future development on folio 77420.6000.

Notwithstanding anything shown on the PD site plan to the contrary, vehicular and pedestrian access may be taken anywhere along the project boundaries with folios 77409.3000 and 77420.6000, subject to the review and approval of Hillsborough County Public Works.

- 13. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 5 feet of right-of-way along its Rhodine Road frontage, such that a minimum of 55 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

The following shall apply to the Grove parcel:

- 14. The Grove parcel shall be permitted a maximum of 356 single-family lots and developed in accordance with the following development standards. The maximum number of units permitted in the Grove parcel is identified as Critical Design Feature. Any change to this number will require a Major Modification to be reviewed in accordance with the procedures established in LDC Part 10.03.00.

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet
	10 feet for front yards functioning as side yards*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*Garages accessed from front yards functioning as side yards shall be setback a minimum of 20 feet.

- 15. For lots at a width of less than 50 feet, the following shall apply:
 - 15.1 Garages shall be setback a minimum of 25 feet. Garages accessed from a front yard functioning as a side yard shall be setback a minimum of 20 feet.
 - 15.2 A 2-car garage and a minimum 18 foot wide driveway shall be provided for each unit.
 - 15.3 All driveways shall be provided in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
 - 15.4 A variety of garage door designs shall be provided and there shall be no two identical

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1172
MEETING DATE: FEBRUARY 11, 2020
DATE TYPED: FEBRUARY 13, 2020

garage door designs adjacent to each other.

- 15.5 Each unit's primary entrance door shall face the roadway.
- 15.6 Street trees may include an alternating pattern of shade and ornamental trees, subject to final design and approval by Natural Resources staff.
16. This PD approves a waiver to the provision of 4,806 s.f. of on-site neighborhood retail. A total of 5,038 square feet is provided off-site on folios 77886.0000 (a 3,238 square foot convenience store) and 77857.0000 (a 1,800 square foot post office).
 - 16.1 The 5,038 square feet on folios 77886.0000 and 77857.0000 shall not be used for any future on-site commercial waiver requests for other proposed Planned Villages.
17. The Grove Village Node (amenity/specialty retail depicted area) shall meet the following:
 - 17.1 The Village Node may contain a maximum of 5,000 square feet of neighborhood-retail uses, office uses, residential support uses (such as churches, adult care centers and daycare centers) and government uses (such as schools, government offices/services). A maximum of 497 square feet of this 5,000 square feet may be developed with neighborhood-retail uses permitted in the CN zoning district. The maximum F.A.R. permitted within the entire Village Node is 0.35.
 - 17.2 The Village Node may also contain neighborhood amenity uses, such as a pool, amenity area and clubhouse which shall not count towards the maximum F.A.R. permitted in the Village Node.
 - 17.2 No minimum building setbacks shall be required.
 - 17.3 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height required.
 - 17.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent properties of differing land use classifications.
 - 17.5 Parking lots in the Village Node shall be located at the rear or to the side of buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a building and the roadway.
 - 17.6 Signage within the Village Node shall be limited to monument signs.
18. A Village Square/Green (minimum size of 4,806 square feet) shall be provided where depicted on the general site plan. The Village Square/Green shall be bound on all sides by streets and improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by village residents.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1172
MEETING DATE: FEBRUARY 11, 2020
DATE TYPED: FEBRUARY 13, 2020

19. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways (a minimum of 5 feet in width) throughout the project with direct connections between the residential, open space, Village Square/Green and Village Node areas.
20. A 50-foot wide buffer shall be provided where depicted on the general site plan. Should the buffer be adjacent to a roadway requiring right-of-way preservation, the buffer shall be measured from the future right-of-way line. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity. Within the buffer, screening shall be provided and shall be either: 1) screening to consist of two or more of the following for an overall height of six feet: a berm (4:1 slope), a continuous row of evergreen shrubs at a minimum height of 24" and/or a solid wooden fence, PVC fence or wall architecturally finished on both sides; or 2) a six foot high wooden fence, PVC fence or wall architecturally finished on both sides and a row of evergreen shade trees at a minimum of 10 feet in height and minimum 2" caliper at the time of planting planted on 20 foot centers. Should the buffer abut a right-of-way, use of a six foot high wooden fence shall not be used. Additionally, should the buffer abut a right-of-way, hedges or trees shall not be blocked by a fence/wall from the view of the roadway and properties facing the village. Any buffers abutting a right-of-way shall be measured from the roadway's preservation line.
 - 20.a Should any portion of Balm-Wimauma Road be vacated (Option 1 and Option 2 in condition 17.d), the 50-foot wide buffer and screening shall not be required.
21. A 250-foot wide buffer shall be provided adjacent to folio 77850.0000, as depicted on the general site plan.
22. The developer shall construct the following site access improvements, of which 22.a, 22.b or 22.c shall be constructed only if warranted per Section 6.04.04.D. of the Hillsborough County Land Development Code or unless otherwise approved in accordance the Section 6.04.02.B. administrative variance process:
 - 22.a An eastbound to southbound right turn lane on CR 672 at Shelley Ln.;
 - 22.b A westbound to southbound left turn lane on CR 672 at Shelley Ln.;
 - 22.c A southbound to eastbound left turn lane on Balm Wimauma Rd. into the project's southernmost entrance; and,
 - 22.d One (1) of the following options (as depicted on the on the PD site plan) relating to site access and roadway reconfigurations proposed by the developer :
 - i. Option 1 – The developer shall construct an extension of Balm Wimauma Rd. (between its intersection with Balm Rd. and CR 672) as a 2-lane collector roadway. Within 6 months of acceptance of the roadway extension, the developer shall remove up to a +/- 1,300-foot long segment of existing Balm Wimauma Rd. south of CR 672. Specific limits of the segment to be removed shall be determined and approved by Hillsborough County Public Works. Utilization of this option is contingent upon the developer's ability to, at its sole

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1172
MEETING DATE: FEBRUARY 11, 2020
DATE TYPED: FEBRUARY 13, 2020

cost, design the facility, obtain all required permits for construction, and acquire any additional right-of-way necessary for the proposed extension and related improvements. Utilization of this option is also contingent upon review and approval of the proposed roadway by Hillsborough County Public Works, including any turn lanes that may be required by the County at the intersection of the roadway extension with CR 672. In no event shall removal of the roadway section occur until such time as a cul-de-sac or other end of roadway treatment acceptable to Hillsborough County Public Works is constructed and open to public traffic; or,

ii. Option 2 – The developer shall realign up to +/- 1,300 feet of Balm Wimauma Rd. (i.e. that portion immediately south of CR 672) such that it connects to Shelley Ln. Concurrent with the opening of the realigned roadway extension, the developer shall close the old/realigned roadway and, within 6 months, complete removal of the old/unutilized roadway. Specific limits of the segment to be realigned/removed shall be determined and approved by Hillsborough County Public Works. Utilization of this option is contingent upon the developer's ability to, at its sole cost, design the facility, obtain all required permits for construction, and acquire any additional right-of-way necessary for the proposed extension and related improvements. Utilization of this option is also contingent upon review and approval of the proposed roadway by Hillsborough County Public Works, including any turn lanes that may be required by the County at the newly created intersection of Balm Wimauma Rd. and Shelley Ln. The applicant shall also be responsible for preserving sufficient right-of-way necessary to accommodate a 2-lane enhanced roadway segment between the new intersection and CR 672; or,

iii. Option 3 – The developer shall construct a roundabout at the intersection of CR 672, Balm Wimauma Rd., Shelley Ln., and Balm Boyette Rd. This option may require the developer to dedicate or otherwise acquire additional right-of-way necessary to accommodate the roundabout. Notwithstanding anything herein to the contrary, utilization of this option shall relieve the developer of its obligation to construct the improvements listed in 1.a. and 1.b., above. Utilization of this option is also contingent upon review and approval of the proposed roundabout by Hillsborough County Public Works.

23. As Shelley Ln. is a substandard local roadway the developer will be required to improve Shelley Ln., between its southernmost access connection and CR 672, to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.
24. As Balm Wimauma Rd. may be a substandard collector roadway, the developer will be required to coordinate with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
25. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 23 feet of right-of-way along its Balm Wimauma Rd. frontages, such that a minimum of 54 feet of right-of-way is preserved east and south of the existing right-of-way

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1172
MEETING DATE: FEBRUARY 11, 2020
DATE TYPED: FEBRUARY 13, 2020

centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

26. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 14 feet of right-of-way along its CR 672 frontage, such that a minimum of 54 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
27. Notwithstanding anything shown on the PD site plan to the contrary, the relocation of the southernmost access on Balm Wimauma Rd. such that it is located a minimum of 330 feet from the nearest adjacent access connection, shall be made. However, the access point shall not be located any further than 600 feet from the southern boundary of folio 77850.0000. Alternatively, the developer shall obtain a Section 6.04.02.B. administrative variance from the Section 6.04.07 access spacing requirements.

The following shall apply to both Planned Villages:

28. Access shall be provided as shown on the PD site plan unless otherwise provided herein these conditions. Internal roadways may be public or private, and if private, roadways may be gated (except for those portions functioning as shared access roadways, as required herein these conditions).
29. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
30. 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.
31. 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.
32. 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).
33. 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

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 19-1172
MEETING DATE: FEBRUARY 11, 2020
DATE TYPED: FEBRUARY 13, 2020

boundaries and approval by the appropriate regulatory agencies.

34. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



AGENCY COMMENTS

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/22/2020

Revised: 1/21/2021

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BYT & RV South

PETITION NO: PRS 20-1310

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

REPORT SUMMARY AND CONCLUSIONS

- The applicant is proposing to add two new project access connections, which further the intent of creating higher levels of connectivity and more of a grid type development pattern. The applicant is proposing to modify other connections as outline below.
- Staff has proposed renumbering of two existing conditions which were incorrectly labeled during the last zoning action.
- Transportation Review Section staff has no objection to the proposed rezoning, subject to the conditions proposed herein below.

REVISED CONDITIONS OF ZONING APPROVAL

~~22.~~ 27. The developer shall construct the following site access improvements, of which 1.a., 1.b. or 1.c. shall be constructed only if warranted per Section 6.04.04.D. of the Hillsborough County Land Development Code or unless otherwise approved in accordance the Section 6.04.02.B. administrative variance process:

- a. An eastbound to southbound right turn lane on CR 672 at Shelley Ln.;
- b. A westbound to southbound left turn lane on CR 672 at Shelley Ln.;
- c. A southbound to eastbound left turn lane on Balm Wimauma Rd. into the project's southernmost entrance; and,
- d. One (1) of the following options (as depicted on the on the PD site plan) relating to site access and roadway reconfigurations proposed by the developer. :

- i. Option 1 – The developer shall construct an extension of Balm Wimauma Rd. (between its intersection with Balm Rd. and CR 672) as a 2-lane collector roadway. Within 6 months of acceptance of the roadway extension, the developer shall remove up to a +/- 1,300-foot long segment of existing Balm Wimauma Rd. south of CR 672. Specific limits of the segment to be removed shall be determined and approved by Hillsborough County Public Works. Utilization of this option is contingent upon the developer's ability to, at its sole cost, design the facility, obtain all required permits for construction, and acquire any additional right-of-way necessary for the proposed extension and related improvements. Utilization of this option is also contingent upon review and approval of the proposed roadway

by Hillsborough County Public Works, including any turn lanes that may be required by the County at the intersection of the roadway extension with CR 672. In no event shall removal of the roadway section occur until such time as a cul-de-sac or other end of roadway treatment acceptable to Hillsborough County Public Works is constructed and open to public traffic; or,

- ii. Option 2 – The developer shall realign up to +/- 1,300 feet of Balm Wimauma Rd. (i.e. that portion immediately south of CR 672) such that it connects to Shelley Ln. Concurrent with the opening of the realigned roadway extension, the developer shall close the old/realigned roadway and, within 6 months, complete removal of the old/unutilized roadway. Specific limits of the segment to be realigned/removed shall be determined and approved by Hillsborough County Public Works. Utilization of this option is contingent upon the developer's ability to, at its sole cost, design the facility, obtain all required permits for construction, and acquire any additional right-of-way necessary for the proposed extension and related improvements. Utilization of this option is also contingent upon review and approval of the proposed roadway by Hillsborough County Public Works, including any turn lanes that may be required by the County at the newly created intersection of Balm Wimauma Rd. and Shelley Ln. The applicant shall also be responsible for preserving sufficient right-of-way necessary to accommodate a 2-lane enhanced roadway segment between the new intersection and CR 672; or,
- iii. Option 3 – The developer shall construct a roundabout at the intersection of CR 672, Balm Wimauma Rd., Shelley Ln., and Balm Boyette Rd. This option may require the developer to dedicate or otherwise acquire additional right-of-way necessary to accommodate the roundabout. Notwithstanding anything herein to the contrary, utilization of this option shall relieve the developer of its obligation to construct the improvements listed in 1.a. and 1.b., above. Utilization of this option is also contingent upon review and approval of the proposed roundabout by Hillsborough County Public Works.

[Transportation Review Section staff is proposing to renumber condition 22 to 27. There is a notation on the existing site plan which should have referred to 27 instead of 22. Staff is proposing to fix the issue by renumbering the conditions.]

~~27.~~ 22. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall relocate the southernmost two access connections on Balm Wimauma Rd. such ~~that it is~~ they are located a minimum of 330 feet from the nearest adjacent access connections. ~~However, the access point shall not be located any further than 600 feet from the southern boundary of folio 77850.0000.~~ Alternatively, the developer shall obtain a Section 6.04.02.B. administrative variance from the Section 6.04.07. access spacing requirements.

[Transportation Review Section staff is proposing to renumber condition 27 to 22. There is a notation on the existing site plan which should have referred to 27 instead of 22. Staff is proposing to fix the issue by renumbering the conditions. Staff is also modifying the condition to reflect the addition of a second access connection to in the vicinity of the original connection.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to Minor Modification (PRS) to a +/- 177 ac. portion of previously approved PD 18-0304, which consisted of two distinct and separate areas totaling +/- 358.3 ac. The applicant is not proposing any changes in the density or intensity of the subject PD, which is approved for a maximum of 356 single-family detached dwelling units, 497 s.f. of Commercial Neighborhood (CN) uses and 4,503 s.f. of office, residential support and government uses.

The applicant is proposing to modify the internal roadway layout, as well as several access connections to the property. Access changes have been summarized below.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 672 is a 2-lane, undivided, substandard, arterial roadway characterized by +/- 26 to 30 feet of pavement in average condition. The roadway lies within a variable width right-of-way (+/- 80 feet along the project's frontage). There are bicycle facilities (on paved shoulders) present along a portion of CR 672 in the vicinity of the proposed project. There are no sidewalks along CR 672 in the vicinity of the proposed project.

Along the project's frontage, CR 672 is shown on Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. Although there is no typical section for 2-lane enhanced roadways, the minimum right-of-way necessary is calculated by taking the typical section for a 2-lane rural, undivided roadway (TS-7 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 96 feet of right-of-way, and adding an additional 12 feet of right-of-way for enhancements (for a total of 108 feet of right-of-way required). Given there is only 80 feet of right-of-way existing along the project's frontages, the developer will be required to preserve one-half of the additional 28 feet of right of way needed. As such, the developer will be required to preserve 14 feet of right-of-way along the south side of CR 672.

Balm Wimauma Rd. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 29 feet of pavement in average condition. The roadway lies within a +/- 62 feet wide right-of-way along the project's frontage. There are no bicycle facilities or sidewalks present along Balm Wimauma Rd. in the vicinity of the proposed project.

Along the project's frontages, Balm Wimauma Rd. is shown on Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. Although there is no typical section for 2-lane enhanced roadways, the minimum right-of-way necessary is calculated by taking the typical section for a 2-lane rural, undivided roadway (TS-7 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 96 feet of right-of-way, and adding an additional 12 feet of right-of-way for enhancements (for a total of 108 feet of right-of-way required). Given there is only 62 feet of right-of-way existing along the project's frontages, the developer will be required to preserve one-half of the additional 46 feet of right of way needed along each side of the roadway. As such, the developer will be required to preserve 23 feet of right-of-way along the east and west sides of Balm Wimauma Rd.

Balm Rd. is a 2-lane, substandard, collector roadway characterized by +/- 20 feet of pavement in average condition. The roadway lies within a +/- 60-foot wide right-of-way. There are no sidewalks or bicycle facilities present on Sweat Loop Rd. in the vicinity of the proposed project.

Shelley Ln. is a 2-lane, privately maintained, substandard, local roadway characterized by +/- 26 to 46-feet of pavement in poor condition. There are no sidewalks or bicycle facilities on Shelley Ln. in the vicinity of the proposed project.

Rhodine Rd. is a 2-lane, substandard, collector roadway characterized by +/- 10-foot wide travel lanes in average condition. The roadway lies within a +/- 100-foot wide right-of-way. There is a +/- 5-foot wide sidewalk along the south side of Rhodine Rd. in the vicinity of the proposed project. There are no bicycle facilities present on Rhodine Rd. in the vicinity of the proposed project.

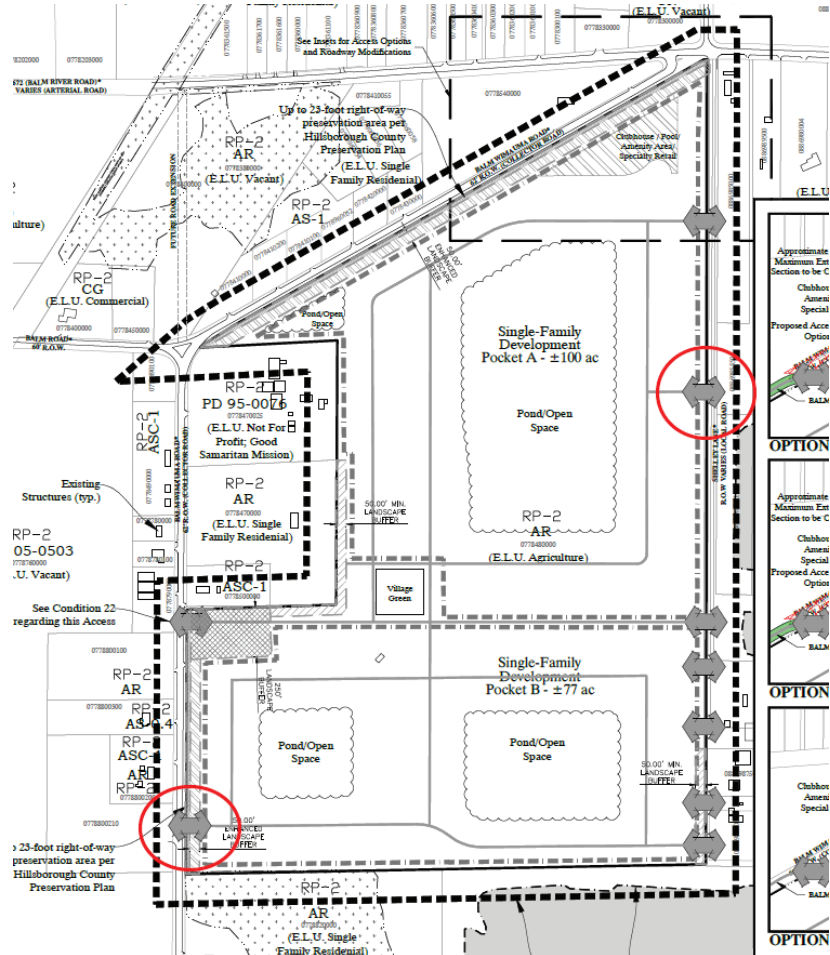
Along the project's frontage, Rhodine Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. The minimum right-of-way necessary to accommodate a 4-lane, urban, collector is 110 feet (per TS-4 within the Hillsborough County Transportation Technical Manual). Given there is only 100 feet of right-of-way existing along the project's frontage, the developer will be required to preserve one-half of the additional 10 feet of right-of-way needed along the roadway (i.e. 5 feet south of the existing Rhodine Rd. right-of-way).

SITE ACCESS CHANGES

New Access Connections

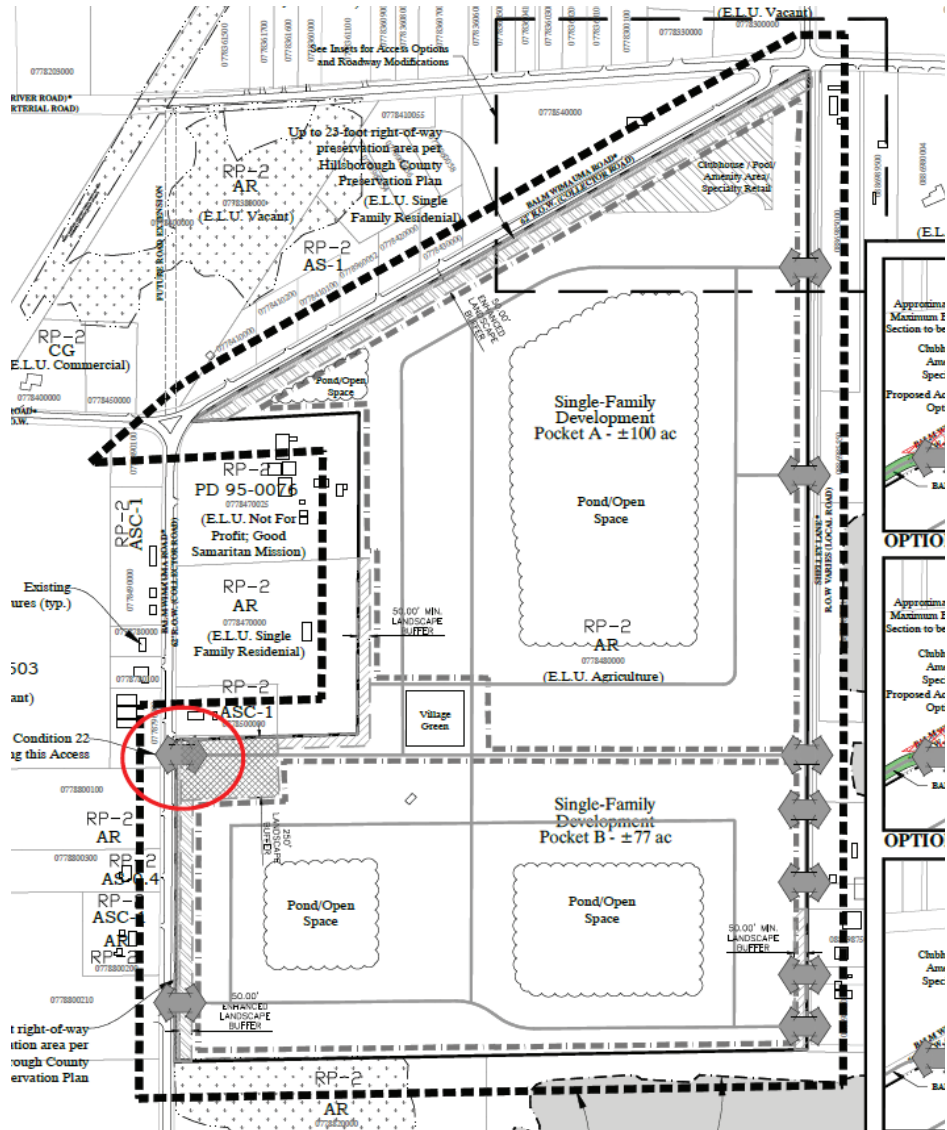
The applicant is adding one (1) new access connection along its eastern project boundary (to Shelly Ln.) and one (1) new connection Balm Wimauma Rd. The new access connections are indicated by the red circles in the image shown at right.

It should be noted that the addition of an access point south of the currently approved access will expand the scope of required substandard road improvements along Balm Riverview Rd. under current policies and procedures.



Modified Access Connection

The applicant is proposing to shift the second most southern driveway connection to the north of its previous location (as indicated by the red circle in the image shown at right). The applicant indicates that they have acquired the property to the north of this access (folio 077850.0000) which now provides them additional flexibility with respect to this access. It should be noted that the adjacent folio is not included within the subject PD. As such, staff cannot place a condition requiring its closure with the subject PD. Staff is not objecting to this change, given the condition requiring the access be located a minimum of 330 feet from other access points is still in effect (previously condition number 22, now renumber to condition 27 as further explained above). This condition will ensure that access standards are met as detailed in the condition or the access otherwise relocated.



LEVEL OF SERVICE DATA

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Balm Wimauma Rd.	SR 674	CR 672	C	B
CR 672	Balm Boyette Rd.	CR 39	D	B
Balm Rd./ CR 672	US 301	Balm Riverview Rd.	D	B

Source: Hillsborough County 2019 Level of Service Report.

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Ken Hagan
 Lesley "Les" Miller, Jr.
 Sandra L. Murman
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty
 EXECUTIVE DIRECTOR

Hooshang Boostani, P.E. WASTE DIVISION
 Elaine S. DeLeeuw, ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 12/8/20</p> <p>PETITION NO.: 20-1310</p> <p>EPC REVIEWER: Mike Thompson</p> <p>CONTACT INFORMATION: (813) 627-2600 X1219</p> <p>EMAIL: thompson@epchc.org</p>	<p>COMMENT DATE: 11/17/20</p> <p>PROPERTY ADDRESS: 15110 Balm Wimauma Rd</p> <p>FOLIO #: 77848.0000</p> <p>STR: 25-31S-20E</p>
<p>REQUESTED ZONING: Minor Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	1/19/18
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Ditches
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The 	

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

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

INFORMATIONAL COMMENTS:

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

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

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

PETITION NO.: PD20-1310 REVIEWED BY: Randy Rochelle DATE: 10/16/2020

FOLIO NO.: 77848.0000

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, however the subject property's land use designation could allow for connection to Hillsborough County Water and Wastewater Service. No water and/or wastewater service is consider adjacent. 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.