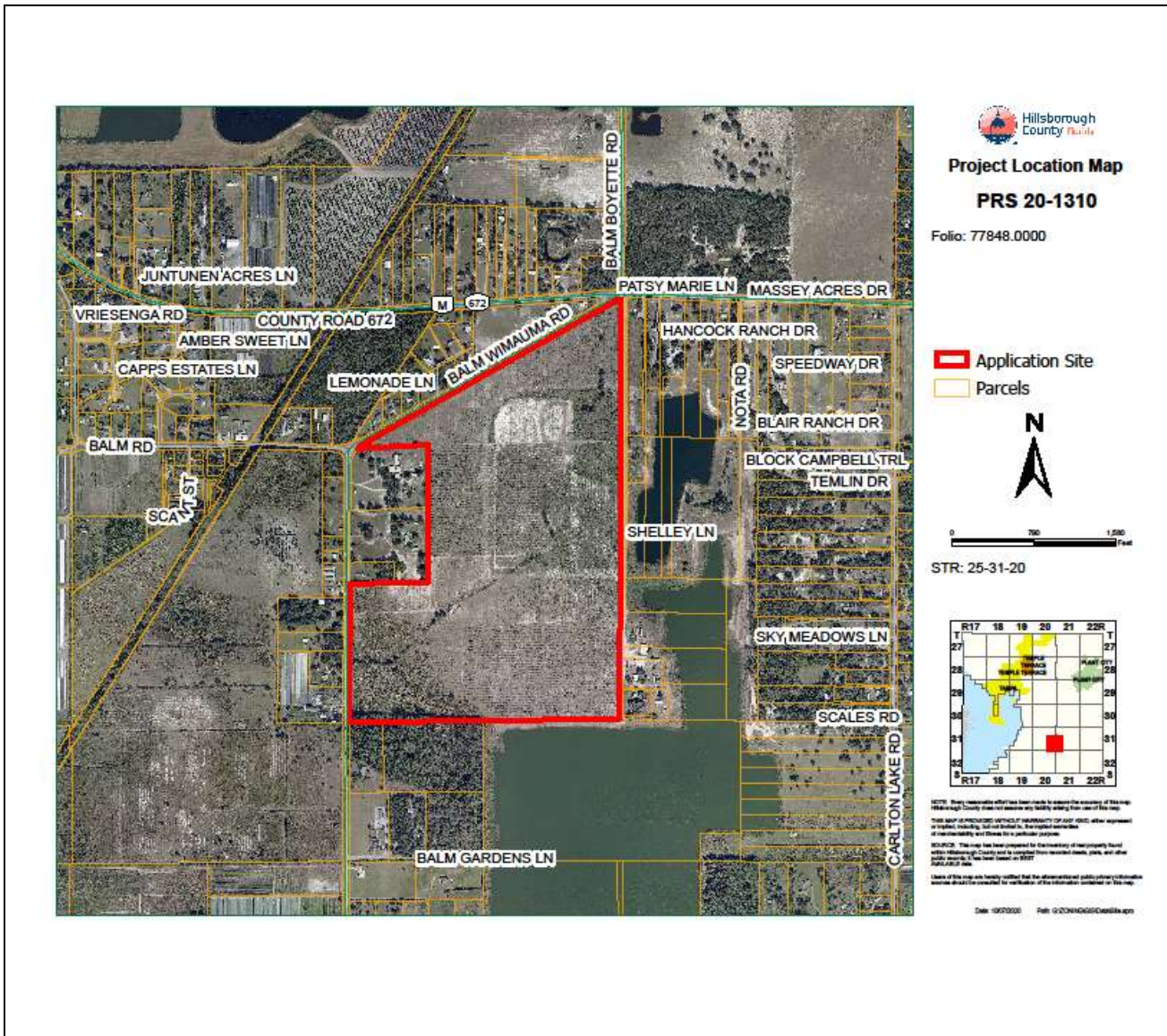




Hillsborough County Florida

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	



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.

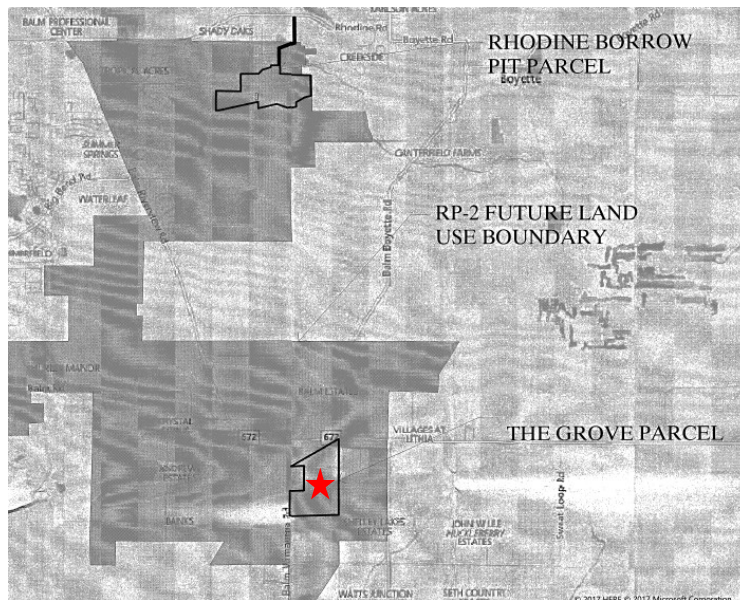


Figure 1: PD 18-0304 Areas

“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 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 for 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.

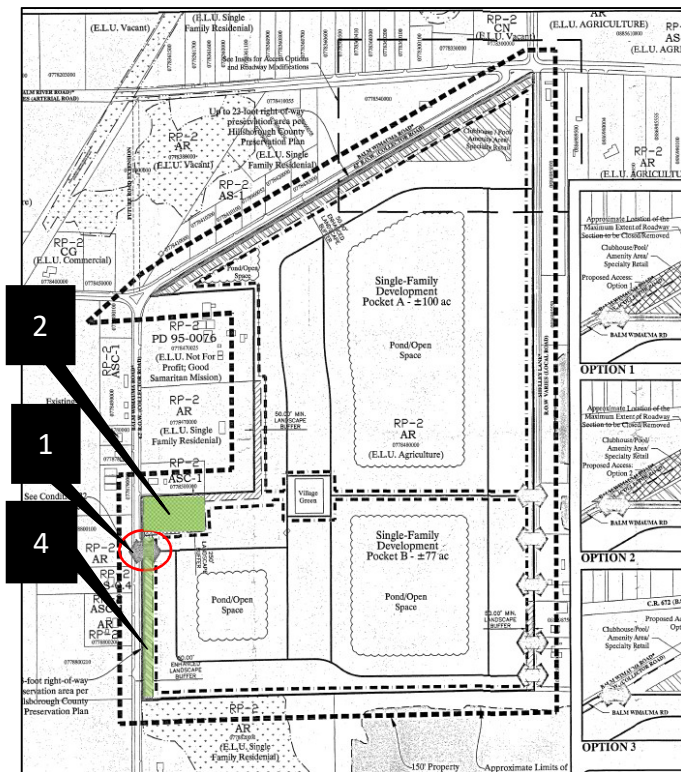


Figure 2: Approved Site Plan

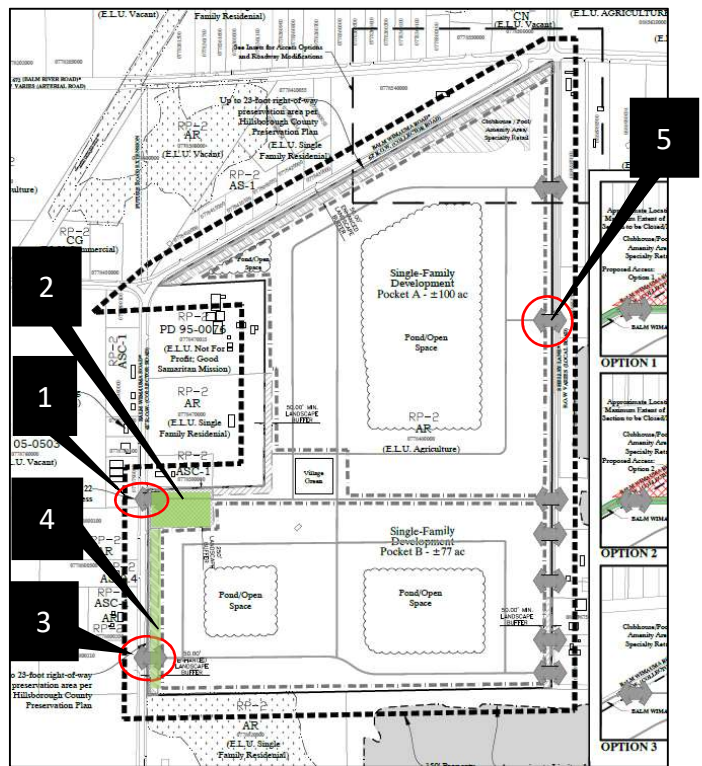


Figure 3: Proposed Site Plan

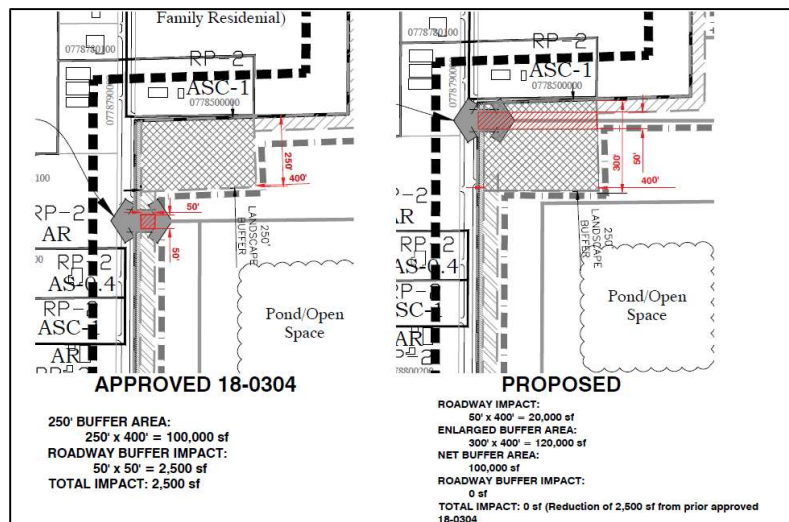


Figure 4: Buffer Exhibit

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 at a distance of 50 feet from the PD boundary.
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.

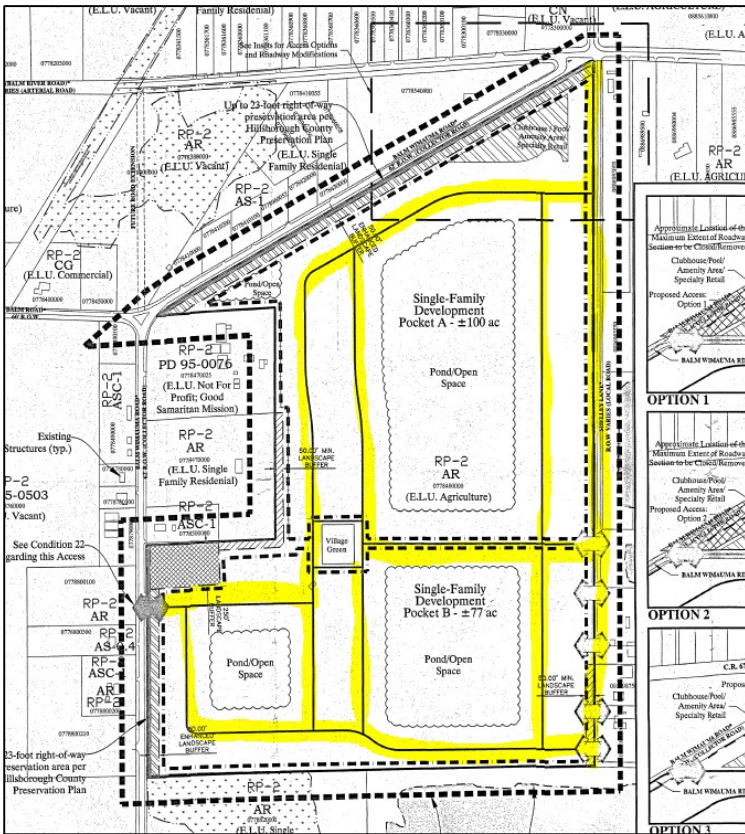


Figure 4: Approved Site Plan

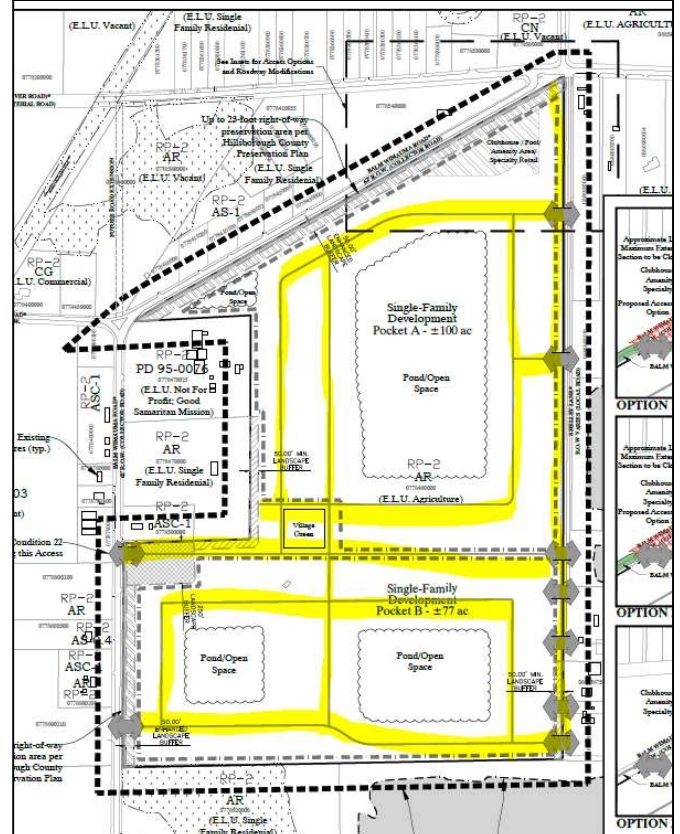


Figure 5: Proposed Site Plan

1.2 Compliance Overview with Land Development Code and Technical Manuals

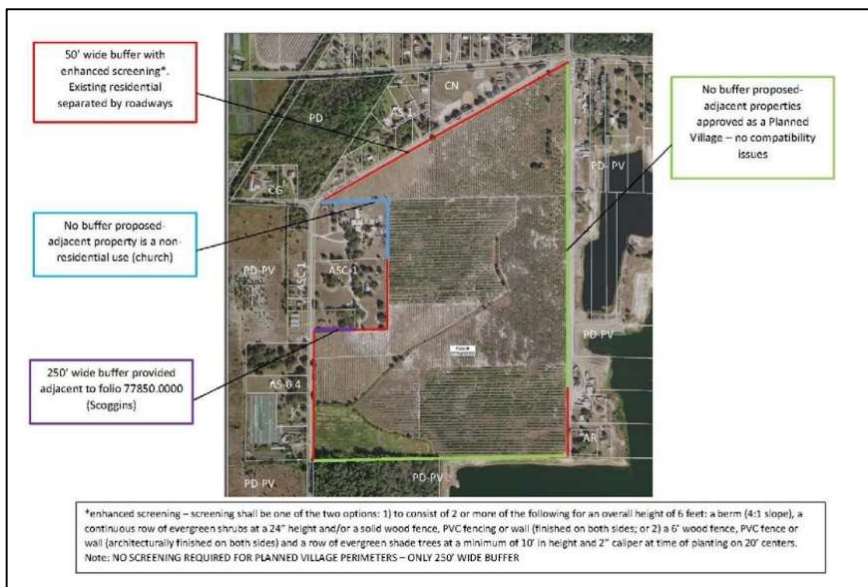


Figure 6: Approved Perimeter Buffer Waivers

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.
- Shelly 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 border (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.

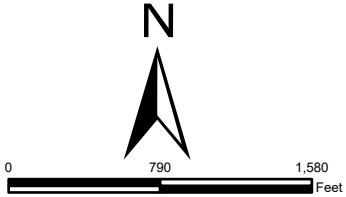
Staff's Recommendation: Approvable, subject to conditions	
Zoning Administrator Sign-off:	 J. Brian Grady Fri Jan 22 2021 08:17:47

General Aerial Zoning Map

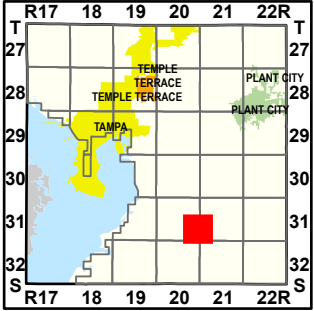
PRS 20-1310

Folio: 77848.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 25-31-20



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

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

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

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

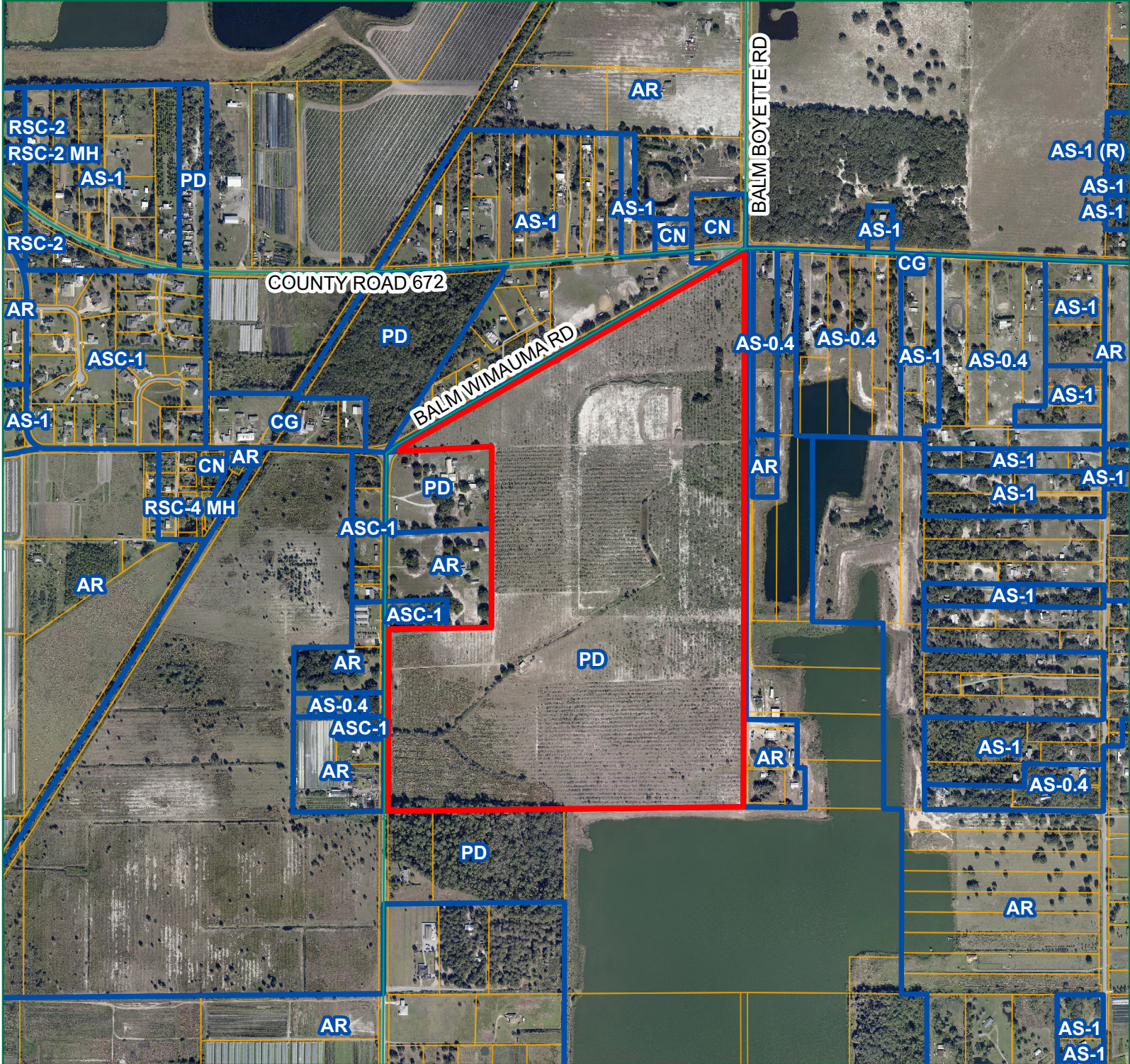
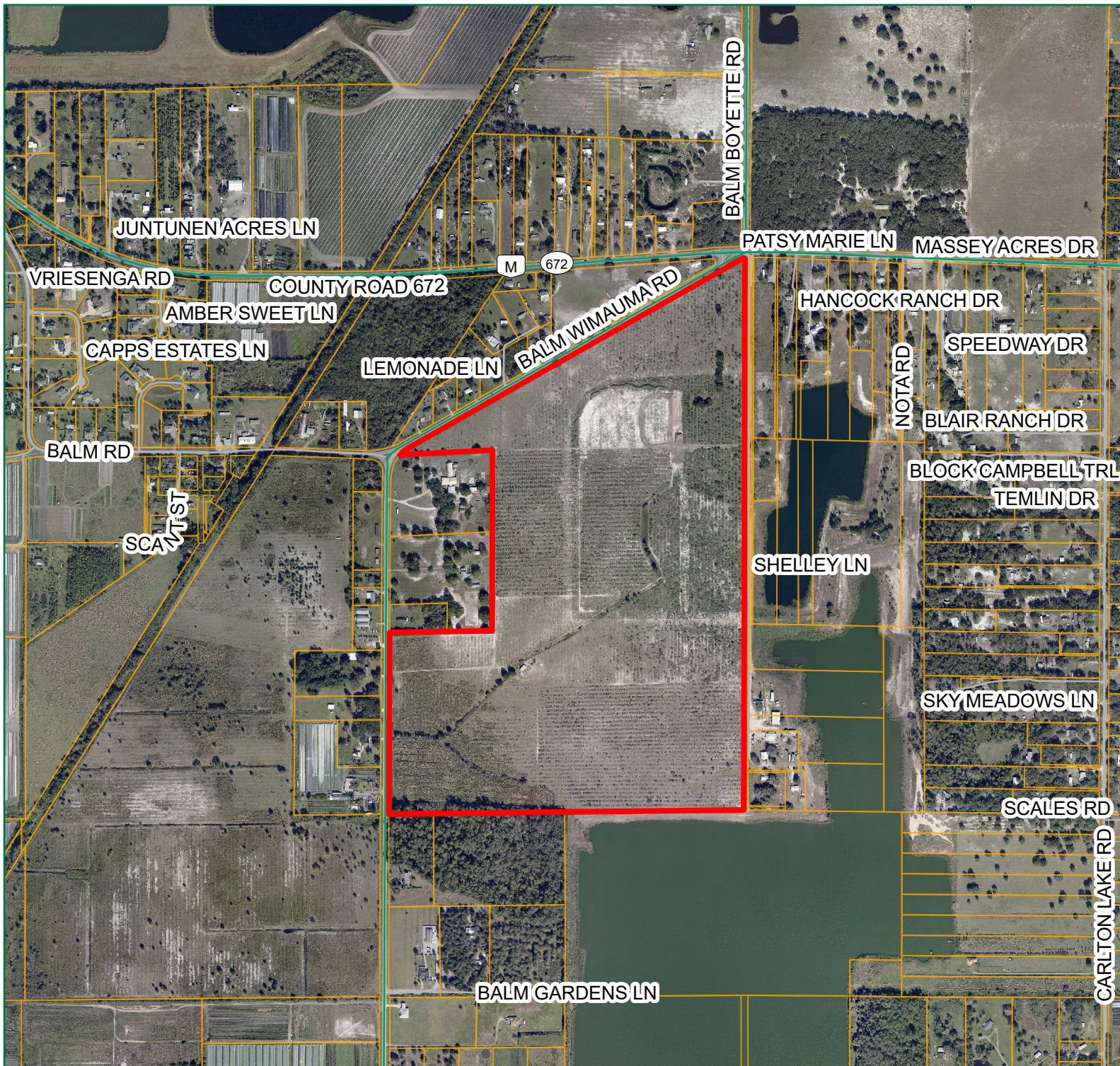


Exhibit 1: General Area

Project Location Map

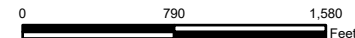
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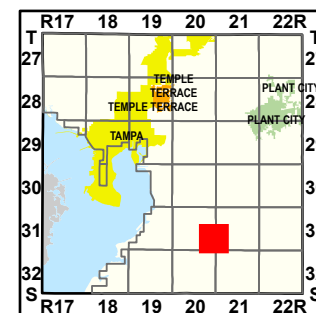


 Application Site

 Parcels



STR: 25-31-20



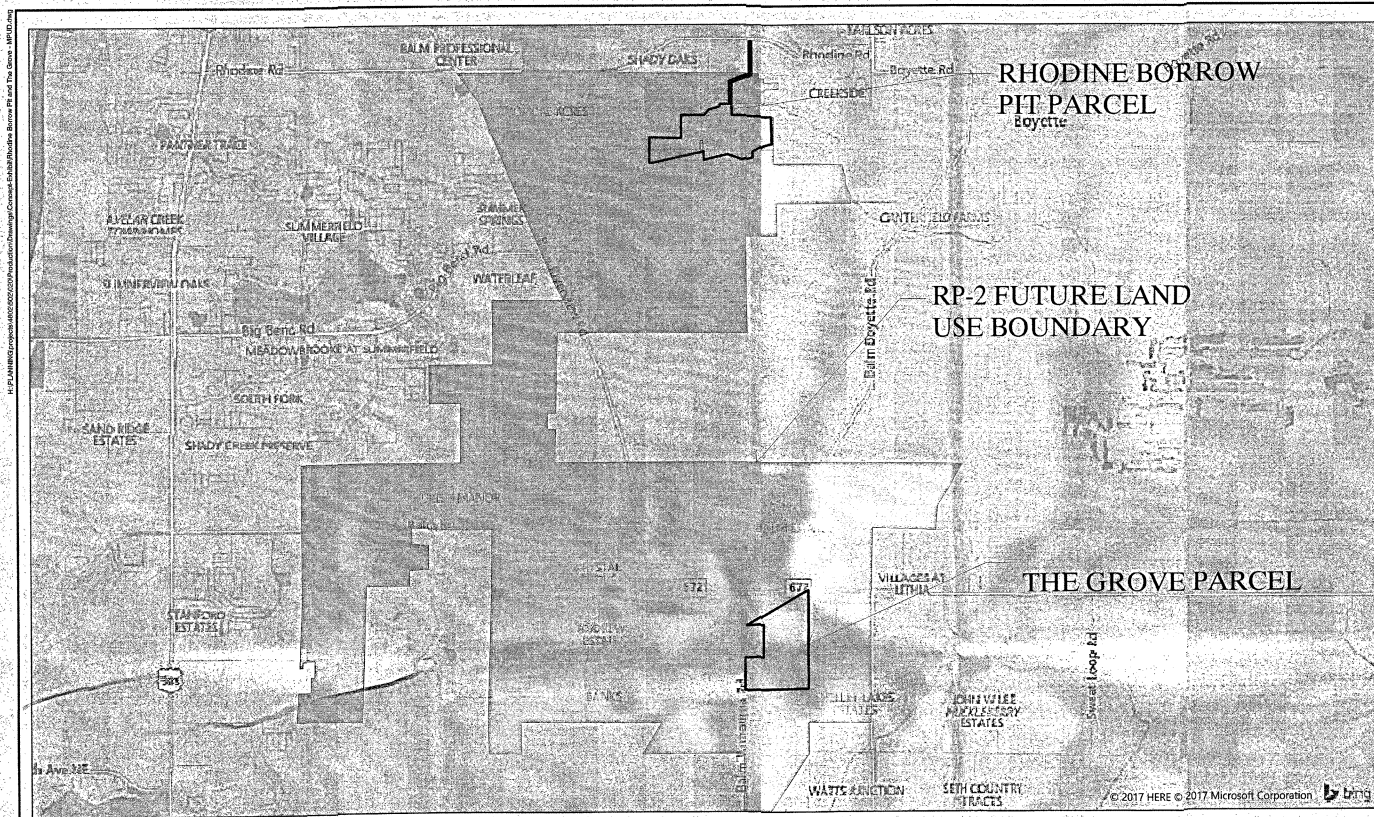
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Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Exhibit 2: Immediate Area



LOCATION MAP

RHODINE BORROW PIT & THE GROVE PARCEL

GENERAL SITE DEVELOPMENT PLAN

HILLSBOROUGH COUNTY, FLORIDA

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

BY:

King
 4021 Memorial Highway, One Memorial Center, Suite 300
 Tampa, Florida 33634
 Phone: (813) 850-5841, Fax: (813) 850-8882
 www.kingengineering.com
 Engineering License #2810



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

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

- GENERAL NOTES FOR RHODINE BORROW PIT PARCEL AND THE GROVE PARCEL:**
1. THE PROJECT IS LOCATED WITHIN THE BALM PROFESSIONAL CENTER PLANNED, RIVERVIEW COMMUNITY PLAN AND SOUTHSHORE AREA WIDE SYSTEMS PLAN BOUNDARIES.
 2. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "A1" AND "A2" AS SHOWN ON FEMA FIRM MAP NUMBER XXX AND XXX. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELL FLD PROTECTION AREA.
 3. THE PARCELS ARE ADJACENT TO OR WITHIN 50' OF A STUCTIC CORRIDOR.
 4. THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
 5. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
 6. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON SITE.
 7. THERE ARE NO EXISTING ROADS ON SITE.
 8. NO RULES ARE REQUESTED.
 9. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED. GARAGE WIDTHS MAY BE UP TO 70% OF STREET-FACING BUILDING FACADE WHERE #7 LOTS ARE USED.
 10. THERE ARE 245 AC OF COMMON AREA, OPEN SPACE AND RECREATION AREAS AS SHOWN ON THE PLAN.
 11. IF IT IS ANTICIPATED THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES:
 12. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
 13. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PRODUCT ROADWAYS DRIVE ASILES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT PRIDE BLVD.
 14. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROHIBITED.
 15. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 50 FEET OF THE SITE IS AS SHOWN. THERE ARE NO MEDIANS WITHIN 150 FEET OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OR BIKEWAYS WITHIN 150' OF THE SITE.
 16. THE LOCATION OF SIDEWALKS AND TYPES OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERING AND WITHIN 150 FEET OF WATER AND WATERWAY CROSSINGS SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
 17. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON-SITE AND WITHIN 150 FEET OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
 18. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
 19. EXISTING ACCESS POINTS ARE AS SHOWN.
 20. THERE ARE NO NON-RESIDENTIAL USES PROPOSED WITHIN THE PD, OPEN SPACE PARKS, PLAY AREAS, POOL PARKS, AND OTHER SIMILAR USES.
 21. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYVONS, POOL PARKS, AND OTHER SIMILAR USES.
 22. ALL PROPOSED BUFFERS SHALL BE TEMPORARILY UNTIL FUTURE SURROUNDING DEVELOPMENT RECEIVES APPROVAL.
 23. IN AN EFFORT TO CONFORM WITH SECTION 61.19, ALL 42 FEET WIDTH DEVELOPMENT SHALL HAVE A DRIVEWAY WITH A MINIMUM OF 10 FEET. THE APPLICANT HAS AGREED TO A TWO CAR GARAGE AND AN ARCHITECTURAL DESIGN WHERE THERE SHALL BE NO TWO IDENTICAL GARAGE DOORS ADJACENT TO EACH OTHERS. ADDITIONALLY, THE GARAGE LOCATED ON CORNER LOTS THAT ARE ACCESSED FROM THE FRONT YARD FUNCTIONING AS A SIDE YARD WILL HAVE A SETBACK OF 30 FEET ON ALL LOTS LESS THAN 5,200 S.F.

SITE DATA COMBINED - RHODINE BORROW PIT PARCEL AND THE GROVE PARCEL:

PROJECT SIZE: 438.5 ACRES
 FOLIOS: 07403300 & 07848000

EXISTING ZONING: AR
 PROPOSED ZONING: RP (PLANNED DEVELOPMENT)
 FUTURE LAND USE: RP-2 (2,353 ACRES) & R-4 (210 ACRES)
 EXISTING USE: UNDEVELOPED AGRICULTURE
 PROPOSED USE: RESIDENTIAL USE (2,353 ACRES) & 427 TOTAL SINGLE FAMILY LOTS WITHIN OVERALL MPUD AND COMMERCIAL USE - 6,845 S.F. OF COMMERCIAL WITHIN OVERALL MPUD

RHODINE BORROW PIT PARCEL:
 RESIDENTIAL USE (773 ACRES) 271 SINGLE FAMILY LOTS DEVELOPMENT WITHIN ALL POCKETS SHALL CONSIST OF 271 LOTS (773 AC GRS) - 114 (150) LOTS PER ACRE AND COMMERCIAL USE DEVELOPMENT SHALL CONSIST OF 6,845 S.F.

THE GROVE PARCEL:
 RESIDENTIAL USE (278 ACRES) 59 SINGLE-FAMILY LOTS - DEVELOPMENT WITHIN ALL POCKETS SHALL CONSIST OF 295 LOTS (278 ACRES) @ 2 - 100 LOTS PER ACRE AND COMMERCIAL USE: A MAXIMUM OF 49,746 S.F. OF COMMERCIAL USES (WHICH INCLUDES RETAIL USES PERMITTED IN THE CN ZONING DISTRICT) AND A MAXIMUM OF 430 S.F. OF OFFICE, RESIDENTIAL SUPPORT AND GOVERNMENT USES ARE PERMITTED IN THE AMENITY AREAS SPECIALLY AREA - A MAXIMUM PARK OF 1.5 IS PERMITTED. A VILLAGE GREEN OF 436 S.F. IS REQUIRED WHERE DEPICATED ON THE SITE PLAN.

DENSITY: 1.75 DU/AC
 MAN-MADE WATER BODIES (NOT RETENTION/DETENTION): YES - BORROW PIT 6.1 AC (8.7%)
 NATURAL WATER BODIES: NONE
 CONSERVATION: NONE
 PRESERVATION AREAS: NONE

RESIDENTIAL DEVELOPMENT STANDARDS	RESIDENTIAL DEVELOPMENT STANDARDS
MINIMUM LOT SIZE: 4,000 SQUARE FEET	MINIMUM LOT SIZE: 5,200 SQUARE FEET
MINIMUM LOT WIDTH: 40 FEET	MINIMUM LOT WIDTH: 50 FEET
MINIMUM FRONT YARD: 30 FEET (30 FEET FOR FRONT YARD FUNCTIONING AS SIDE YARD)	MINIMUM FRONT YARD: 20 FEET
MINIMUM REAR YARD: 15 FEET	MINIMUM REAR YARD: 15 FEET
MINIMUM SIDE YARD: 5 FEET	MINIMUM SIDE YARD: 5 FEET
MINIMUM CORNER YARD: 10 FEET	MINIMUM CORNER YARD: 10 FEET
MINIMUM BUILDING HEIGHT: 35 FEET - 2 STORIES	MAXIMUM BUILDING HEIGHT: 35 FEET - 2 STORIES
RIGHT OF WAY WIDTH: 25 FEET (20 FEET FOR GARAGES ACCESSED FROM A FRONT YARD FUNCTIONING AS SIDE YARD)	RIGHT OF WAY WIDTH: 30 MINIMUM
GARAGE SETBACK: 25 FEET (20 FEET FOR GARAGES ACCESSED FROM A FRONT YARD FUNCTIONING AS SIDE YARD)	

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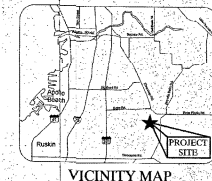
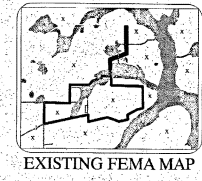
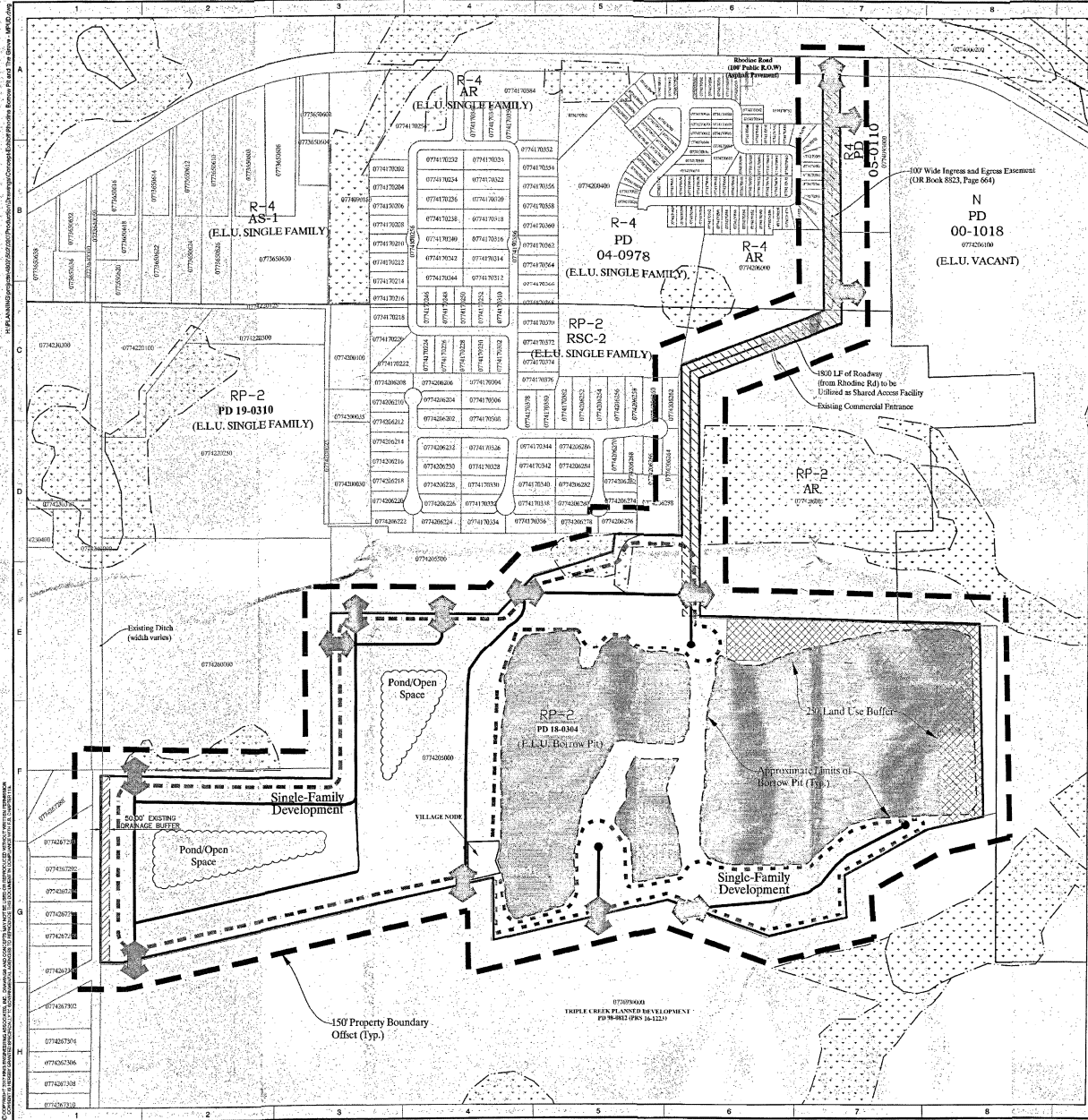
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 PAGE 1 OF 6

NO.	DATE	REVISION	BY

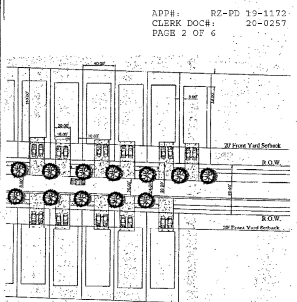
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JOB NO.: 4302-050-030
 DATE: 7/31/2018
 SCALE: AS SHOWN
1 OF 4

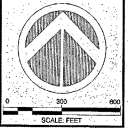
RHODINE BORROW PIT PLANNED DEVELOPMENT ZONING



SITE DATA - RHODINE BORROW PIT
 PROJECT SITE: 2.883 ACRES
 EXISTING ZONING: PD (PLANNED DEVELOPMENT)
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 FUTURE LAND USE: UNDEVELOPED / AGRICULTURE
 EXISTING USE: RESIDENTIAL USE (E.L.U. SINGLE FAMILY DEVELOPMENT POCKETS 77.17 ACRES)
 FUTURE USE: RESIDENTIAL USE (E.L.U. SINGLE FAMILY DEVELOPMENT POCKETS WITH DEVELOPMENT POCKETS WITH SINGLE LOTS TO THE PROPERTY BOUNDARY)
 VILLAGE ZONE: NONE
 CROSS DENSITY: 1.5 DUE TO ADJACENT ZONING WITHIN RP-2 PLOT
 CITIES DESIGN: 3.50 ACRES
 NATURAL WATER BODIES (NOT RETENTION/DETENTION): YES - BORROW PIT 44.1 AC (12%)
 NATURAL WATER BODIES: NONE
 PRESERVATION AREAS: NONE
 RESIDENTIAL DEVELOPMENT STANDARDS FOR LOT USES AND REFLEX: 2,000 SQUARE FEET
 MINIMUM LOT SIZE: 50 FEET
 MINIMUM LOT WIDTH: 20 FEET (10 FEET FOR FRONT YARD)
 MINIMUM FRONT YARD: 4 YARDS (FUNCTIONING AS SIDE YARD)
 MINIMUM REAR YARD: 15 FEET
 MINIMUM SIDE YARD: 5 FEET
 MAXIMUM BUILDING HEIGHT: 30 FEET - 2 STORIES
 MAXIMUM BUILDING HEIGHT: 40 FEET
 RIGHT-OF-WAY WIDTH: 40 FEET
 GARAGE SETBACK: 10 FEET
 RESIDENTIAL DEVELOPMENT STANDARDS: 2,000 SQUARE FEET
 MINIMUM LOT WIDTH: 30 FEET
 MINIMUM FRONT YARD: 20 FEET (10 FEET FOR FRONT YARD)
 MINIMUM REAR YARD: 15 FEET
 MINIMUM SIDE YARD: 5 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET - 2 STORIES
 MAXIMUM BUILDING HEIGHT: 40 FEET
 RIGHT-OF-WAY WIDTH: 40 FEET
 GARAGE SETBACK: 10 FEET



- LEGEND:**
- Property Limits
 - Single Family Development Pocket
 - 250' Compatible Land Use Buffer
 - Project Access Location
 - Interior Circulation
 - Zoning District
 - Future Land Use Designation
 - Folio Number
 - Approximate Wetland Line
 - Amenity Area
 - 250' Land Use Buffer
 - Landscape Buffer (50' min.)
 - Enhanced Landscape Buffer
 - Right-of-Way Provision
 - Proposed Pond/Open Space



King
HALF
 AS MODIFIED BY HALF ASSOCIATES
 1000 N. ASHLER WAY, SUITE 500, TAMPA, FL 33602

1	11-17-20	REVISED PER STAFF COMMENTS	CHIEF
2	11-17-20	REVISED PER STAFF COMMENTS	DESIGNER

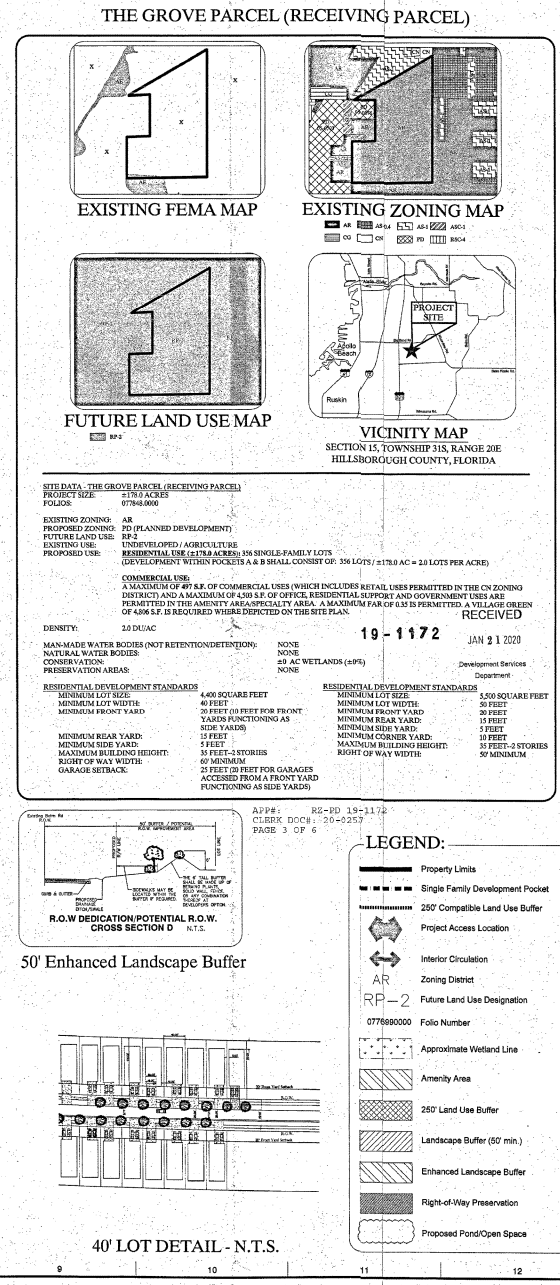
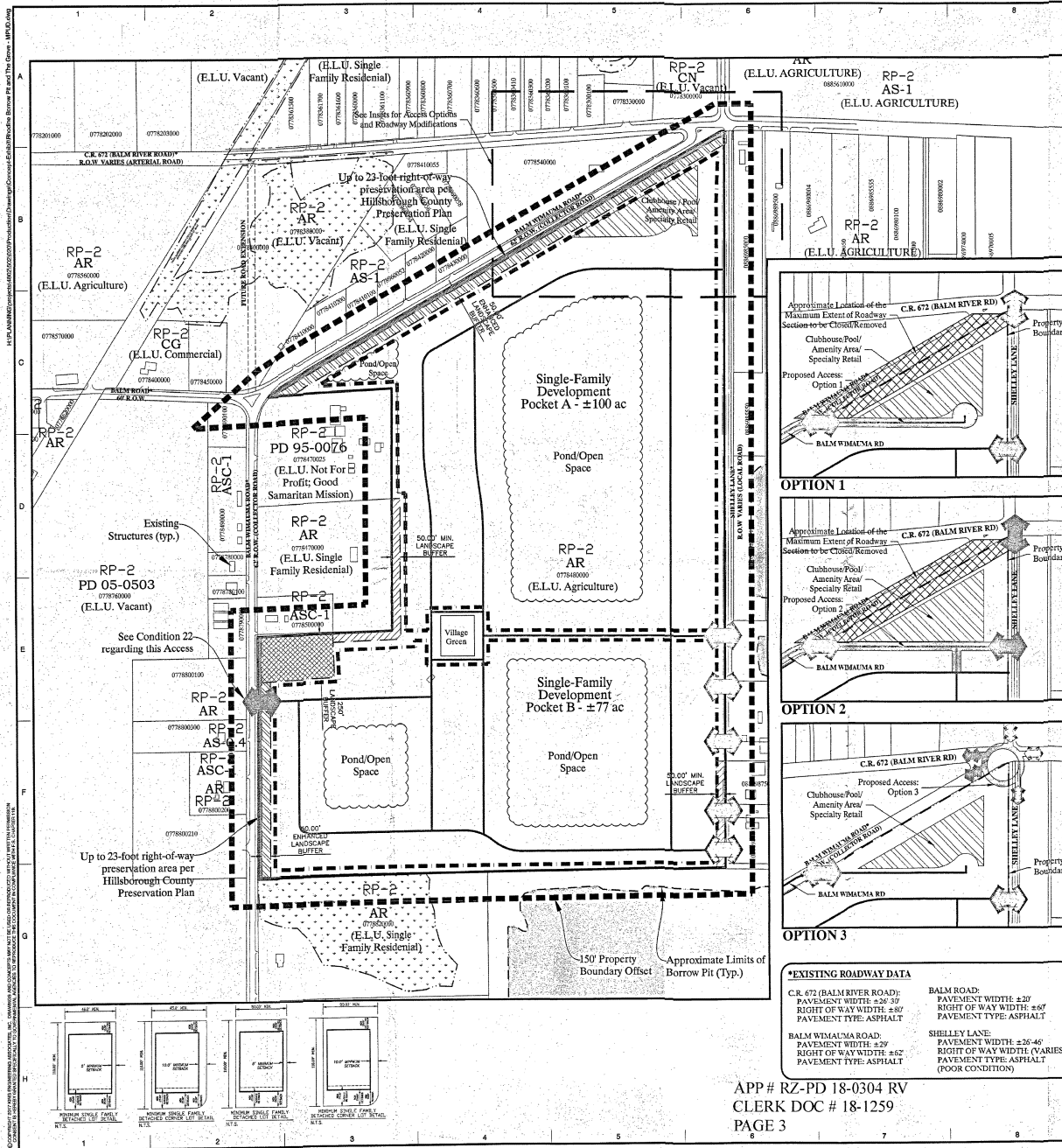
RHODINE BORROW PIT & THE GROVE PARCEL
 GREENPOINTE COMMUNITIES
 GENERAL SITE DEVELOPMENT PLAN

811
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JOB NO.: 4902-002-000
 DATE: 7/9/2018
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2 OF 4

Exhibit 3: Existing Certified Site Plan



Submitted as part of MM 19-1172 by Genesis Half. No Changes on this page.

King
 ENGINEERING & SURVEYING, INC.
 4921 Memorial Highway, One Memorial Centre, Suite 300
 Tampa, Florida 33634
 Phone: (813) 486-8822
 www.kingengr.com
 Engineering License 02910

NO.	DATE	REASON	BY

19-1172 **JAN 21 2020**

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RHODINE BORROW PIT & THE GROVE PARCEL

EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA

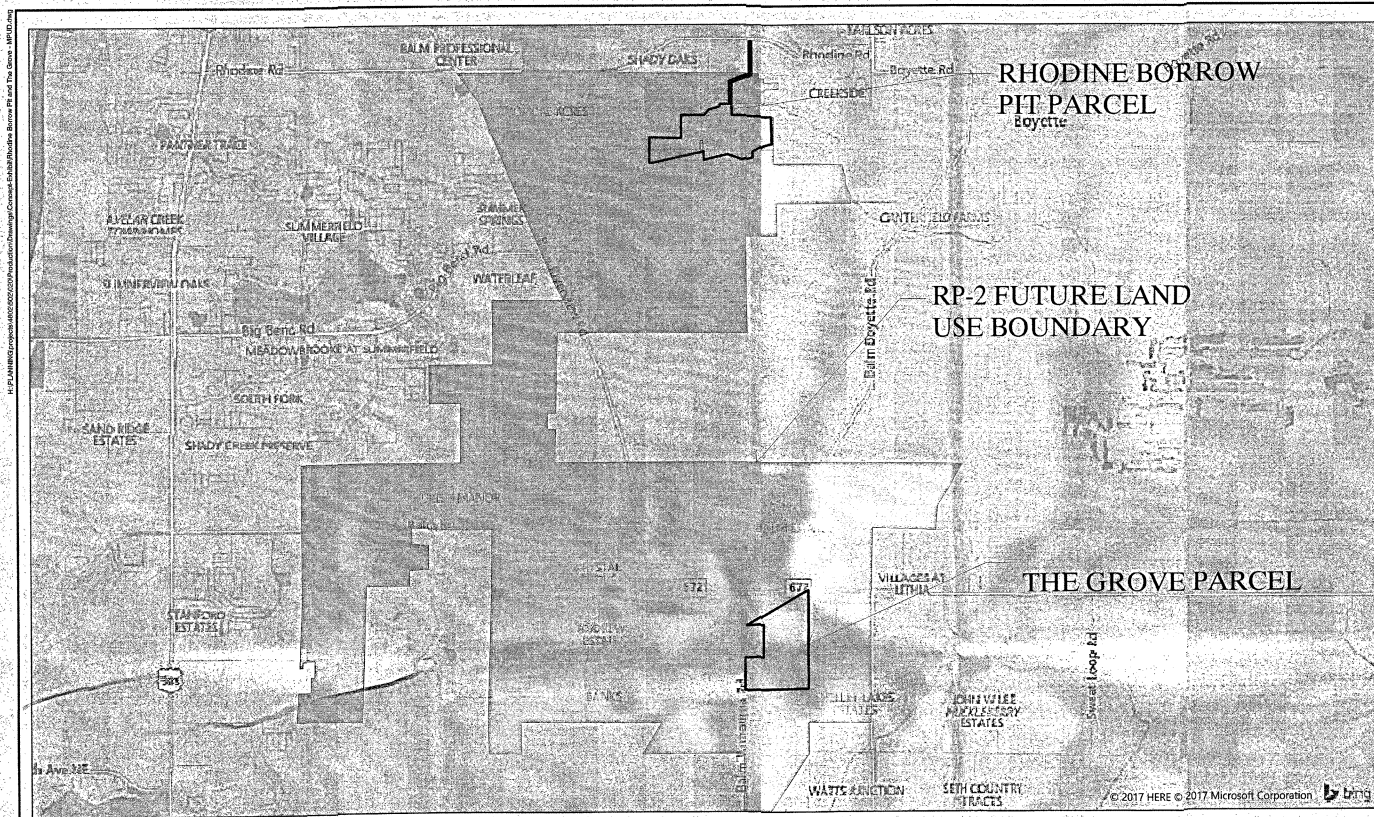
GENERAL SITE DEVELOPMENT PLAN

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 DATE: 7/15/2018
 SCALE: AS SHOWN

3 OF 4

Exhibit 3: Existing Certified Site Plan



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

- GENERAL NOTES FOR RHODINE BORROW PIT PARCEL AND THE GROVE PARCEL:**
1. THE PROJECT IS LOCATED WITHIN THE BALM COUNTY PLAN, RIVERVIEW COMMUNITY PLAN AND SOUTHSIDE AREA WIDE SYSTEMS PLAN BOUNDARIES.
 2. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "A" AND "V" AS SHOWN ON FEMA FIRM MAP NUMBER XXX AND XXX. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELL FLD PROTECTION AREA.
 3. THE PARCELS ARE ADJACENT TO OR WITHIN 50' OF A STCNIC CORRIDOR.
 4. THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
 5. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
 6. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON SITE.
 7. THERE ARE NO EXISTING ROADS ON SITE.
 8. NO RULES ARE REQUESTED.
 9. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED. GARAGE WIDTHS MAY BE UP TO 70% OF STREET-FACING BUILDING FACADE WHERE #7 LOTS ARE USED.
 10. THERE ARE 26 AC OF COMMON AREA, OPEN SPACE AND RECREATION AREAS AS SHOWN ON THE PLAN.
 11. IF IT IS ANTICIPATED THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES:
 12. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
 13. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PRODUCT ROADWAYS/DRIVEWAYS MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT PRIDE BLVD.
 14. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED.
 15. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 50 FEET OF THE SITE IS AS SHOWN. THERE ARE NO MEDIANS WITHIN 150 FEET OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OR BIKEWAYS WITHIN 150' OF THE SITE.
 16. THE LOCATION OF SIDEWALKS AND TYPES OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERING AND WITHIN 150 FEET OF WATER AND WATERWAY CROSSINGS SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
 17. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON-SITE AND WITHIN 150 FEET OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
 18. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
 19. EXISTING ACCESS POINTS ARE AS SHOWN.
 20. THERE ARE NO NON-RESIDENTIAL USES PROPOSED WITHIN THE PD, OPEN SPACE/PARKS, OR OTHER INTENTY.
 21. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYVORNDS, POOL PARS, AND OTHER SIMILAR USES.
 22. ALL PROPOSED BUFFERS SHALL BE TEMPORARILY UNTIL FUTURE SURROUNDING DEVELOPMENT RECEIVES APPROVAL.
 23. IN AN EFFORT TO CONFORM WITH SECTION 61.19, ALL 42' FEET WIDTH DEVELOPMENT SHALL HAVE A DRIVEWAY WITH A MINIMUM OF 10 FEET. THE APPLICANT HAS AGREED TO A TWO CAR GARAGE AND AN ARCHITECTURAL DESIGN WHERE THERE SHALL BE NO TWO IDENTICAL GARAGE DOORS ADJACENT TO EACH OTHERS. ADDITIONALLY, THE GARAGE LOCATED ON CORNER LOTS THAT ARE ACCESSED FROM THE FRONT YARD FUNCTIONING AS A SIDE YARD WILL HAVE A SETBACK OF 30 FEET ON ALL LOTS LESS THAN 5,200 S.F.

SITE DATA COMBINED - RHODINE BORROW PIT PARCEL AND THE GROVE PARCEL:

PROJECT SIZE: 438.5 ACRES
 FOLIOS: 07403300 & 07848000

EXISTING ZONING: AR
 PROPOSED ZONING: RP (PLANNED DEVELOPMENT)
 FUTURE LAND USE: RP-2 (2,353 ACRES) & R-4 (210 ACRES)
 EXISTING USE: UNDEVELOPED AGRICULTURE
 PROPOSED USE: RESIDENTIAL USE (2,353 ACRES) 427 TOTAL SINGLE FAMILY LOTS WITHIN OVERALL MPUD AND COMMERCIAL USE - 6 RAKS S.F. OF COMMERCIAL WITHIN OVERALL MPUD

RHODINE BORROW PIT PARCEL:
 RESIDENTIAL USE (2,353 ACRES) 271 SINGLE FAMILY LOTS DEVELOPMENT WITHIN ALL POCKETS SHALL CONSIST OF 271 LOTS (7.77 AC PER LOT) @ 110 LOTS PER ACRE AND COMMERCIAL USE DEVELOPMENT SHALL CONSIST OF 6 RAKS S.F.

THE GROVE PARCEL:
 RESIDENTIAL USE (210 ACRES) 59 SINGLE FAMILY LOTS - DEVELOPMENT WITHIN ALL POCKETS SHALL CONSIST OF 29 LOTS (2.18 ACRES) @ 22 LOTS PER ACRE AND COMMERCIAL USE: A MAXIMUM OF 497.8 S.F. OF COMMERCIAL USES (WHICH INCLUDES RETAIL USES PERMITTED IN THE CN ZONING DISTRICT) AND A MAXIMUM OF 430 S.F. OF OFFICE, RESIDENTIAL SUPPORT AND GOVERNMENT USES ARE PERMITTED IN THE AMENITY AREAS PERMITTED AREA - A MAXIMUM PAR OF 1.5 IS PERMITTED. A VILLAGE GREEN OF 436 S.F. IS REQUIRED WHERE DEPICATED ON THE SITE PLAN.

DENSITY: 1.75 DU/AC
 MAN-MADE WATER BODIES (NOT RETENTION/DETENTION): YES - BORROW PIT 6.1 AC (6.7%)
 NATURAL WATER BODIES: NONE
 CONSERVATION: NONE
 PRESERVATION AREAS: NONE

RESIDENTIAL DEVELOPMENT STANDARDS	RESIDENTIAL DEVELOPMENT STANDARDS
MINIMUM LOT SIZE: 4,000 SQUARE FEET	MINIMUM LOT SIZE: 2,500 SQUARE FEET
MINIMUM LOT WIDTH: 40 FEET	MINIMUM LOT WIDTH: 50 FEET
MINIMUM FRONT YARD: 30 FEET (10 FEET FOR FRONT YARD FUNCTIONING AS SIDE YARD)	MINIMUM FRONT YARD: 20 FEET
MINIMUM REAR YARD: 15 FEET	MINIMUM REAR YARD: 15 FEET
MINIMUM SIDE YARD: 15 FEET	MINIMUM SIDE YARD: 5 FEET
MINIMUM CORNER YARD: 15 FEET	MINIMUM CORNER YARD: 10 FEET
MINIMUM BUILDING HEIGHT: 15 FEET - 2 STORIES	MAXIMUM BUILDING HEIGHT: 35 FEET - 3 STORIES
RIGHT OF WAY WIDTH: 25 FEET (20 FEET FOR GARAGES ACCESSED FROM A FRONT YARD FUNCTIONING AS SIDE YARDS)	RIGHT OF WAY WIDTH: 50 MINIMUM
GARAGE SETBACK: 25 FEET (20 FEET FOR GARAGES ACCESSED FROM A FRONT YARD FUNCTIONING AS SIDE YARDS)	

LOCATION MAP

**RHODINE BORROW PIT & THE GROVE PARCEL
 GENERAL SITE DEVELOPMENT PLAN
 HILLSBOROUGH COUNTY, FLORIDA**

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

BY:

King
 4021 Memorial Highway, One Memorial Center, Suite 300
 Tampa, Florida 33634
 Phone: (813) 850-8841, Fax: (813) 850-8882
 www.kingengineering.com
 Engineering License #2810



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

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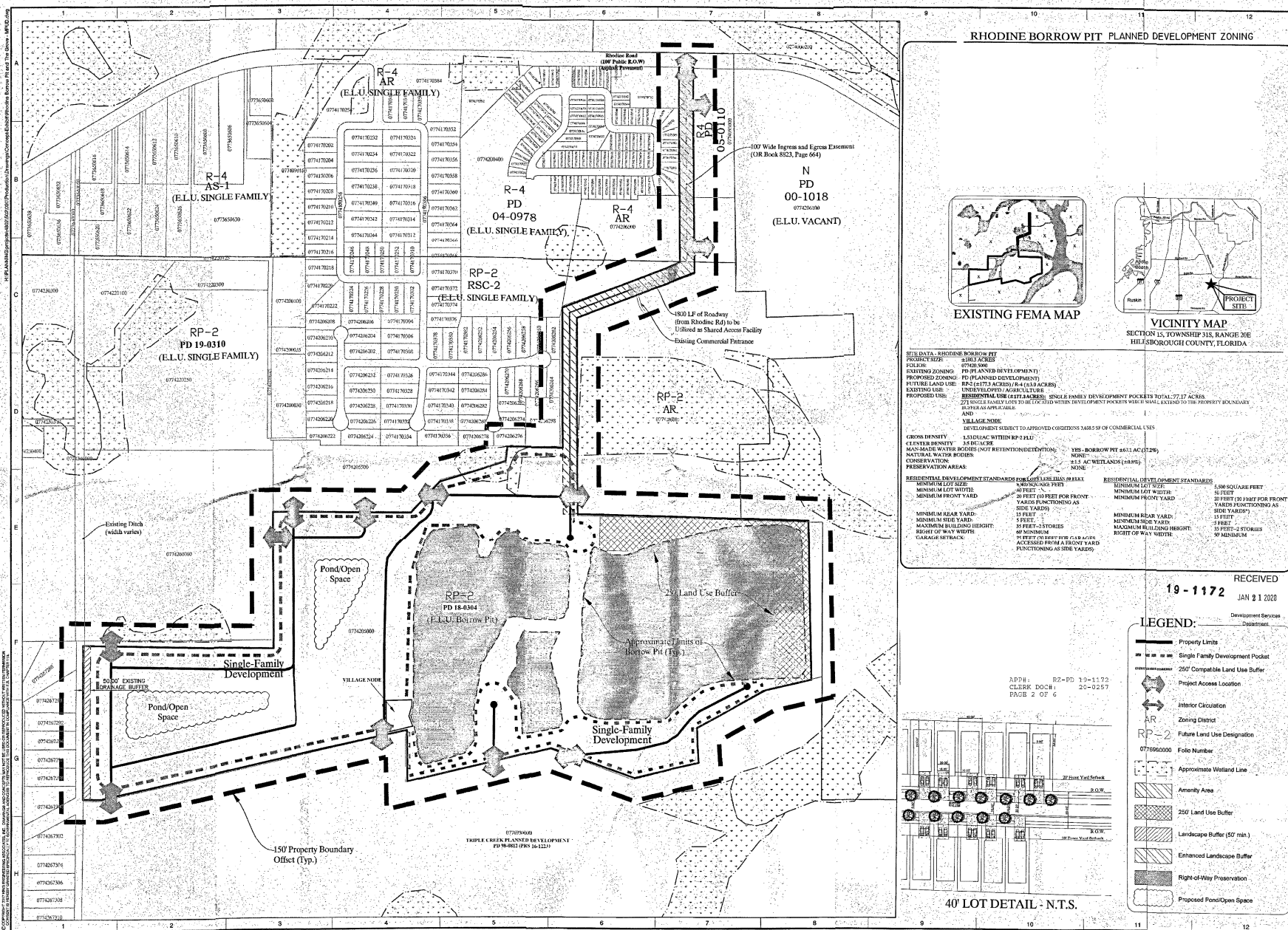
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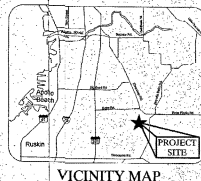
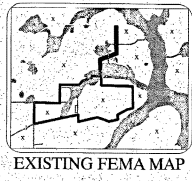
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JOB NO.: 4302-050-030
 DATE: 7/31/2018
 SCALE: AS SHOWN

1 OF 4



RHODINE BORROW PIT PLANNED DEVELOPMENT ZONING



STUDY DATA - RHODINE BORROW PIT
 PROJECT SITE: 218.3 ACRES
 EXISTING ZONING: PD (PLANNED DEVELOPMENT)
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 FUTURE LAND USE: UNDEVELOPED AGRICULTURE
 EXISTING USE: RESIDENTIAL USE (E.L.U. SINGLE FAMILY DEVELOPMENT POCKETS 77.17 ACRES)
 FUTURE USE: RESIDENTIAL USE (E.L.U. SINGLE FAMILY DEVELOPMENT POCKETS WITH DEVELOPMENT POCKETS WITH SINGLE LOTS TO THE PROPERTY BOUNDARY WHERE APPLICABLE AND ANY

VILLAGE ZONE:
 RESIDENTIAL SUBJECT TO APPROVED CONDITIONS 348.5 OF COMMERCIAL USES

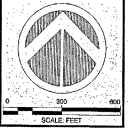
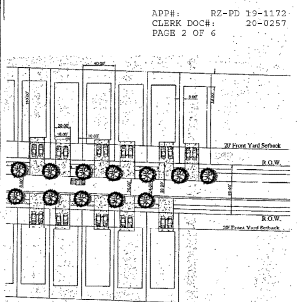
CROSS DENSITY: 1.5 DUE TO WITHIN RP-2 PLOT
 CITY BLOCK DENSITY: 3.5 PER ACRE
 MAXIMUM WATER BODIES (NOT RECREATION/DETENTION): YES - BORROW PIT 44.1 AC (21%)
 NATURAL WATER BODIES: NONE
 PRESERVATION AREAS: 21.5 AC WETLANDS (48%)

RESIDENTIAL DEVELOPMENT STANDARDS FOR E.L.U. SINGLE FAMILY DEVELOPMENT POCKETS:
 MINIMUM LOT SIZE: 2,000 SQUARE FEET
 MINIMUM LOT WIDTH: 50 FEET
 MINIMUM FRONT YARD: 20 FEET (10 FEET FOR FRONT YARDS FUNCTIONING AS SIDE YARDS)
 MINIMUM REAR YARD: 15 FEET
 MINIMUM SIDE YARD: 15 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET - 2 STORIES
 GARAGE SETBACK: 20 FEET - 2 STORIES OR MINIMUM ACCESSIBLE FROM A FRONT YARD FUNCTIONING AS SIDE YARDS

RESIDENTIAL DEVELOPMENT STANDARDS:
 MINIMUM LOT SIZE: 2,000 SQUARE FEET
 MINIMUM LOT WIDTH: 50 FEET
 MINIMUM FRONT YARD: 20 FEET (10 FEET FOR FRONT YARDS FUNCTIONING AS SIDE YARDS)
 MINIMUM REAR YARD: 15 FEET
 MINIMUM SIDE YARD: 15 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET - 2 STORIES OR MINIMUM ACCESSIBLE FROM A FRONT YARD FUNCTIONING AS SIDE YARDS

RECEIVED
 19-1172
 JAN 21 2020
 Development Services Department

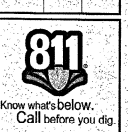
- LEGEND:**
- Property Limits
 - Single Family Development Pocket
 - 250' Compatible Land Use Buffer
 - Project Access Location
 - Interior Circulation
 - Zoning District
 - Future Land Use Designation
 - Folio Number
 - Approximate Wetland Line
 - Amenity Area
 - 250' Land Use Buffer
 - Landscape Buffer (50' min.)
 - Enhanced Landscape Buffer
 - Right-of-Way Provision
 - Proposed Pond/Open Space



King
HALF
 AS MODIFIED BY HALF ASSOCIATES
 1000 N. ASHLER BLVD., SUITE 500, TAMPA, FL 33602

1	11-17-20	REVISED PER STAFF COMMENTS	DATE
2	11-17-20	MODIFIED BY GIBBS HALFF	DATE

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



JOB NO.: 4902-002-000
 DATE: 7/9/2018
 SCALE: AS SHOWN

Exhibit 4: Proposed Site Plan

**CURRENTLY
APPROVED**

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**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

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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

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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
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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.

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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

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

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/22/2020

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. 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 Modificaiton (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

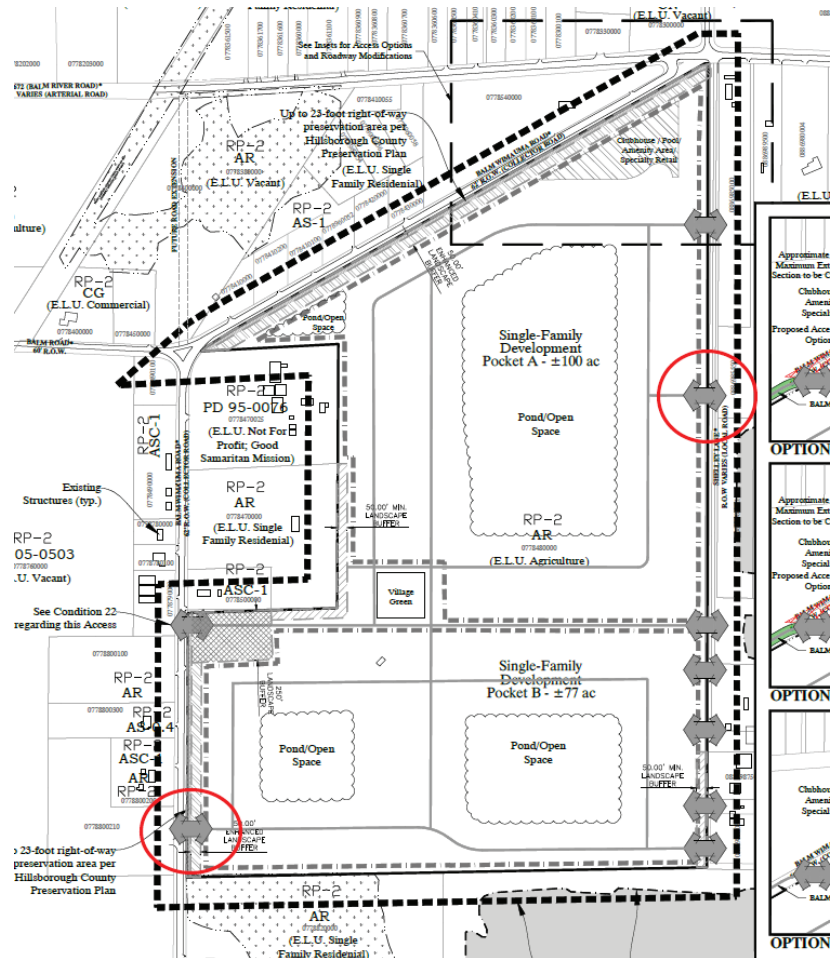
there is only 100 feet of right-of-way existing along the project's frontage, the developer will be required to preserve one-half of the additional 10 feet of right-of-way needed along the roadway (i.e. 5 feet south of the existing Rhodine Rd. right-of-way).

SITE ACCESS CHANGES

New Access Connections

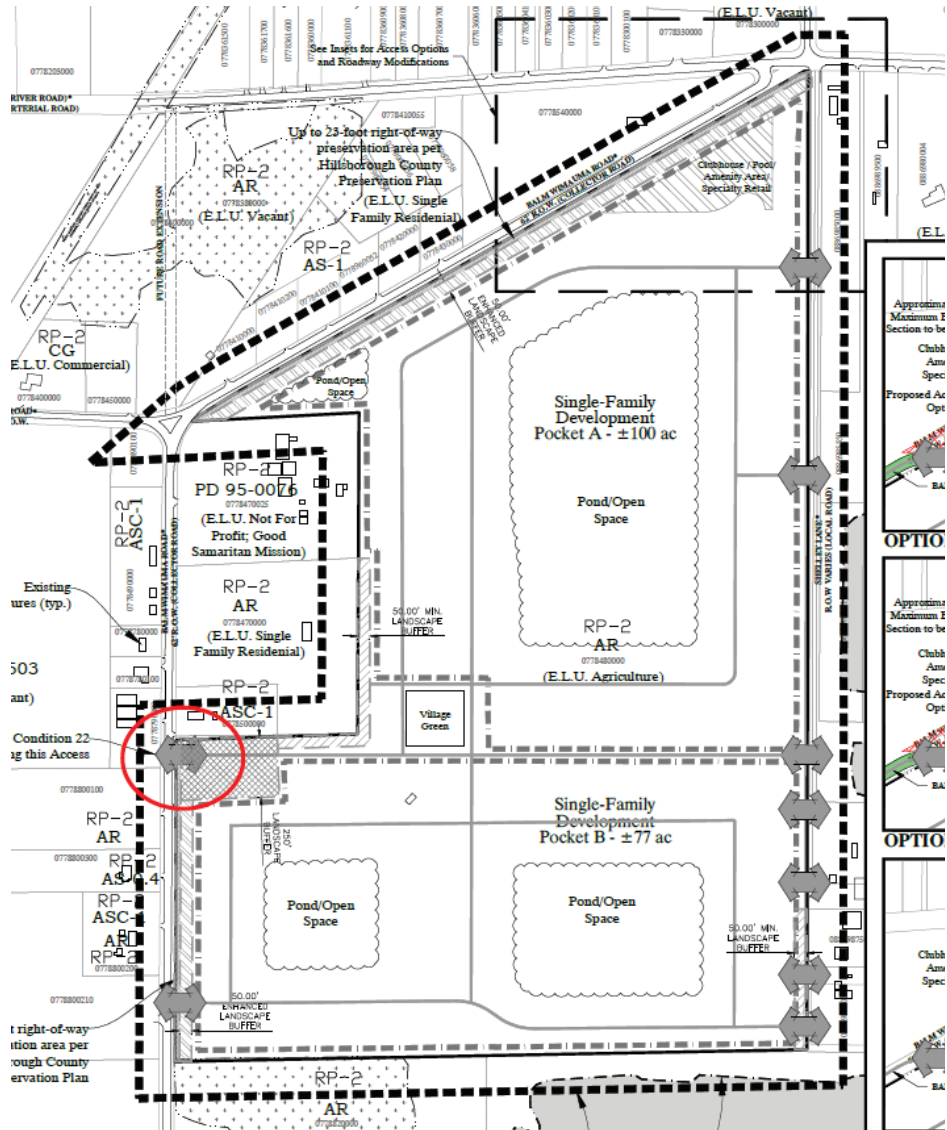
The applicant is adding one (1) new access connection along its eastern project boundary (to Shelly Ln.) and one (1) new connection Balm Wimauma Rd. The new access connections are indicated by the red circles in the image shown at right.

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.

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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.

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**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.