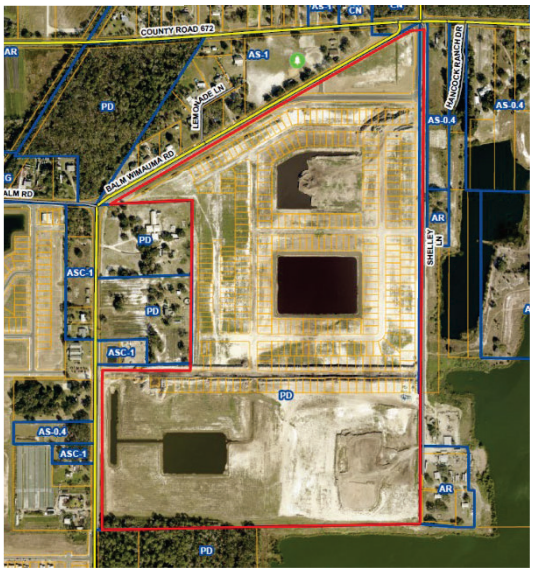
PD Modification Application:	MM 25-0745
Zoning Hearing Master Date:	July 21, 2025
BOCC Land Use Meeting Date:	September 9, 2025

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Eisenhower Property Group, LLC
FLU Category:	RES-4 (The Grove Parcel)
Service Area:	Urban
Site Acreage:	358.3 - Overall PD 178.0 – The Grove Parcel
Community Plan Area:	Balm, SouthShore Areawide Systems
Overlay:	None



Introduction Summary:
The subject site is zoned PD 18-0304, as most recently modified by PRS 23-0030. The zoning was originally approved in 2018 as a Planned Village development consisting of two non-contiguous areas, the "Rhodine Borrow Pit" and the "Grove Parcel." The "Rhodine Borrow Pit" permits 271 single-family homes, and the "Grove Parcel" permits 356 single-family homes. The request seeks to amend the entitlements of the "Grove Parcel" by increasing the permitted number of single-family homes to 700 units and remove commercial entitlements. These changes come after recently adopted CPAs (CPA 24-46 and 24-47) which changed "The Grove Parcel" from the RP-2 to RES-4 Future Land Use Category and the service area from Rural to Urban. As a result, "Grove Parcel" is no longer to be developed as a Planned Village and seeks to remove conditions related to required commercial nodes and other developmental requirements.

Existing Approval(s):	Proposed Modification(s):
The Grove Parcel Entitlements: - Residential Single-Family: 356 units - Non-residential SF: 5,000 square feet - Village Green SF: 4,806 square feet Develop as a Planned Village Minimum lot size: 4,400/5,500 square feet Minimum lot width: 40 feet/50 feet	**The Grove Parcel Entitlements:** - Residential Single-Family: 700 units - Non-residential SF: 0 square feet - Village Green SF: 0 square feet No longer to be developed as a Planned Village Minimum lot size: 4,400 square feet Minimum lot width: 40 feet
300-foot wide buffer south of folio 77850.000	No buffer to be provided

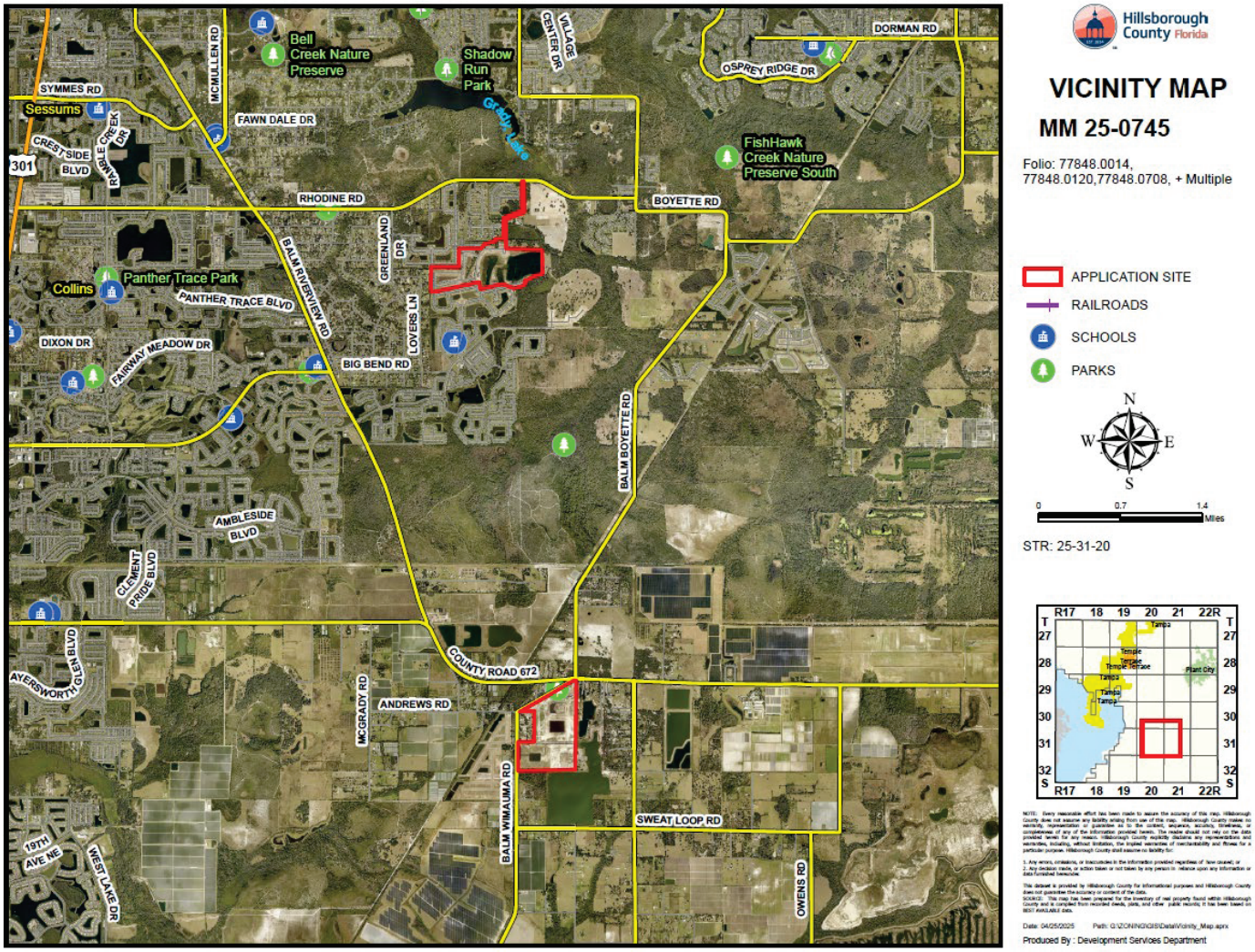
Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Template created: 8-17-21

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

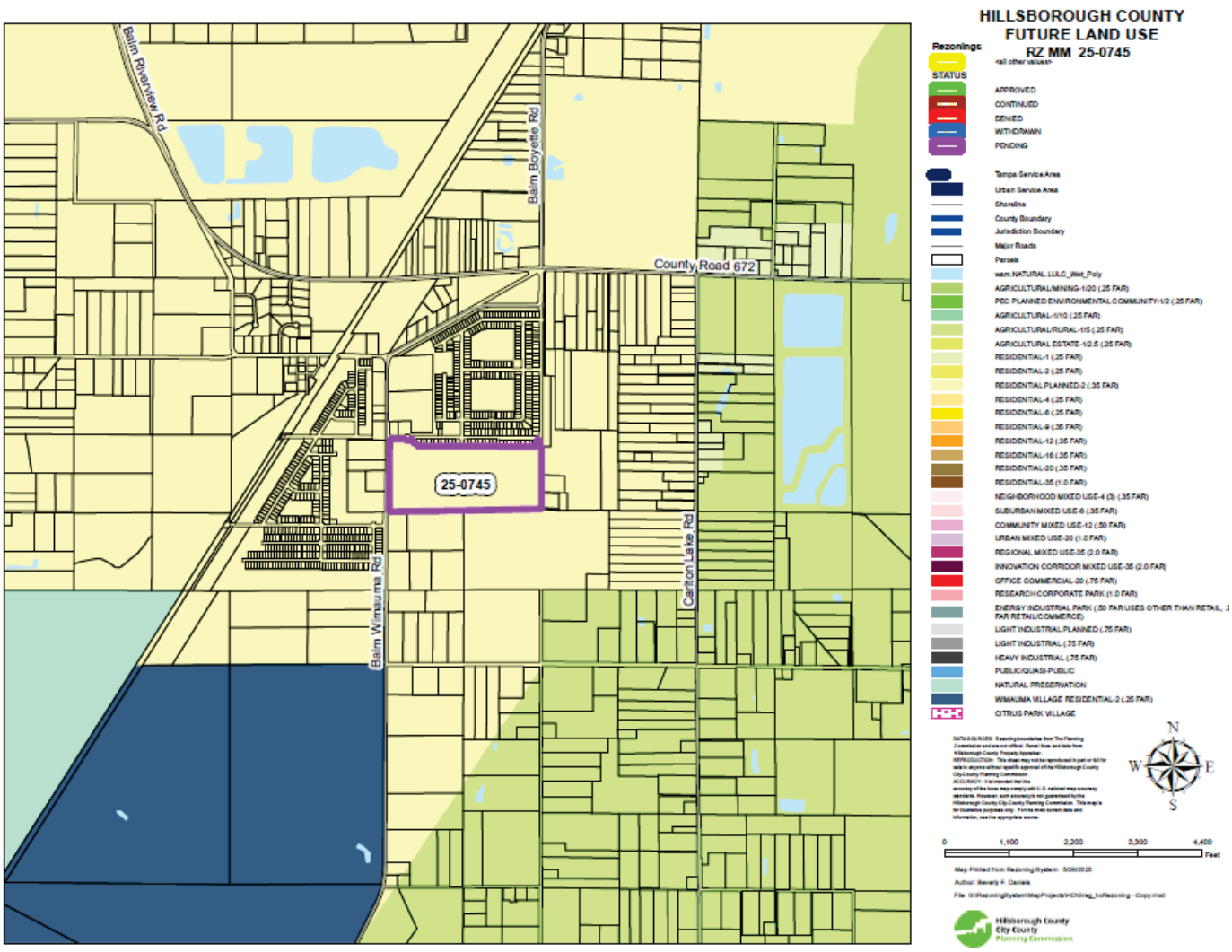


Context of Surrounding Area:

The subject property is located within the Urban Service Area and within the Balm Community area. The surrounding area primarily consists of agricultural and residential uses. Grove Parcel primarily fronts Balm Wimauma Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

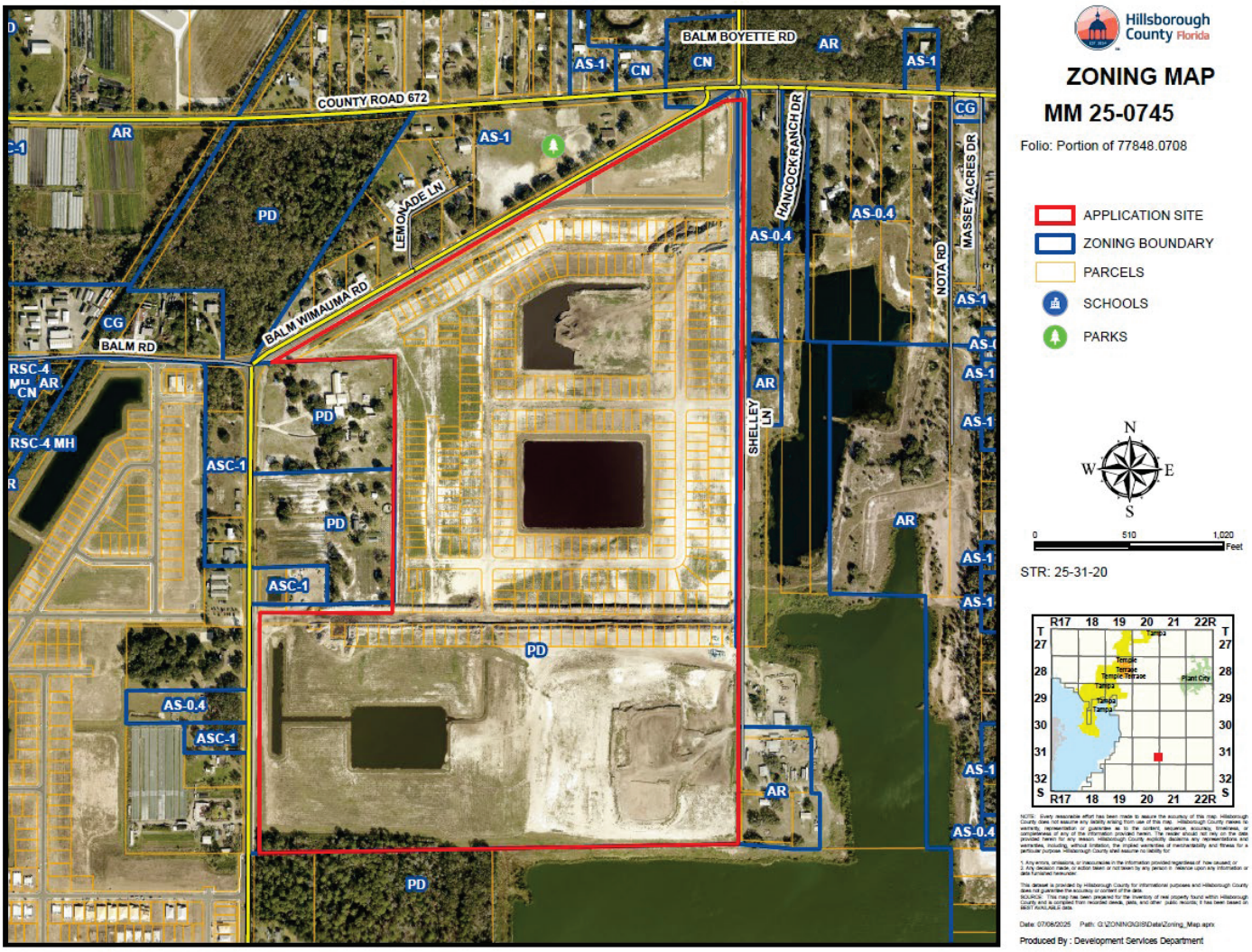
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential- 4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units per gross acre / 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

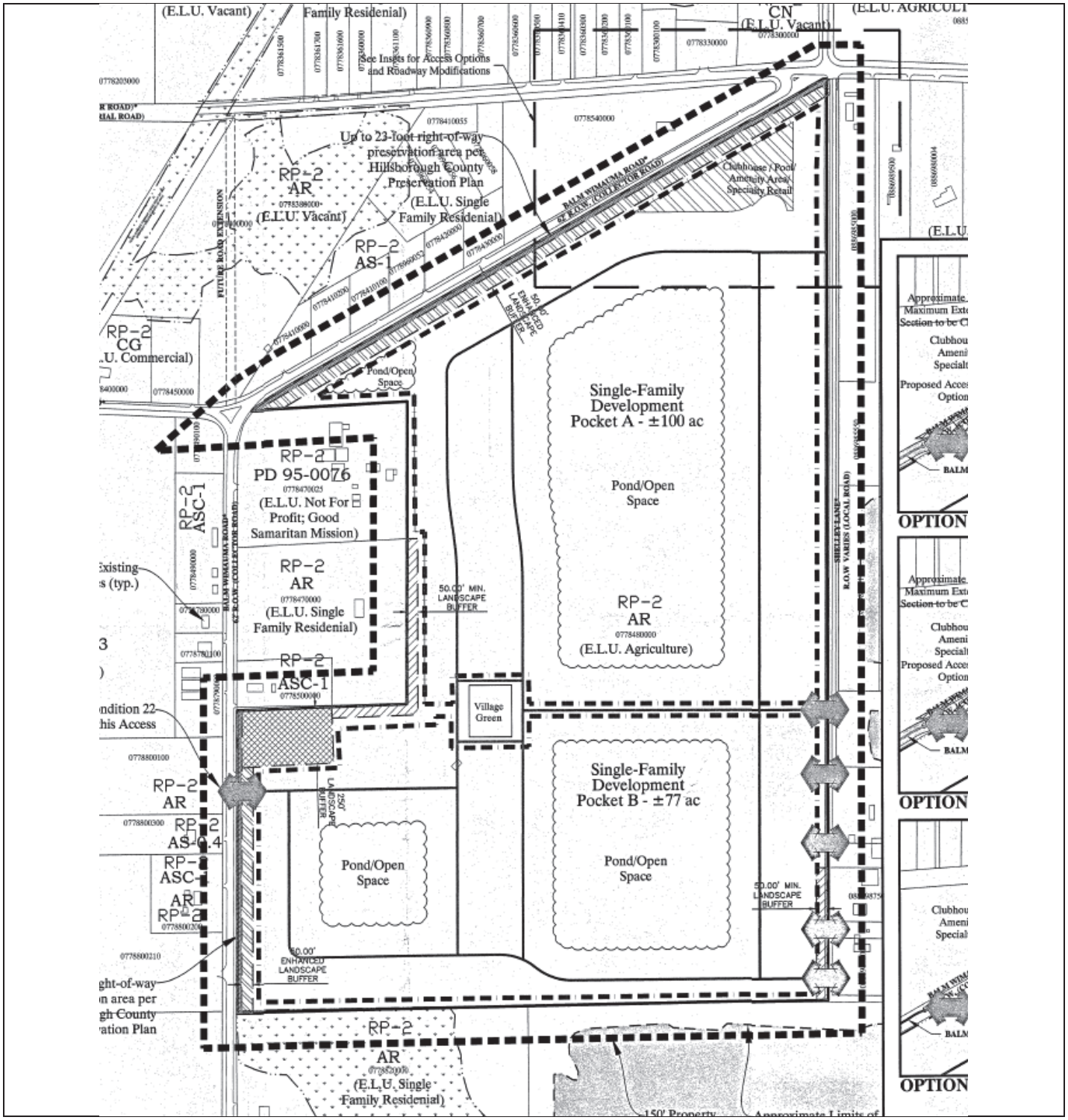


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 dwelling unit per acre	Agriculture/Single-Family Conventional	Residential
	CN	.20 FAR	Commercial Neighborhood	Undeveloped
South	PD 17-0619	3.5 dwelling units per acre / FAR 0.35	Single-Family Conventional / Limited Neighborhood Retail	Residential / Agriculture
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Residential
	PD 17-0619	PD 17-0619	3.5 dwelling units per acre / FAR 0.35	Residential / Agriculture

West	95-0076	4 dwelling units per acre / 0.05 FAR	Church and related uses, childcare center, agriculture uses, farmworker housing	Church
	17-0619	PD 17-0619	3.5 dwelling units per acre / FAR 0.35	Residential / Agriculture
	AS-0.4	1 dwelling unit per 2.5 acres	Agriculture/Single-Family Conventional	Residential
	ASC-1	1 dwelling unit per acre	Agriculture/Single-Family Conventional	Residential

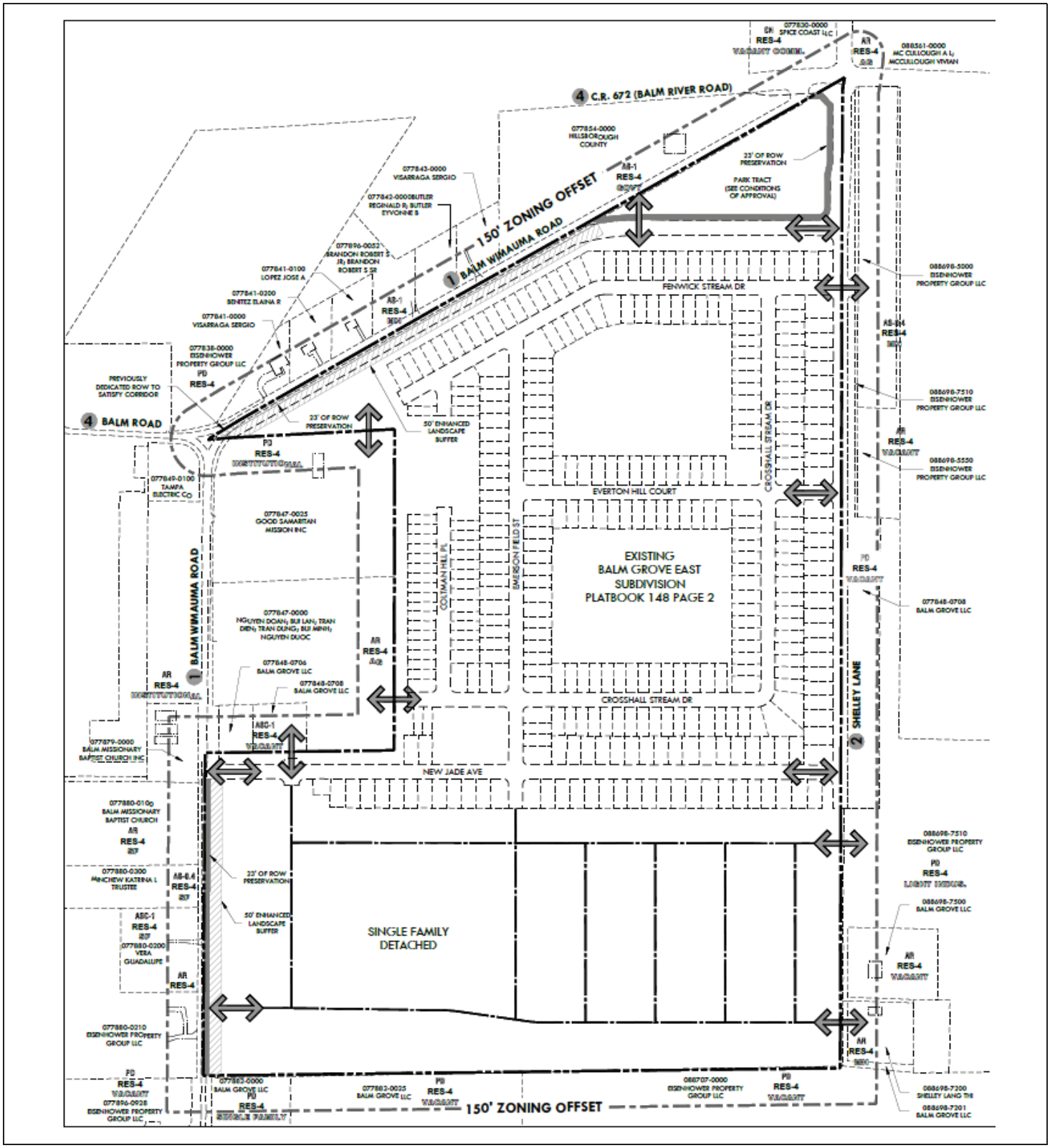
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Balm Wimauma Rd.	County Collector – Urban/Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Shelley Ln.	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Balm Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	4,080	308	442
Proposed	6,045	438	619
Difference (+/-)	(+)1,965	(+)130	(+)177

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	X	Choose an item.	Choose an item.	Choose an item.
West	X	Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Balm Wimauma Rd/Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands Present
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☒ K-5 ☒6-8 ☒9-12 ☐N/A	~~☒ Yes~~ ~~☒ No~~	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Single-Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: $13,038 * 344 = $4,485,072 Parks: $2,145 * 344 = $737,880 School: $8,227 * 344 = $2,830,088 Fire: $335 * 344 = $115,240 Total per House: $23,745 * 344 = $8,168,280				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**

Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Applicant seeks to make modifications to the "Grove Parcel" by increasing the number of permitted single-family conventional units, amend lot development standards and remove commercial entitlements.

Property recently went through a Comprehensive Plan Amendment, changing the Future Land Use Category from RP-2 (Residential Planned-2) to RES-4 (Residential-4). Existing PD proposed residential development following the RP-2 requirements, including providing commercial nodes, allowing neighborhood retail uses, throughout the development. These standards are no longer applicable and are not implemented in this zoning.

While the "Rhodine Parcel" is included in this rezoning, no changes to the existing requirements are proposed and conditions pertaining to this area are to remain.

Development Services does not foresee any compatibility concerns with the proposed Planned Development. Residential is appropriate for the area and will not pose any negative impacts to the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Major Modification, subject to the conditions, approvable.

Requirements for Certification:

1. Site plan to delineate 50-foot wide buffer in areas previously approved – the Grove Parcel.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 30th, 2025.

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 onsite 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-or-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 developer shall construct an internal project roadway beginning at Rhodine Road and continuing for a distance of approximately 3,650 ft (i.e. to the south most point of the area of modification shown on the PD site plan for PRS 23-0030, hereafter referred to as the "Rhodine Road Connector"). The Rhodine Road Connector shall be constructed in two segments: (1) first, the southernmost +/- 1,850 ft

(i.e., between the southmost point of the Rhodine Road Connector and the existing entrance into Folio 77420.6000 (the "South Segment"); and, (2) second, from the existing entrance into Folio 77420.6000 to Rhodine Road (the "North Segment").

12.1 Building permit applications for more than 75% of the residential units (i.e. for the 204th-270th residential unit) may not be filed by the developer until the developer has:

a. Substantially completed the South Segment of the Rhodine Road Connector and such facility is open to traffic; and,

b. Posted (and the County has accepted) a performance bond which guarantees construction of the North Segment. Such performance bond shall be issued in an amount equal to 125% of the estimated cost to construct the facility.

12.2 Building permits for more than 75% of the residential units (i.e.for the 204th-270th residential unit) may not be issued by the County until the developer has substantially completed the North Segment of the Rhodine Road Connector and such facility is open to traffic.

12.3 The first 1,800 feet of the Rhodine Road Connector (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~~ 700 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

*when no access is taken from the front yard functioning as the side yard, the setback shall be a minimum of 10 feet. When access is taken from the front yard functioning as the side yard, the setback shall be a minimum of 20 feet. ~~accessed from front yards functioning as side yards shall be setback a minimum of 20 feet.~~
~~**Side yard setback should be 20 feet when used for access~~
~~~~*Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures

14.1 Land Excavation shall be a permitted use on the Grove Parcel subject to approval of a Special Use Permit per Land Development Code Section 6.11.54. The maximum export permitted shall be 759,000 cubic yards from Pond N, 78,000 cubic yards from Pond SW and 238,000 cubic yards from Pond SE (as depicted in SU 19-1026) for a total of 1,075,000 cubic yards.

Special Use Permit 19-1026 shall expire three years from the date of Operating Permit approval. If an Operating Permit has not been issued for any portion of the land excavation within two years of the date of approval for PD modification 21-0033, as required in condition 2 of Special Use Permit 19-1026, then Special Use Permit 19-1026 shall expire.

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~~1 A 2-car garage ~~and a minimum 18~~16~~ 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~~2 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.~~16. 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-or-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.~~16.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.~~17. A 250-foot wide buffer shall be provided adjacent to folio 77850.0000, as depicted on the general site plan.

~~22.~~18. The developer shall construct the following site access improvements, of which 18.a, 18.b or 18.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.~~18.a An eastbound to southbound right turn lane on CR 672 at Shelley Ln.; [COMPLETED]

~~22.~~18.b A westbound to southbound left turn lane on CR 672 at Shelley Ln.; [COMPLETED]

~~22.~~18.c. A southbound to eastbound left turn lane and a northbound to eastbound right turn lane on Balm Wimauma Rd. into the project's southernmost entrance; and,

~~22~~18.d. A southbound to eastbound left turn lane and a northbound and eastbound right turn lane on Balm Wimauma Rd. into the project's New Jade entrance; and

~~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,~~

18.e~~.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.~~19. 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~~ the intersection with Balm Wimauma Rd, 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.~~20. ~~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.~~ If MM 25-0745 is approved, the County Engineer will approve the Design Exception (dated July 9, 2025), which was found approvable on July 11, 2025, for Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard rural collector roadway, the developer will be required to construct improvements that include 11-foot-wide lanes, 8-foot shoulders with 7 feet paved consistent with the Design Exception.

~~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 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~~ parcels:

~~28.~~21. 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.~~22. 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.~~23. 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.~~24. 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~~25. 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~~26. 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.

27. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

28. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

29. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

~~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~~30. 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.

~~35~~31. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

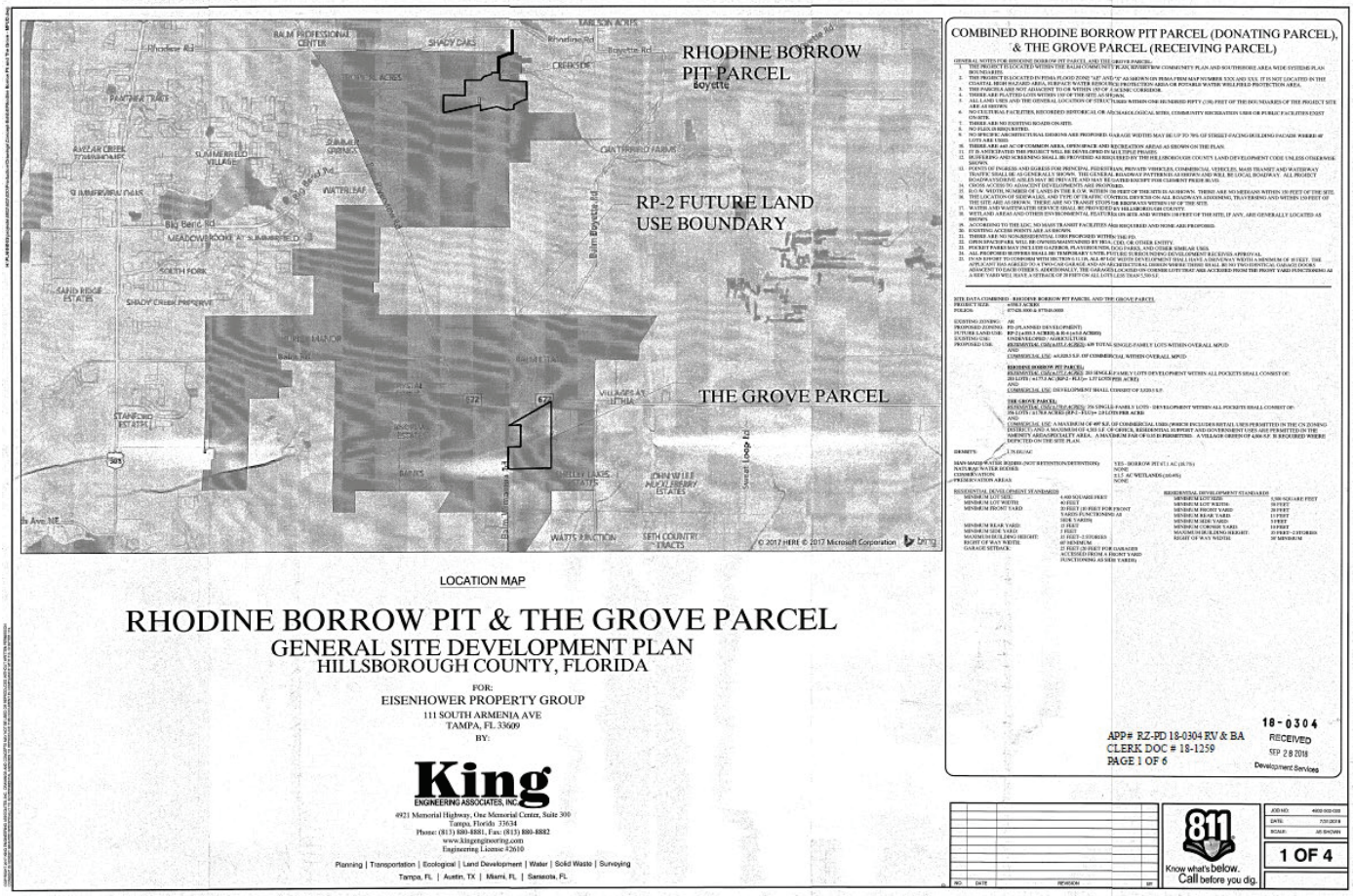
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

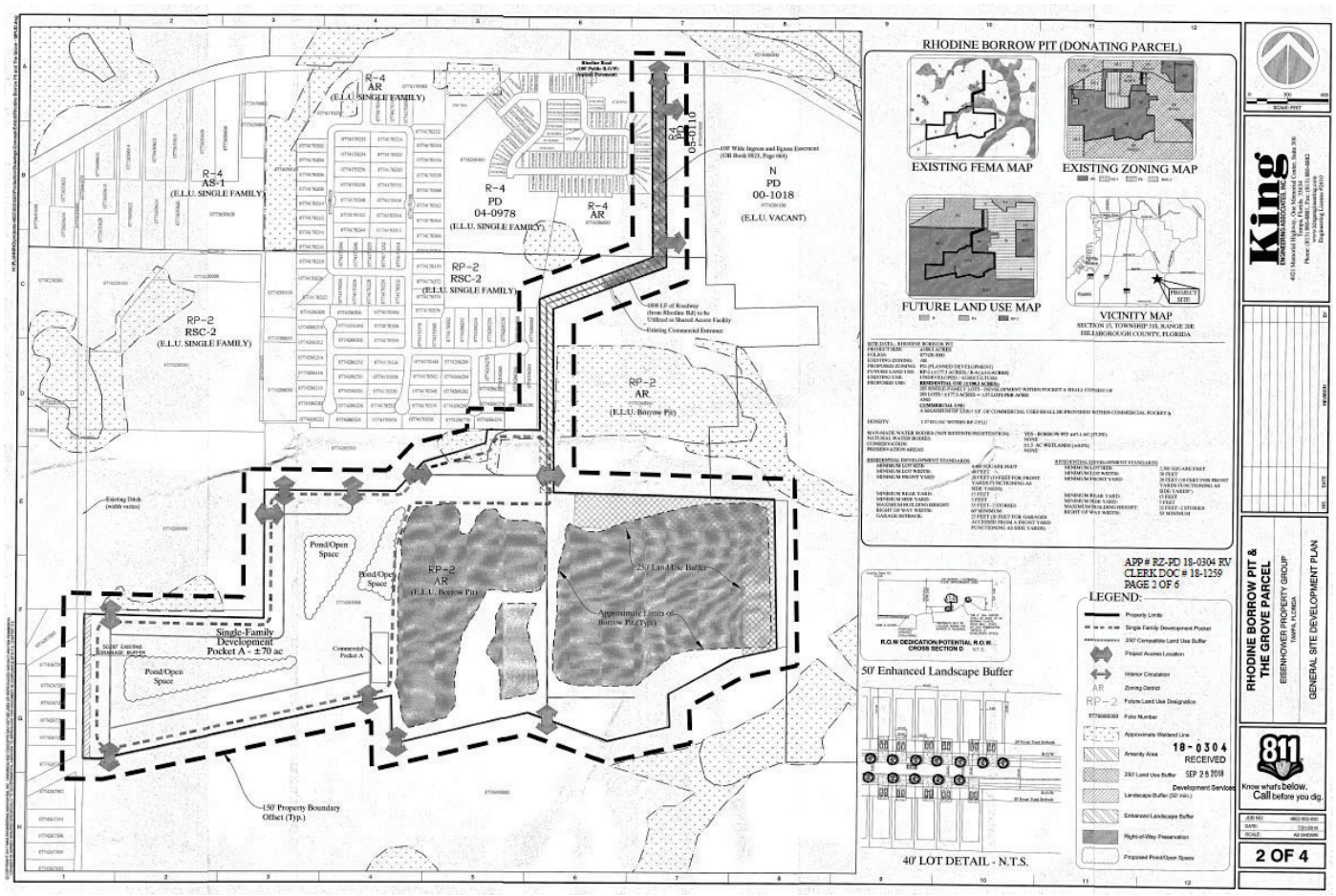
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Page 1 of 4)



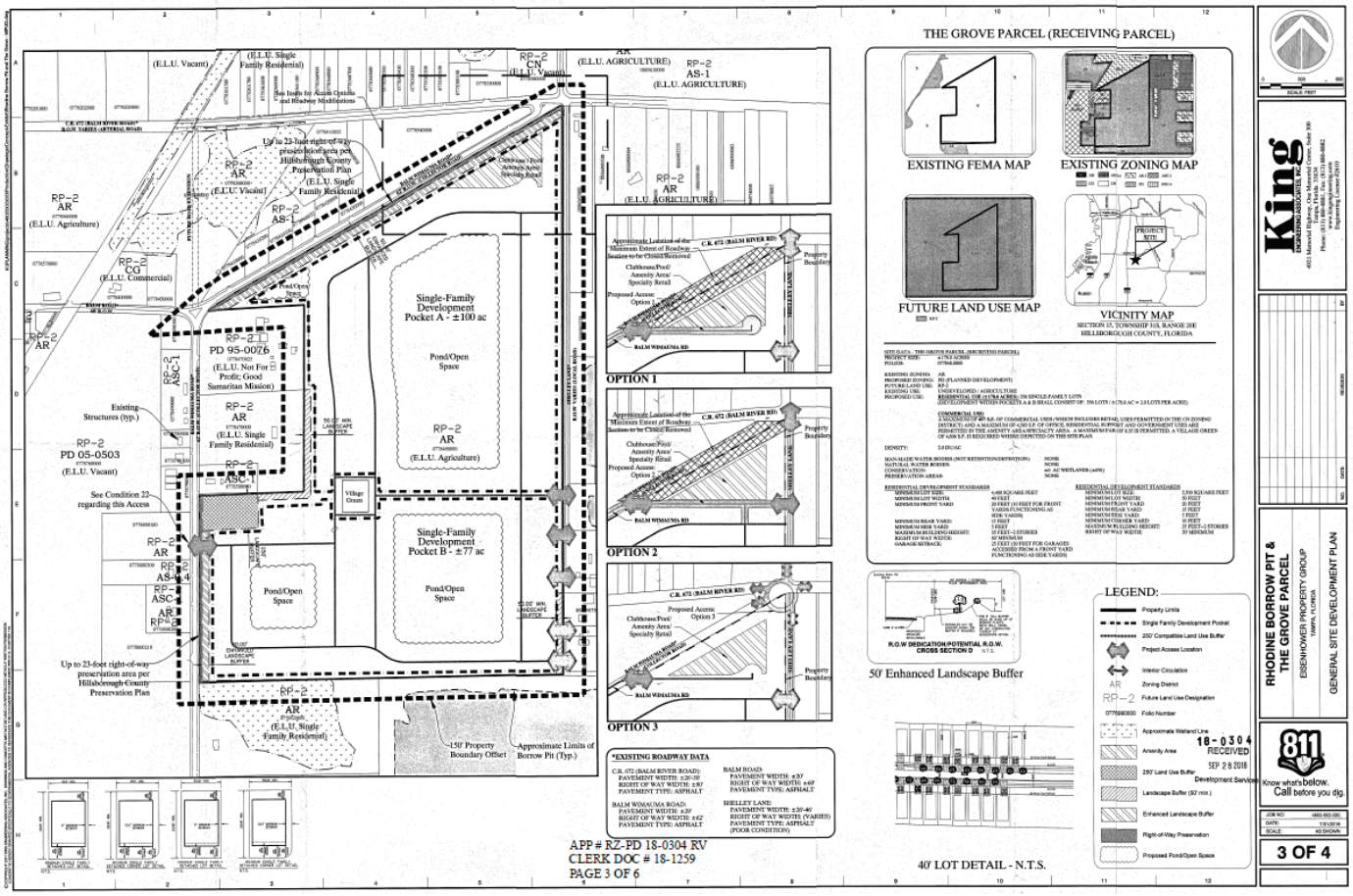
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Page 2 of 4)



8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Page 3 of 4)



8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Page 4 of 4)

RHODINE BORROW PIT LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

TRACT A:
Begin at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East and run North 00 deg.08'22" West along the West boundary of said Section 1, 88.37 feet, thence run South 89 deg. 45'22" East 331.00 feet; thence run South 00 deg.34'35" East 35.00 feet, thence run South 89 deg. 45'22" East 1685.95 feet, thence South 00 deg.34'35" East 450.95 feet, thence South 88 deg.38'22" E. 1722.25 feet, thence S. 1 deg.23'40" E. 1090.96 feet, thence S. 76 deg. 56'10" W. 325.40 feet, thence S. 61 deg. 57'40" West 541.84 feet, thence S. 2 deg. 26'55" E. 238.46 feet, thence S. 77 deg.06'25" W. 468.39 feet, thence N. 70 deg. 53'30" W. 621.60 feet, thence S. 76 deg. 45'00" W. 1019.38 feet, thence N. 1 deg.09'55" W. 350.52 feet, thence S. 77 deg. 46'30" W. 961.63 feet to a point on the West boundary of aforesaid Section 1, said point being 1953.13 feet North of the SW corner thereof, continue thence S. 77 deg. 46'30" W. 1216.43 feet into Section 2, Township 31 South, Range 20 East to a point being 1050 feet North of the South boundary of said Section 2, thence N. 89 deg. 44'02" W. 130.45 feet, thence N. 0 deg. 02'12" E. 1048.54 feet to the NW corner of East 1/2 of SE 1/4 of said Section 2, thence S. 88 deg. 43'06" E. 1316.96 feet to the NE corner of SE 1/4 of said Section 2, thence N. 0 deg. 08'22" W. 1337.62 feet to the Point of Beginning.

TRACT B:
From the intersection of the West boundary of Section 36, Township 30 South, Range 20 East, with the Southerly right-of-way line of Rhodine Road, run thence S. 89 deg. 48'35" E. along said right-of-way line 2816.42 feet to the Point of Beginning, run thence S. 0 deg. 42'45" E. 1327.00 feet; thence S. 60 deg. 27'00" W. 885.56 feet; thence S. 0 deg. 34'35" E. 1420.95 feet, thence S. 88 deg. 38'22" E. 100.00 feet, thence N. 0 deg. 34'35" W. 1334.27 feet; thence N. 69 deg. 27'00" E. 885.73 feet, thence N. 0 deg. 42'45" W. 1395.65 feet to the South right-of-way line of Rhodine Road, thence N. 89 deg. 48'35" W. 100.00 feet to the Point of Beginning, subject to an easement for ingress and egress over and across said property.

LESS AND EXCEPT

Beginning at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East; thence N. 00 deg. 08'22" W. along the West line of said NW 1/4 a distance of 88.37 feet; thence S. 89 deg. 45'22" E. a distance of 331.00 feet; thence S. 00 de g. 21 39" E. a distance of 35.00 feet; thence S. 89 deg. 45'22" E. a distance of 1,301.70 feet; thence along the Westerly bank of a ditch S. 03 deg. 44'06" W. a distance of 115.98 feet; thence continue along said Westerly bank S. 74 deg. 47'43" W. a distance of 473.04 feet; thence continue along said Westerly bank S. 43 deg. 24'17" W. a distance of 254.26 feet; thence N. 89 deg. 44'46" W. a distance of 965.45 feet to the West line of the SW 1/4 of the NW 1/4 of said Section 1; thence continue along said West line of the SW 1/4 of the NW 1/4, N. 00 deg. 08'22" W. a distance of 402.88 feet to the Point of Beginning. All lying and being in Hillsborough County, Florida.

THE GROVE PARCEL LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

DESCRIPTION: (AS PROVIDED BY CLIENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 16192, PAGE 1492)

THAT PART OF THE N1/2 OF THE NE 1/4 LYING SOUTH OF THE BALM-WIMAUMA PAVED ROAD; THE S1/2 OF THE NE 1/4, LESS THE WEST 782.45 FEET THEREOF; AND THE N1/2 OF THE SE 1/4. ALL IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST. LESS RIGHT OF WAY FOR STATE ROAD 672. ALL BEING IN HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION: (WRITTEN AS REQUESTED BY CLIENT)

A PARCEL OF LAND LYING IN SECTION 25 TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36 AND PROCEED S 00°05'20" W, ALONG THE WEST BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 36, A DISTANCE OF 48.64 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BALM-PICNIC ROAD (S-672) PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NUMBER 10540-2152 AND THE POINT OF BEGINNING; THENCE S 00°05'20" W, ALONG THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 2739.30 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE S 00°05'20" W, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1368.83 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°55'06" W, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1325.74 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°54'34" W, ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1293.85 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE (AS MONUMENTED) OF BALM WIMAUMA ROAD; THENCE N 00°08'34" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1334.19 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25; THENCE N 88°09'22" E, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 752.68 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 782.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE N 00°16'05" E, ALONG THE EAST BOUNDARY OF THE WEST 782.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 1333.50 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE S 87°01'07" W, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 690.84 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF BALM WIMAUMA ROAD AS ESTABLISHED FROM THE HILLSBOROUGH COUNTY RIGHT OF WAY INVENTORY MAPS; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 6 COURSES; (1) N 48°54'26" E, A DISTANCE OF 32.57 FEET; (2) N 58°08'22" E, A DISTANCE OF 174.67 FEET; (3) N 60°25'18" E, A DISTANCE OF 537.90 FEET; (4) N 60°29'15" E, A DISTANCE OF 590.00 FEET; (5) N 60°28'55" E, A DISTANCE OF 419.14 FEET; (6) N 60°28'04" E, A DISTANCE OF 970.65 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF BALM-PICNIC ROAD (S-672) SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5689.58 FEET A CHORD BEARING OF N 89°00'45" E AND A CHORD DISTANCE OF 15.60 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 15.60 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 178.40 ACRES MORE OR LESS.

18-0304

APP# RZ-PD 18-0304 RV
CLERK DOC # 18-1259
PAGE 4 OF 6

RECEIVED
SEP 28 2018
Development Services

King
ENGINEERING ASSOCIATES, INC.
4023 Tampa Highway, One Harbour Center, Suite 300
Lutz, Florida 33549
Phone: (813) 930-8801 Fax: (813) 888-8882
Engineering License #2011

NO.	DATE	REVISION	BY

RHODINE BORROW PIT & THE GROVE PARCEL
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

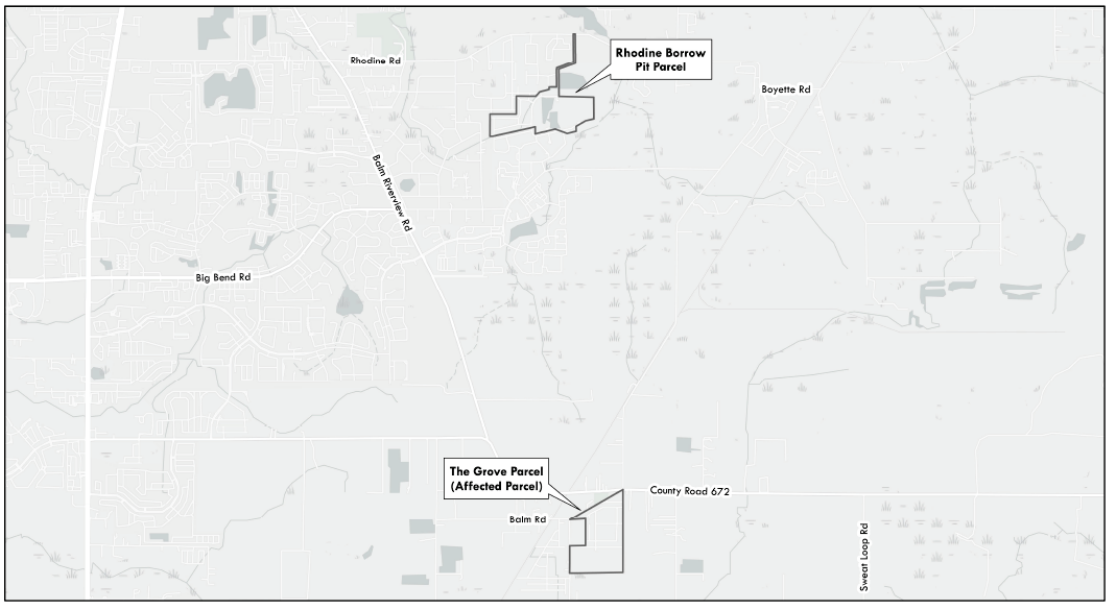
811 Know what's below. Call before you dig.

JOB NO. 4803-001-000
DATE 09/18/18
SCALE AS SHOWN

4 OF 4

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 1 of 6)



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVERVIEW COMMUNITY PLAN AND THE SOUTHSHORE ARSHINEE DISTRICT.
2. THERE ARE NO WATERBODIES OR ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" PER FEMA FIRM MAP 12057C. IT IS NOT LOCATED IN THE CWHA, SURFACE WATER RESOURCE PROTECTION AREA, OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THERE ARE NO PLATTED LOTS WITHIN 1,320' OF THE SITE AS SHOWN.
6. THERE ARE PLATTED LOTS WITHIN 1,320' OF THE SITE AS SHOWN.
7. 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.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES, OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE NO EXISTING ROADS OR EASEMENTS ON SITE.
10. AND ARE AS REQUESTED.
11. THE ARCHITECTURAL ARCHITECTURAL DESIGNS ARE PROPOSED. GARAGE WIDTHS MAY BE UP TO 70% OF STREET FACING BUILDING FACADE WHERE AT LOTS ARE USED.
12. COMMUNITY GATHERING SPACES SHALL BE PROVIDED AS REQUIRED BY THE LDC SECTION 6.02.15. AT LEAST ONE GATHERING SPACE MUST BE AT LEAST 3,000 SF.
13. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
14. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY LDC UNLESS OTHERWISE SHOWN.
15. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN AND VEHICULAR TRAFFIC ARE SHOWN. THE INTERNAL VEHICULAR CIRCULATION PATTERN IS SHOWN AND WILL BE LOCAL ROADWAYS. ALL PROJECT ROADWAYS/DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED (EXCEPT FOR CLEMENT PRIDE BLVD).
16. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED AS SHOWN.
17. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 1,320' OF THE SITE ARE AS SHOWN.
18. THE LOCATION OF SIDEWALKS AND TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJACENT, TRAVERSING AND WITHIN 1,320' OF THE SITE ARE AS SHOWN. THERE ARE NO POTABLE POPS OR BATHWAYS WITHIN 1,320' OF THE SITE.
19. SOLID WASTE COLLECTION, DISPOSAL AND SOLID WASTE WILL BE PROVIDED BY HILLSBOROUGH COUNTY.
20. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 1,320' OF THE SITE, IF ANY, ARE VISUALLY LOCATED AS SHOWN.
21. NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
22. EXISTING ACCESS POINTS ARE AS SHOWN.
23. THERE ARE NO NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
24. ALL OPEN SPACE/COMMUNITY GATHERING SPACES WILL BE OWNED/MAINTAINED BY HOA OR OTHER ENTITY.
25. AREAS OF ADDITIONAL RIGHT-OF-WAY DEDICATION AND CONVEYANCE, AS WELL AS CORRIDOR PRESERVATION ARE NOT SHOWN DUE TO GRAPHIC SCALE. SEE CONDITIONS OF APPROVAL FOR ADDITIONAL INFORMATION.
26. THE PROJECT IS WITHIN TWO PENDING COMPREHENSIVE PLAN AMENDMENT AREAS TO INCLUDE IT WITHIN THE URBAN SERVICE AREA AND CHANGE THE PROPERTY'S FUTURE LAND USE FROM RP-2 TO RES-4.

PROJECT DATA TABLE	
PROJECT FOLIOS	See sheet 6
ADDRESS/INTERSECTION	Balm Boyette Rd & CR 672/Rhodine Rd.
EXISTING ZONING	PD
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
PROPOSED USES	Single Family Detached, Commercial
GROSS ACREAGE	358.3 acres

PROPOSED USES, DENSITY AND INTENSITY	
PROPOSED DENSITY	2.74 du/acre
MAX. ALLOWABLE DENSITY	4 du/acre
PROPOSED USES:	Single Family Detached (du)
Rhodine Borrow Pit Parcel = 180.3 acres	283
The Grove Parcel = 178.0 acres	700
TOTAL = 358.3 acre	983

MM 25-0745
GENERAL DEVELOPMENT PLAN
RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
Hill Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning:
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 223-3919

Transportation:
Lindsey & Associates, Inc.
5022 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

Engineering:
Arcturus Group, Inc.
4921 Memorial Highway, Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.15.2025
RESUBMITTAL	05.06.2025
RESUBMITTAL	07.01.2025

PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

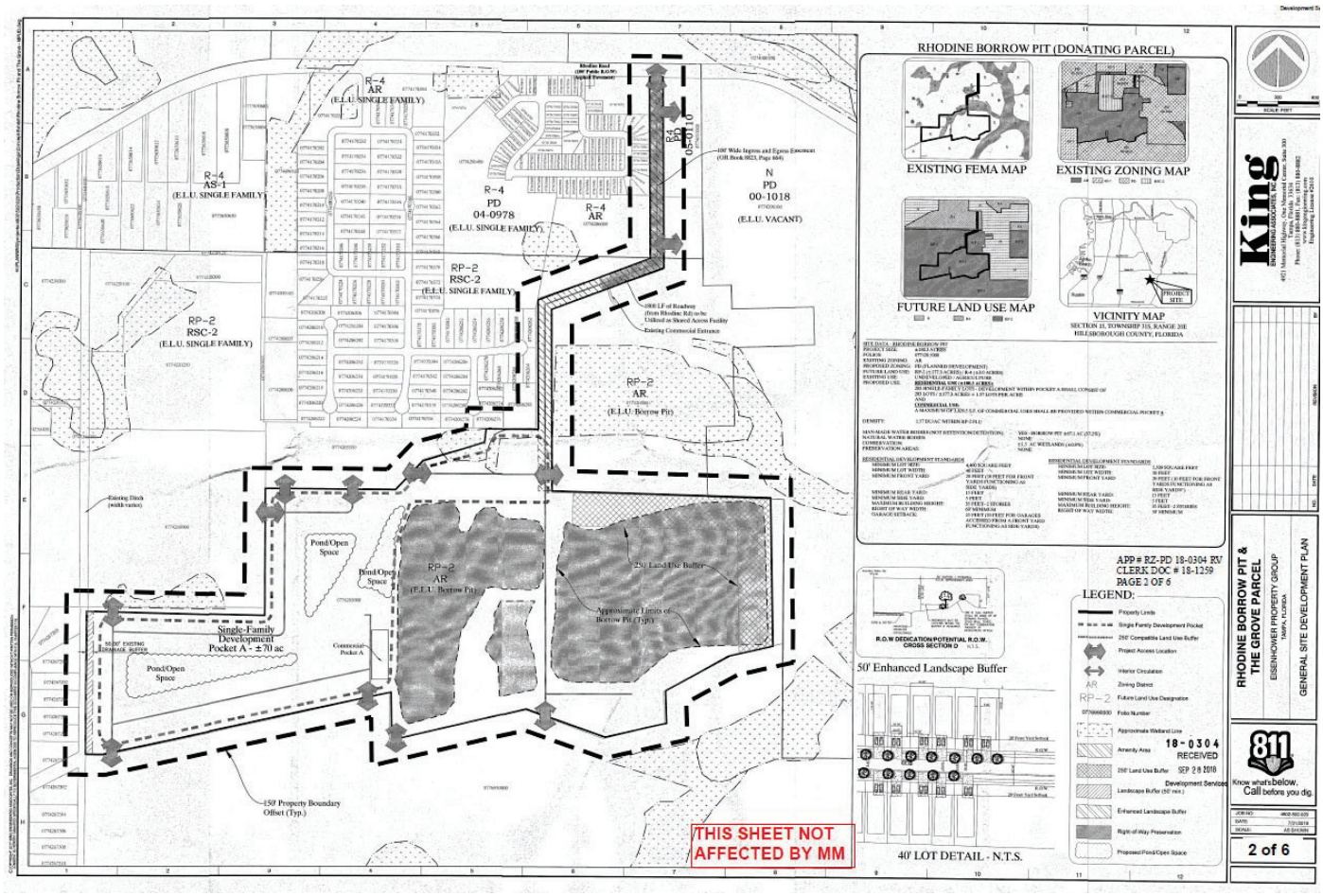
PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: 8708893
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3925

DRAWN:	DESIGNED:	CHECKED:	APPROVED:
JOB NO.:	DATE:	SCALE:	
		PDF:	Plotted:

SHEET 1 OF 6

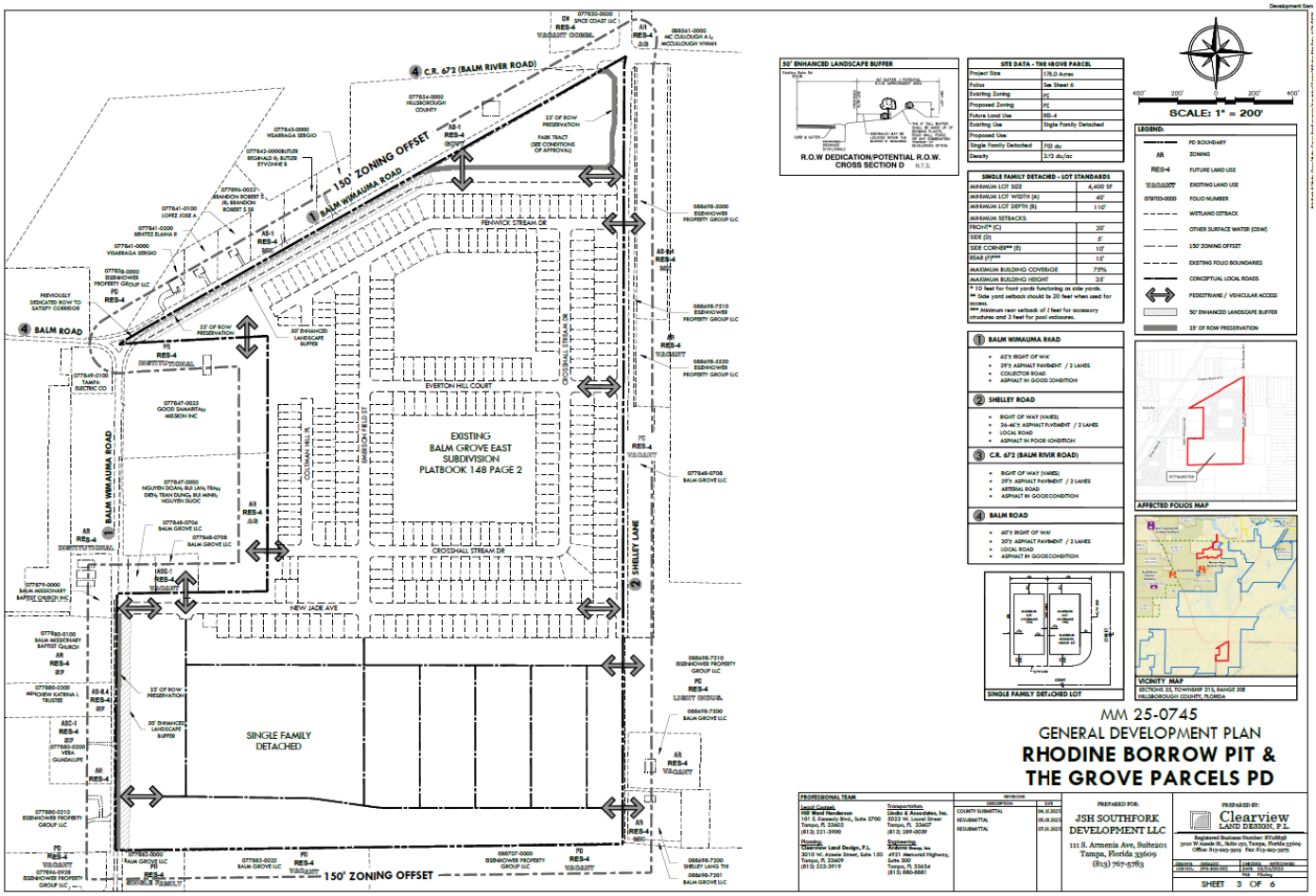
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 2 of 6)



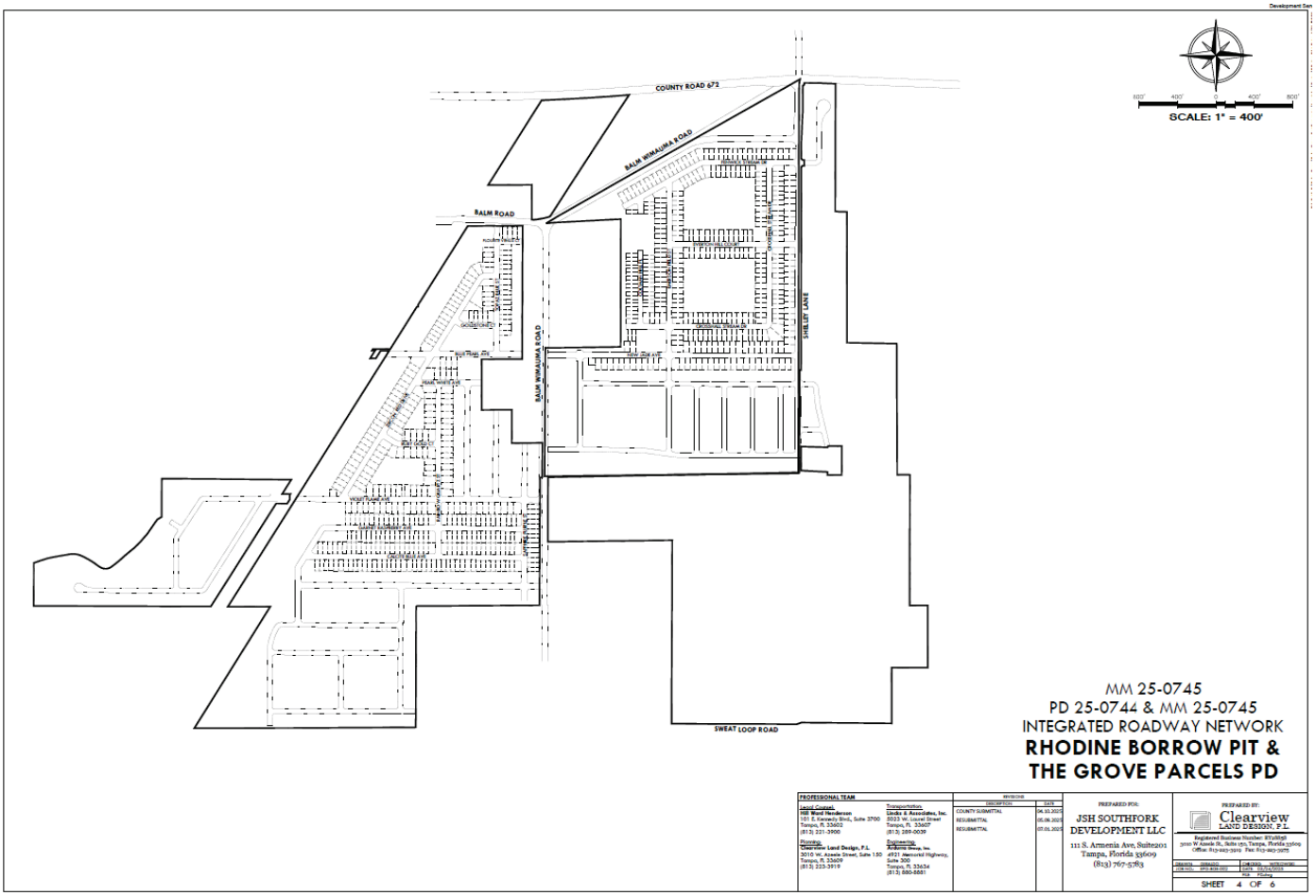
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 3 of 6)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 4 of 6)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 5 of 6)

RHODINE BORROW PIT LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

TRACT A:
Begin at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East and run North 00 deg.08'22" West along the West boundary of said Section 1, 88.37 feet, thence run South 89 deg. 45'22" East 331.00 feet; thence run South 00 deg.34'35" East 35.00 feet, thence run South 89 deg. 45'22" East 1685.95 feet, thence South 00 deg.34'35" East 450.95 feet, thence South 89 deg.38'22" E. 1722.25 feet, thence S. 1 deg.23'40" E. 1090.90 feet, thence S. 76 deg. 56'10" W. 325.40 feet, thence S. 61 deg. 07'40" West 541.84 feet, thence S. 2 deg. 26'55" E. 238.46 feet, thence S. 77 deg.00'25" W. 468.39 feet, thence N. 70 deg. 53'30" W. 621.60 feet, thence S. 76 deg. 45'00" W. 1019.38 feet, thence N. 1 deg.09'55" W. 350.52 feet, thence S. 77 deg. 46'30" W. 961.63 feet to a point on the West boundary of aforesaid Section 1, said point being 1913.12 feet North of the SW corner thereof, continue thence S. 77 deg. 46'30" W. 1216.43 feet into Section 2, Township 31 South, Range 20 East to a point being 1850 feet North of the South boundary of said Section 2, thence N. 89 deg. 44'02" W. 130.45 feet, thence N. 0 deg. 02'12" E. 1048.54 feet to the NW corner of East 1/2 of SE 1/4 of said Section 2, thence S. 88 deg. 43'06" E. 1316.96 feet to the NE corner of SE 1/4 of said Section 2, thence N. 0 deg. 08'22" W. 1337.62 feet to the Point of Beginning.

TRACT B:
From the intersection of the West boundary of Section 36, Township 30 South, Range 20 East, with the Southerly right-of-way line of Rhodine Road, run thence S. 89 deg. 46'35" E. along said right-of-way line 2816.42 feet to the Point of Beginning, run thence S. 0 deg. 42'45" E. 1327.05 feet; thence S. 69 deg. 27'00" W. 885.56 feet; thence S. 0 deg. 34'35" E. 1400.95 feet, thence S. 88 deg. 38'22" E. 100.00 feet, thence N. 0 deg. 34'35" W. 1334.27 feet; thence N. 69 deg. 27'00" E. 885.73 feet, thence N. 0 deg. 42'45" W. 1395.65 feet to the South right-of-way line of Rhodine Road, thence N. 89 deg. 46'35" W. 100.00 feet to the Point of Beginning, subject to an easement for ingress and egress over and across said property.

LESS AND EXCEPT

Beginning at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East; thence N. 05 deg. 08'22" W. along the West line of said NW 1/4 a distance of 88.37 feet; thence S. 89 deg. 45'22" E. a distance of 331.00 feet; thence S. 00 de g. 21'39" E. a distance of 35.00 feet; thence S. 89 deg. 45'22" E. a distance of 1,301.70 feet; thence along the Westerly bank of a ditch S. 03 deg. 44'06" W. a distance of 115.98 feet; thence continue along said Westerly bank S. 74 deg. 47'42" W. a distance of 473.04 feet; thence continue along said Westerly bank S. 43 deg. 24'17" W. a distance of 294.26 feet; thence N. 89 deg. 44'46" W. a distance of 965.45 feet to the West line of the SW 1/4 of the NW 1/4 of said Section 1; thence continue along said West line of the SW 1/4 of the NW 1/4, N. 00 deg. 08'22" W. a distance of 402.88 feet to the Point of Beginning. All lying and being in Hillsborough County, Florida.

THE GROVE PARCEL LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

DESCRIPTION: (AS PROVIDED BY CLIENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 16192, PAGE 1492)

THAT PART OF THE N1/2 OF THE NE 1/4 LYING SOUTH OF THE BALM-WIMAUMA PAVED ROAD; THE S1/2 OF THE NE 1/4, LESS THE WEST 782.45 FEET THEREOF; AND THE N1/2 OF THE SE 1/4, ALL IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS RIGHT OF WAY FOR STATE ROAD 672. ALL BEING IN HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION: (WRITTEN AS REQUESTED BY CLIENT)

A PARCEL OF LAND LYING IN SECTION 25 TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30 AND PROCEED S 00°05'20" W, ALONG THE WEST BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30, A DISTANCE OF 46.64 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BALM-PICNIC ROAD (S-672) PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NUMBER 10540-2152 AND THE POINT OF BEGINNING; THENCE S 00°05'20" W, ALONG THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 2739.30 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE S 00°05'26" W, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1368.83 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°55'06" W, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1325.74 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°54'34" W, ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1293.89 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE (AS MONUMENTED) OF BALM WIMAUMA ROAD; THENCE N 00°06'34" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1334.19 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25; THENCE N 88°09'22" E, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 752.88 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 782.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE N 00°16'05" E, ALONG THE EAST BOUNDARY OF THE WEST 782.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 1333.50 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE S 87°01'07" W, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 698.84 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF BALM WIMAUMA ROAD AS ESTABLISHED FROM THE HILLSBOROUGH COUNTY RIGHT OF WAY INVENTORY MAPS; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 6 COURSES; (1) N 48°56'36" E, A DISTANCE OF 32.57 FEET; (2) N 58°09'22" E, A DISTANCE OF 174.67 FEET; (3) N 60°29'18" E, A DISTANCE OF 537.06 FEET; (4) N 60°29'35" E, A DISTANCE OF 590.00 FEET; (5) N 60°20'07" E, A DISTANCE OF 619.14 FEET; (6) N 60°28'04" E, A DISTANCE OF 970.65 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF BALM-PICNIC ROAD (S-672) SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5689.58 FEET A CHORD BEARING OF N 89°50'42" E AND A CHORD DISTANCE OF 15.60 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 15.60 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 178.40 ACRES MORE OR LESS.

MAJOR MODIFICATION LEGAL DESCRIPTION:

BALM GROVE EAST TRACT F-4

MODIFIED BY MM 25-0745

18-0304

APP # RZ-PD 18-0304 RV
CLERK DOC # 18-1259
PAGE 4 OF 6

RECEIVED
SEP 28 2018
Development Services

King
ENGINEERING ASSOCIATES, INC.
8651 Memorial Highway, Suite 300
Tampa, Florida 33614
Phone: (813) 882-8681 Fax: (813) 884-8882
Engineering License #2657

NO.	DATE	REVISION

RHODINE BORROW PIT & THE GROVE PARCEL
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

JOB NO. 4060-004-00
DATE 7/31/2018
SCALE AS SHOWN

5 of 6

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 6 of 6)

RHODINE PARCEL

FOLIOS				
0774206512	0774206632	0774206746	0774206860	0774206974
0774206514	0774206634	0774206748	0774206862	0774206976
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0774206520	0774206640	0774206754	0774206868	0774206982
0774206522	0774206642	0774206756	0774206870	0774206984
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0774206534	0774206654	0774206768	0774206882	0774206996
0774206536	0774206656	0774206770	0774206884	0774206998
0774206538	0774206658	0774206772	0774206886	0774207000
0774206540	0774206660	0774206774	0774206888	0774207002
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0774206546	0774206666	0774206780	0774206894	0774207008
0774206548	0774206668	0774206782	0774206896	0774207010
0774206550	0774206670	0774206784	0774206898	0774207012
0774206552	0774206672	0774206786	0774206900	0774207014
0774206554	0774206674	0774206788	0774206902	0774207016
0774206556	0774206676	0774206790	0774206904	0774207018
0774206558	0774206678	0774206792	0774206906	0774207020
0774206560	0774206680	0774206794	0774206908	0774207022
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0774206566	0774206686	0774206800	0774206914	0774207028
0774206568	0774206688	0774206802	0774206916	0774207030
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0774206572	0774206692	0774206806	0774206920	0774207034
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THE GROVE PARCEL

FOLIOS	MM Affected Parcel — A portion of 0778480708					
0778480012	0778480126	0778480240	0778480354	0778480468	0778480582	0778480696
0778480014	0778480128	0778480242	0778480356	0778480470	0778480584	0778480698
0778480016	0778480130	0778480244	0778480358	0778480472	0778480586	0778480700
0778480018	0778480132	0778480246	0778480360	0778480474	0778480588	0778480702
0778480020	0778480134	0778480248	0778480362	0778480476	0778480590	0778480704
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MM 25-0745
GENERAL DEVELOPMENT PLAN
RHODINE BORROW PIT &
THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel: **Hill Ward Henderson**, 101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602, (813) 221-3900

Transportation: **Lincks & Associates, Inc.**, 5023 W. Laurel Street, Tampa, FL 33607, (813) 289-0039

Planning: **Clearview Land Design, P.L.**, 3010 W. Azeele Street, Suite 150, Tampa, FL 33609, (813) 223-3919

Engineering: **Arduma Group, Inc.**, 4921 Memorial Highway, Suite 300, Tampa, FL 33634, (813) 880-8881

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.06.2025
RESUBMITTAL	07.01.2025

PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

SHEET 6 OF 6

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 7/15/2025

REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Boyette PETITION NO: MM 25-0745

☐ 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.

CONDITIONS OF ZONING APPROVAL

(Applicable only to the East Grove Development Area)

New Conditions:

- Notwithstanding the access shown on the PD site plan to the Park Tract under County ownership, existing and any proposed future access(es) shall comply with the County Land Development Code requirements.

Revised Conditions:

22. 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.; [COMPLETED]
    b. A westbound to southbound left turn lane on CR 672 at Shelley Ln.; [COMPLETED]
    c. A southbound to eastbound left turn lane and a northbound to eastbound right turn lane on Balm Wimauma Rd. into the project's southernmost entrance; and,
    d. A southbound to eastbound left turn lane and a northbound to eastbound right turn lane on Balm Wimauma Rd. into the project's New Jade Ave. entrance; and, ~~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.~~

e. ~~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,~~ [THIS CONDITION HAS BEEN SATISFIED]

~~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~~ the intersection with Balm-Wimauma Rd., 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.~~ If MM 25-0745 is approved, the County Engineer will approve the Design Exception (dated July 9, 2025), which was found approvable on July 11, 2025, for Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard rural collector roadway, the developer will be required to construct improvements that include 11-foot-wide lanes, 8-foot shoulders with 7 feet paved consistent with the Design Exception.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify the East Grove portion of the PD 18-0304, as most recent amended by PRS 23-0030, approved for 5,535 s.f. of commercial uses and 410 single-family detached dwelling units. The request is to eliminate the commercial uses and allow for a maximum of 700 single family detached dwelling units. Additionally, the revised PD site plan removes the inset re-alignment options for Balm Wimauma Rd. which was recently completed with the construction of initial Balm Grove East residential subdivision plat.

The Rhodine Borrow Pit development area is not part of this proposed PD modification.

The applicant submitted a trip generation and site access analysis as required by staff. Since the project will potentially generate more than 50 peak hour trips at buildout, a detailed transportation analysis is required per the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses in the PD Modification Area:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 410 Single-Family Detached Dwelling Units (ITE Code 210)	3,808	296	394
PD, 5,000 s.f. Commercial Uses (ITE Code 822)	272	12	48
Total:	4,080	308	442

Proposed Uses in Modification Area:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 700 Single-Family Detached Dwelling Units (ITE Code 210)	6,045	438	619

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Change:	**+1,965**	**+130**	**+177**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 672 is a 2-lane, undivided, arterial roadway characterized by +/- 12-foot wide travel lanes with +/-5-foot paved shoulders in good 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.

Balm Wimauma Rd. is a 2-lane, undivided, collector roadway characterized by +/- 11-foot wide lanes with 7-foot bike lanes in good condition. The roadway segment north of the intersection with Balm Rd. lies within a +/- 64 to 86 feet wide right-of-way and has curb and gutter on both sides. This segment has sidewalk on the south side with the exception of the +/-1,250 feet east and north of the Balm Park and Community Center driveway where sidewalks are located on both sides. South of the intersection with Balm Rd. the roadway lies within +/-62 to 84 feet of right of way. There are no curb and gutter and only a portion has sidewalk present on the east side of the road. Therefore, there are portions of the roadway that are deemed substandard.

Balm Wimauma Rd. is shown on Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway.

Balm Rd. is a 2-lane collector roadway characterized by +/- 11 foot lanes in good condition. The roadway lies within a +/- 62 to 100-foot wide right-of-way. There is a sidewalk on the south side and bicycle facilities on both sides in the vicinity of the proposed project.

Shelley Ln. is a 2-lane, local roadway characterized by +/- 20-feet of pavement in good condition within +/-60 feet of right of way. There is a 5-foot sidewalks on the east side of the roadway.

SITE ACCESS

The project is taking access to Balm Wimauma Rd. and Shelley Ln. Additional vehicular and pedestrian access connections are proposed to stub out to folio# 77847.0000 and 77847.0025 for future connection in the event said properties redevelop.

The applicant's detailed site access analysis finds that southbound to eastbound left turn lanes are warranted at the two proposed access connections to Balm Wimauma Rd. Additionally, the applicant is proposing to construct northbound to eastbound right turn lanes at Balm Wimauma Rd. access connections.

REQUESTED DESIGN EXCEPTION: BALM WIMAUMA RD.

As Balm Wimauma Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated July 9, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 11, 2025). The developer will be required to construct 11-foot-wide lanes, 8-foot shoulders with 7 feet paved consistent with the Design Exception.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Friday, July 11, 2025 12:43 PM
To: Steven Henry [shenry@lincks.com]
CC: Kami Corbett [kami.corbett@hwhlaw.com]; anna.ritenour@clearviewland.com; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: MM 25-0745 - Design Exception Review
Attachments: 25-0745 DEAd 07-10-25.pdf

Steve,
I have found the attached Design Exception (DE) for PD 25-0745 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov

W: HCFLGov.net

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, July 11, 2025 10:56 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RE: MM 25-0745 - Design Exception Review

Hello Mike,

The attached Design Exception is Approvable to me, please include the following people in your response email:

shenry@lincks.com
kami.corbett@hwhlaw.com
anna.ritenour@clearviewland.com
follinj@hcfl.gov
perezrl@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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From: Tirado, Sheida
Sent: Friday, July 4, 2025 12:45 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: MM 25-0745 - Design Exception Review

Hello Mike,

The attached Design Exception is Approvable to me, please include the following people in your response email:

shenry@lincks.com
kami.corbett@hwhlaw.com
anna.ritenour@clearviewland.com
follinj@hcfl.gov
perezrl@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

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

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Balm-Wimauma Road - Substandard Road ☐ 4. ☒ 2. Balm-Wimauma Road - Substandard Road ☐ 5. ☒ 3. Balm-Wimauma Road - Substandard Road ☐ 6.
Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*	
Project Name/ Phase	Balm East
Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*	
Folio Number(s)	☒ Check This Box If There Are More Than Five Folio Numbers
Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*	
Current Property Zoning Designation	
Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*	
Pending Zoning Application Number	East 25-0745
Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*	

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LINCKS & ASSOCIATES
A TMC Company

July 9, 2025

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Balm East – PD 25-0745
Folio: See Appendix
Lincks Project No. 19187

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Balm-Wimauma Road from Balm Road to the southern property line.

The subject property is currently zoned PD to allow the following uses:

- Single Family – 356 Dwelling Units
- Retail – 5,000 Square Feet

The developer proposes to amend the PD to allow the following land use:

- Single Family – 700 Dwelling Units

Table 1 provides the trip generation for the approved and proposed project.

The access for the project is proposed to include the following:

- Two (2) full accesses to Balm-Wimauma Road
- Shelley Lane south of the realigned Balm-Wimauma Road

The proposed PD plan is included in the Appendix of this letter.

The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Balm-Wimauma Road is a collector road.

Balm-Wimauma Road from Balm Road to Balm Gardens Lane has been improved by the developer with the following section:

- Eleven (11) foot lanes

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Received July 10, 2025
Development Services

- Eight (8) foot shoulders with seven (7) feet paved
- Five (5) foot sidewalks along the property frontage

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Balm-Wimauma Road. The segment of Balm-Wimauma Road from Balm Gardens Lane to the southern property line or the limit of the access improvements, whichever is further, is as follows:

- Eleven (11) foot lanes
- Eight (8) foot shoulders with seven (7) feet paved

The following exceptions are requested to accommodate the proposed project:

1. Lane Width – TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.

2. Shoulder – TS-7 has 8 foot shoulder with 5 foot paved. The existing road has limited paved shoulders.

3. Sidewalk – TS-7 has five (5) foot sidewalk on both sides of the road. There are no sidewalks south of the subject property.

The justification for the Design Exception is as follows:

1. The Developer proposes to improve Balm-Wimauma Road from the southern property line or the limits of the access improvements, whichever is further.

    - Eleven (11) foot lanes
    - Eight (8) foot shoulders with seven (7) foot paved
    - Construct turn lanes as warranted
    - Construct five (5) foot sidewalks along the property frontage

Figure 1 provides the proposed typical section.

Based on the above, it is our opinion, the proposed improvements to Balm-Wimauma Road will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555

STEVEN J. HENRY
LICENSE
No. 51555
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

_____ **Disapproved**

_____ **Approved**

_____ **Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams

Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

Status	Project	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
						In	Out	Total	In	Out	Total
Approved	Balm West	Single Family	210	373 DU's	3,388	62	185	247	216	127	343
		Retail	822	17,692 SF	963	25	17	42	59	58	117
		Office	710	10,863 SF	118	22	3	25	4	22	26
				Sub-Total	4,469	109	205	314	279	207	486
Approved	Balm East	Single Family	210	356 DU's	3,245	59	178	237	207	121	328
		Retail	822	5,000 SF	272	7	5	12	24	24	48
				Sub-Total	3,517	66	183	249	231	145	376
				Total	7,986	175	388	563	510	352	862
Proposed	Balm West	Single Family	210	1,050 DU's	8,778	158	475	633	571	335	906
	Balm East	Single Family	210	700 DU's	6,045	110	328	438	390	229	619
				Sub-Total	14,823	268	803	1,071	961	564	1,525
Existing	Balm West	Single Family	210	204 DU's	1,705	31	92	123	111	44	155
				Net Increase	13,118	237	711	948	850	520	1,366

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

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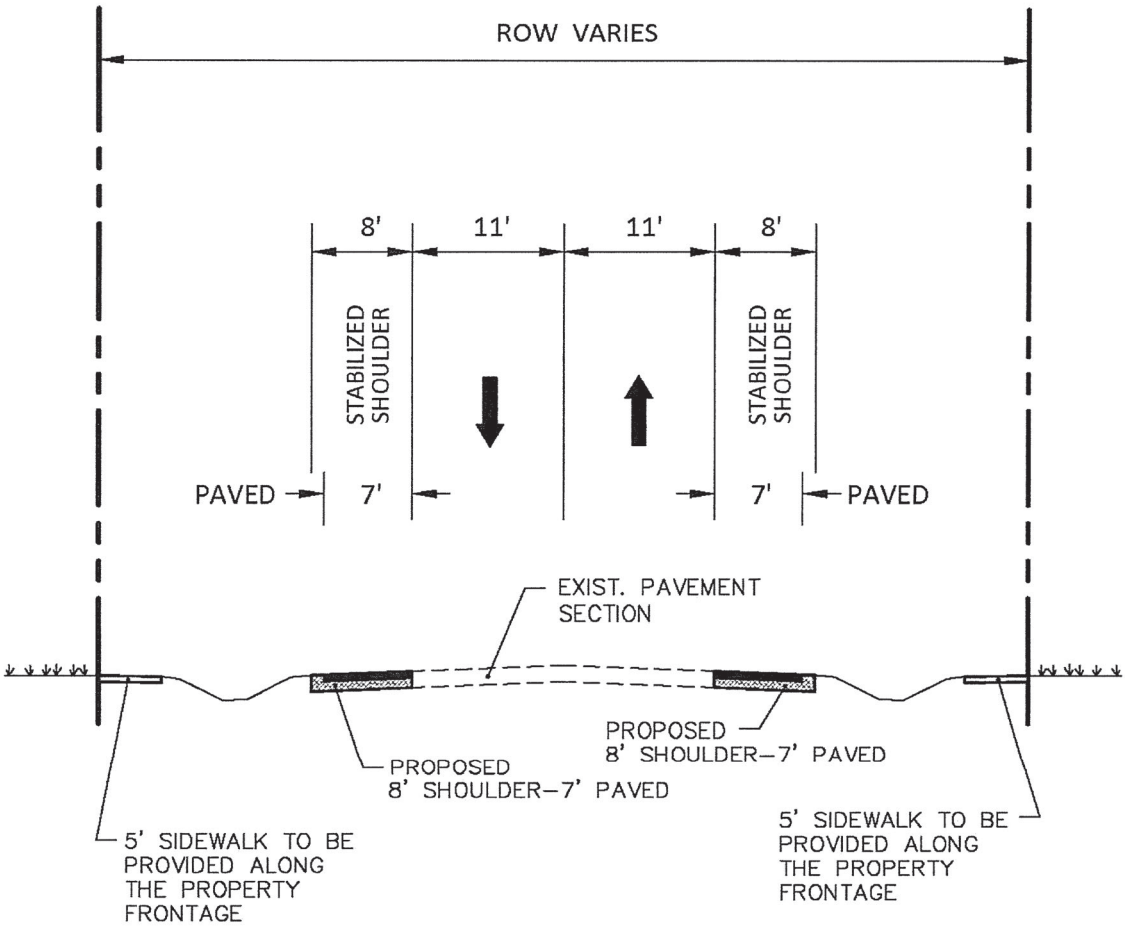
Development Services



TYPICAL SECTION
BALM-WIMAUMA ROAD

REVISED: 07/10/25

FIGURE 1
TYPICAL SECTION

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APPENDIX

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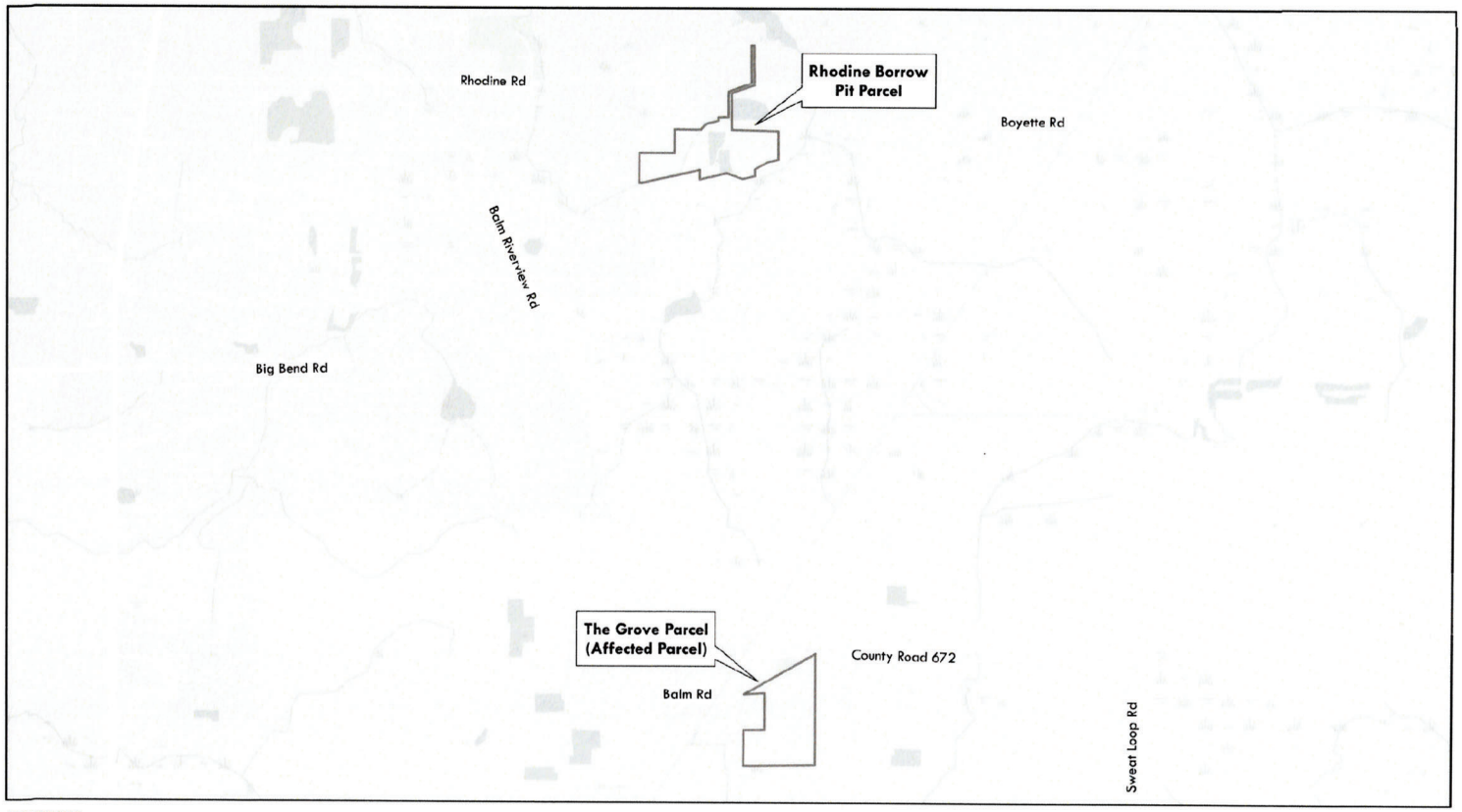
BALM EAST
PD PLAN

LINCKS & ASSOCIATES, A TMC Company



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVERVIEW COMMUNITY PLAN, AND THE SOUTHSHORE AREA WIDE SYSTEMS PLAN.
2. THERE ARE NO WATER BODIES OR ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" PER FEMA FIRM MAP 12057C. IT IS NOT LOCATED IN THE CHNA, SURFACE WATER RESOURCE PROTECTION AREA, OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE PARCELS ARE NOT ADJACENT TO OR WITHIN THE 150' OF A SCENIC CORRIDOR.
6. THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
7. 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.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES, OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE NO EXISTING ROADS OR EASEMENTS ON SITE.
10. NO FLEX IS REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED. GARAGE WIDTHS MAY BE UP TO 70% OF STREET FACING BUILDING FAÇADE WHERE 40' LOTS ARE USED.
12. COMMUNITY GATHERING SPACES SHALL BE PROVIDED AS REQUIRED BY THE LDC SECTION 6.02.18. AT LEAST ONE GATHERING SPACE MUST BE AT LEAST 3,000 SF.
13. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
14. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY LDC UNLESS OTHERWISE SHOWN.
15. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS SHOWN AND WILL BE LOCAL ROADWAYS. ALL PROJECT ROADWAYS/DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT PRIDE BLVD.
16. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED AS SHOWN.
17. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150' OF THE SITE ARE AS SHOWN.
18. THE LOCATION OF SIDEWALKS AND TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING AND WITHIN 150' OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OR BIKEWAYS WITHIN 150' OF THE SITE.
19. POTABLE WATER, SEWAGE DISPOSAL AND SOLID WASTE WILL BE PROVIDED BY HILLSBOROUGH COUNTY.
20. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON-SITE AND WITHIN 150' OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
21. NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
22. EXISTING ACCESS POINTS ARE AS SHOWN.
23. THERE ARE NO NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
24. OPEN SPACE/COMMUNITY GATHERING SPACES WILL BE OWNED/MAINTAINED BY HOA OR OTHER ENTITY.
25. AREAS OF ADDITIONAL RIGHT-OF-WAY DEDICATION AND CONVEYANCE, AS WELL AS CORRIDOR PRESERVATION ARE NOT SHOWN DUE TO GRAPHIC SCALE. SEE CONDITIONS OF APPROVAL FOR ADDITIONAL INFORMATION.
26. THE PROJECT IS WITHIN TWO PENDING COMPREHENSIVE PLAN AMENDMENT AREAS TO INCLUDE IT WITHIN THE URBAN SERVICE AREA AND CHANGE THE PROPERTY'S FUTURE LAND USE FROM RP-2 TO RES-4.

PROJECT DATA TABLE	
PROJECT FOLIOS	See sheet 5
ADDRESS/INTERSECTION	Balm Boyette Rd & CR 672/Rhodine Rd.
EXISTING ZONING	PD
PROPOSED ZONING	PD
EXISITNG LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
PROPOSED USES	Single Family Detached, Commercial
GROSS ACREAGE	358.3 acres

PROPOSED USES, DENSITY AND INTENSITY	
PROPOSED DENSITY	2.74 du/acre
MAX. ALLOWABLE DENSITY	4 du/acre
PROPOSED USES:	Single Family Detached (du)
Rhodine Borrow Pit Parcel = 180.3 acres	283
The Grove Parcel = 178.0 acres	700
TOTAL = 358.3 acres	983

MM 25-0745

GENERAL DEVELOPMENT PLAN

RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
Hill Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning:
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 223-3919

Transportation
Lindsey & Associates, Inc.
5023 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

Engineering:
Andurra Group, Inc.
4921 Memorial Highway, Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS

DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: BV28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN:	GRALDO	CHECKED:	WITKOWSKI
JOB NO.:	EPG.R25.002	DATE:	03.24.2025
		FILE:	PD.dwg

SHEET 1 OF 5

Received July 10, 2025
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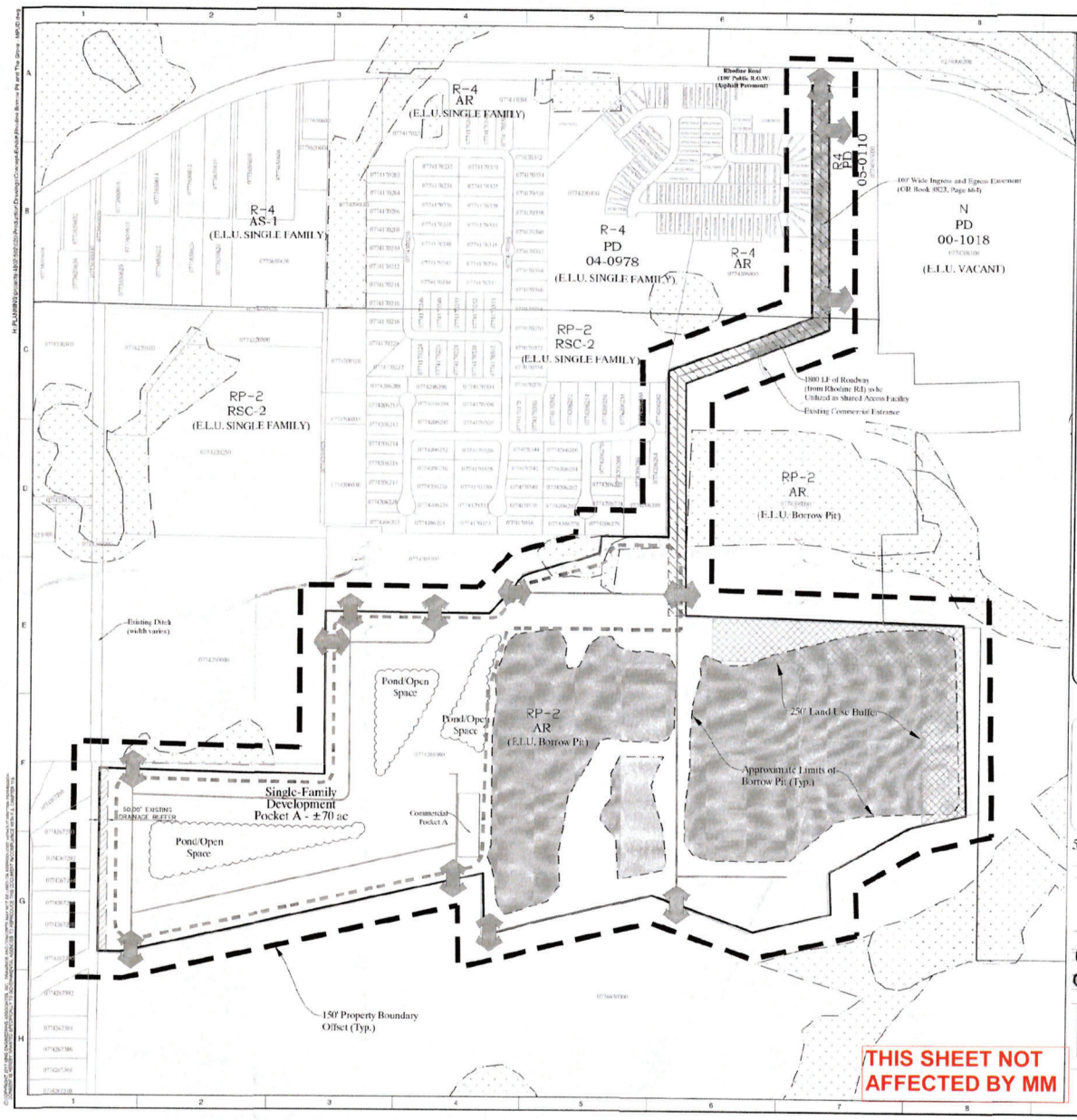
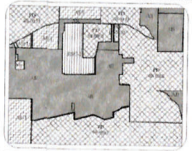
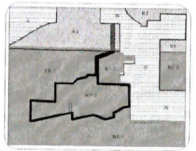


RHODINE BORROW PIT (DONATING PARCEL)

EXISTING FEMA MAP



EXISTING ZONING MAP



FUTURE LAND USE MAP

VICINITY MAP
SECTION 15, TOWNSHIP 31S, RANGE 20E
HILLSBOROUGH COUNTY, FLORIDA

SITE DATA: RHODINE BORROW PIT
PROJECT SIZE: ±180.3 ACRES
FOLIOS: 077656.0000
EXISTING ZONING: AR
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: RP-2 (±177.3 ACRES) / R-4 (±3.0 ACRES)
EXISTING USE: UNDEVELOPED / AGRICULTURE
PROPOSED USE: RESIDENTIAL USE (±100.0 ACRES):
203 SINGLE FAMILY LOTS - DEVELOPMENT WITHIN POCKET A SHALL CONSIST OF 203 LOTS / (±177.3 ACRES = ±1.57 LOTS PER ACRE
AND
COMMERCIAL USE:
A MAXIMUM OF 130,000 S.F. OF COMMERCIAL USES SHALL BE PROVIDED WITHIN COMMERCIAL POCKET A

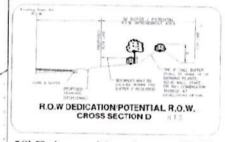
DENSITY: 1.57 DU/AC WITHIN RP-2 ELU

MAN MADE WATER BODIES (NOT RETENTION/DETENTION): YES - BORROW PIT ±47.1 AC (37.2%)
NATURAL WATER BODIES: NONE
CONSERVATION: ±1.3 AC WETLANDS (±0.03%)
PRESERVATION AREAS: NONE

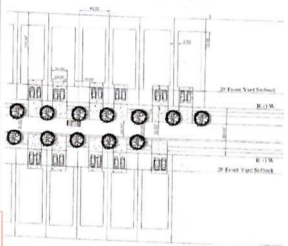
RESIDENTIAL DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	4,400 SQUARE FEET	MINIMUM LOT SIZE	5,500 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 YARDS)	MINIMUM FRONT YARD	20 FEET (10 FEET FOR FRONT YARD FUNCTIONING AS SIDE YARDS)
MINIMUM REAR YARD	15 FEET	MINIMUM REAR YARD	15 FEET
MINIMUM SIDE YARD	5 FEET	MINIMUM SIDE YARD	5 FEET
MAXIMUM BUILDING HEIGHT	35 FEET - 2 STORIES	MAXIMUM BUILDING HEIGHT	35 FEET - 2 STORIES
RIGHT OF WAY WIDTH	60' MINIMUM	RIGHT OF WAY WIDTH	50' MINIMUM
GARAGE SETBACK	25 FEET (20 FEET FOR GARAGES ACCESSED FROM A FRONT YARD FUNCTIONING AS SIDE YARDS)		

APP.# RZ-PD 18-0304 RV
CLERK DOC # 18-1259
PAGE 2 OF 6



50' Enhanced Landscape Buffer



40' LOT DETAIL - N.T.S.

LEGEND:

- Property Limits
- Single Family Development Pocket
- 250' Compatible Land Use Buffer
- Project Access Location
- Interior Circulation
- AR Zoning District
- RP-2 Future Land Use Designation
- 0776900000 Folio Number
- Approximate Wetland Line
- Amenity Area
- 250' Land Use Buffer
- Landscape Buffer (50' min.)
- Enhanced Landscape Buffer
- Right-of-Way Preservation
- Proposed Pond/Open Space

18-0304
RECEIVED
SEP 28 2018
Development Services

SCALE FEET

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, Out Memorial Center, Suite 360
Tampa, Florida 33634
Phone: (813) 880-8881, Fax: (813) 880-8882
Certificate of Authorization: 6-5-0
Engineering License: 25610

NO.	DATE	REVISION	BY

RHODINE BORROW PIT &
THE GROVE PARCEL
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

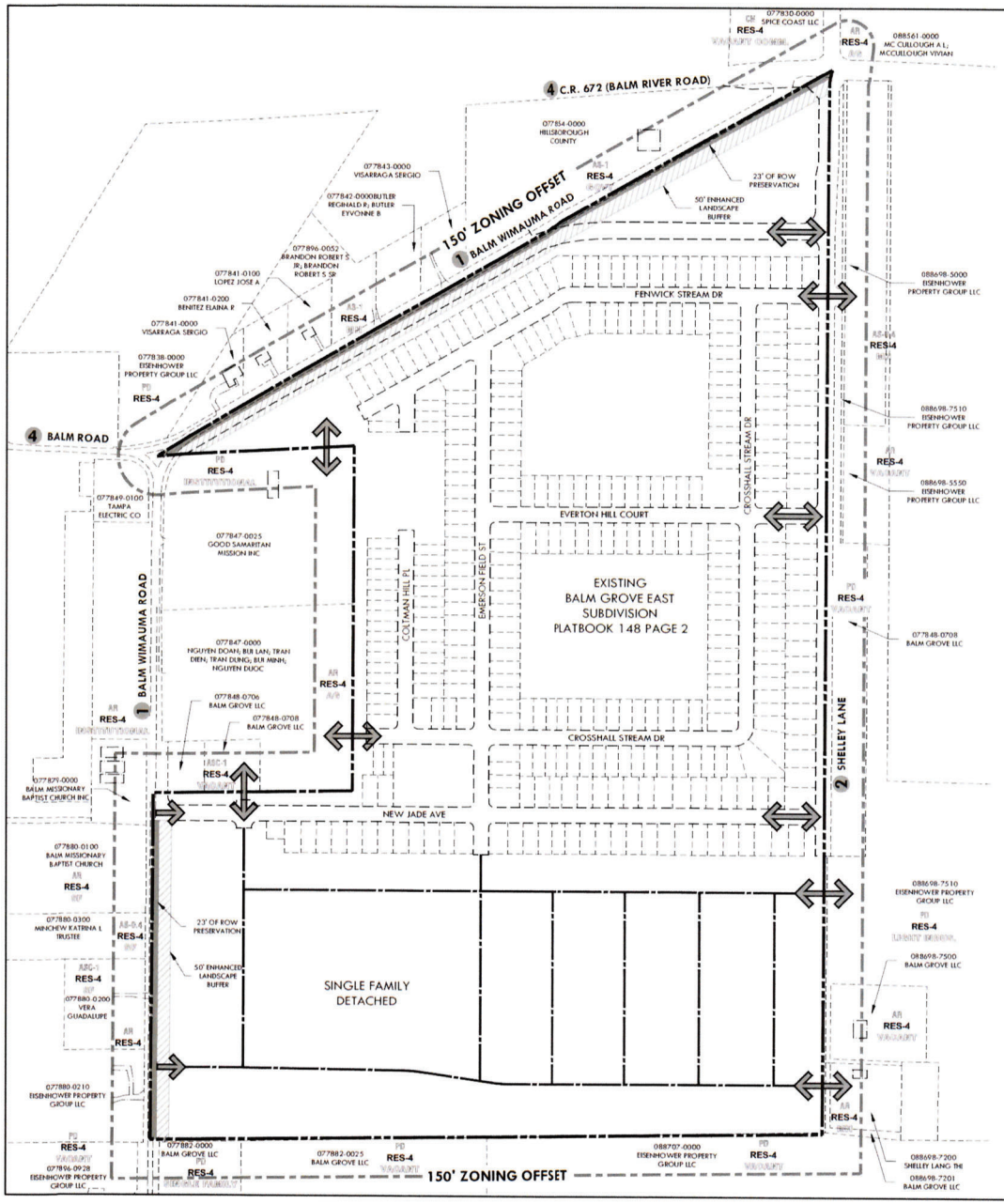
811
Know what's below.
Call before you dig.

JOB NO: 4803-002.000
DATE: 7/31/2018
SCALE: AS SHOWN

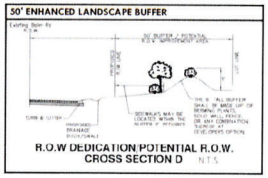
2 of 5

Received July 10, 2025
Development Services

Received July 10, 2025
Development Services



50' ENHANCED LANDSCAPE BUFFER



SITE DATA - THE GROVE PARCEL	
Project Size	178.0 Acres
Folios:	See Sheet 5
Existing Zoning	PD
Proposed Zoning	PD
Future Land Use	RES-4
Existing Use	Single Family Detached
Proposed Use:	
Single Family Detached	700 du
Density	3.93 du/ac

SINGLE FAMILY DETACHED - LOT STANDARDS	
MINIMUM LOT SIZE	4,400 SF
MINIMUM LOT WIDTH (A)	40'
MINIMUM LOT DEPTH (B)	110'
MINIMUM SETBACKS:	
FRONT* (C)	20'
SIDE (D)	5'
SIDE CORNER** (E)	10'
REAR (F)***	15'
MAXIMUM BUILDING COVERAGE	75%
MAXIMUM BUILDING HEIGHT	35'

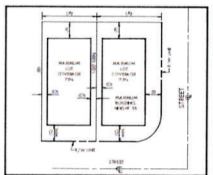
* 10 feet for front yards functioning as side yards.
** Side yard setback should be 20 feet when used for access.
*** Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures.

1 BALM WIMAUMA ROAD
- 67'± RIGHT OF WAY
- 29'± ASPHALT PAVEMENT / 2 LANES
- COLLECTOR ROAD
- ASPHALT IN GOOD CONDITION

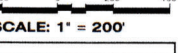
2 SHELLEY ROAD
- RIGHT OF WAY (VARIES)
- 26-46'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN POOR CONDITION

3 C.R. 672 (BALM RIVER ROAD)
- RIGHT OF WAY (VARIES)
- 29'± ASPHALT PAVEMENT / 2 LANES
- ARTERIAL ROAD
- ASPHALT IN GOOD CONDITION

4 BALM ROAD
- 60'± RIGHT OF WAY
- 20'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN GOOD CONDITION



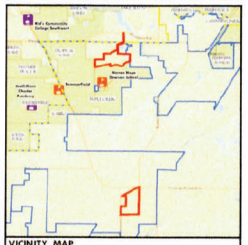
SINGLE FAMILY DETACHED LOT



SCALE: 1" = 200'

LEGEND:
- PD BOUNDARY
- AR — ZONING
- RES-4 — FUTURE LAND USE
- VACANT — EXISTING LAND USE
- 079703-0000 — FOLIO NUMBER
- WETLAND SETBACK
- OTHER SURFACE WATER (OSW)
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARIES
- CONCEPTUAL LOCAL ROADS
- PEDESTRIANS / VEHICULAR ACCESS
- 50' ENHANCED LANDSCAPE BUFFER
- 23' OF ROW PRESERVATION

AFFECTED FOLIOS MAP



VICINITY MAP
SECTIONS 25, TOWNSHIP 31S, RANGE 20E
HILLSBOROUGH COUNTY, FLORIDA

MM 25-0745
GENERAL DEVELOPMENT PLAN
RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
Hill Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning:
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 223-3919

Transportation
Lindsey & Associates, Inc.
5023 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

Engineering:
Andurna Group, Inc.
4921 Memorial Highway, Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: BY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN:	GRADO	CHECKED:	WITKOWSKI
JOB NO.:	EPG-R24-002	DATE:	03/24/2025
		FILE:	PD.dwg

SHEET 3 OF 5

RHODINE BORROW PIT LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

TRACT A:

Begin at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East and run North 00 deg.08'22" West along the West boundary of said Section 1, 88.37 feet, thence run South 89 deg. 45'22" East 331.00 feet; thence run South 00 deg.34'35" East 35.00 feet, thence run South 89 deg. 45'22" East 1685.95 feet, thence South 00 deg.34'35" East 456.95 feet, thence South 89 deg.38'22" E. 1722.25 feet, thence S. 1 deg.23'40" E. 1390.50 feet, thence S. 76 deg. 56'10" W. 325.40 feet, thence S. 61 deg. 07'40" West 541.84 feet, thence S. 2 deg. 26'55" E. 238.46 feet, thence S. 77 deg.06'25" W. 468.39 feet, thence N. 70 deg. 57'30" W. 621.60 feet, thence S. 76 deg. 45'00" W. 1019.38 feet, thence N. 1 deg.09'55" W. 350.52 feet, thence S. 77 deg. 46'30" W. 961.61 feet to a point on the West boundary of aforesaid Section 1, said point being 1913.12 feet North of the SW corner thereof, continue thence S. 77 deg. 46'30" W. 1216.43 feet into Section 2, Township 31 South, Range 20 East to a point being 1650 feet North of the South boundary of said Section 2, thence N. 89 deg. 44'02" W. 139.45 feet, thence N. 0 deg. 02'12" E. 1048.54 feet to the NW corner of East 1/2 of SE 1/4 of said Section 2, thence S. 88 deg. 43'06" E. 1316.96 feet to the NE corner of SE 1/4 of said Section 2, thence N. 0 deg. 08'22" W. 1307.52 feet to the Point of Beginning.

TRACT B:

From the intersection of the West boundary of Section 36, Township 30 South, Range 20 East, with the Southerly right-of-way line of Rhodine Road, run thence S. 89 deg. 48'35" E. along said right-of-way line 2816.42 feet to the Point of Beginning, run thence S. 0 deg. 42'45" E. 1327.00 feet, thence S. 69 deg. 27'00" W. 805.56 feet, thence S. 0 deg. 34'35" E. 1400.05 feet, thence S. 88 deg. 38'22" E. 100.00 feet, thence N. 0 deg. 34'35" W. 1334.27 feet, thence N. 69 deg. 27'00" E. 885.73 feet, thence N. 0 deg. 42'45" W. 1395.85 feet to the South right-of-way line of Rhodine Road, thence N. 89 deg. 48.35" W. 100.00 feet to the Point of Beginning, subject to an easement for ingress and egress over and across said property.

LESS AND EXCEPT

Beginning at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East; thence N. 00 deg. 08'22" W along the West line of said NW 1/4 a distance of 88.37 feet; thence S. 89 deg. 45'22" E a distance of 331.00 feet; thence S. 00 deg. 21'39" E. a distance of 35.00 feet; thence S. 89 deg. 45'22" E. a distance of 1,301.70 feet; thence along the Westerly bank of a ditch S. 03 deg. 44'06" W. a distance of 115.98 feet; thence continue along said Westerly bank S. 74 deg. 47'43" W. a distance of 473.04 feet; thence continue along said Westerly bank S. 43 deg. 24'17" W. a distance of 294.26 feet; thence N. 89 deg. 44'46" W. a distance of 965.45 feet to the West line of the SW 1/4 of the NW 1/4 of said Section 1; thence continue along said West line of the SW 1/4 of the NW 1/4, N. 00 deg. 08'22" W. a distance of 402.88 feet to the Point of Beginning. All lying and being in Hillsborough County, Florida.

THE GROVE PARCEL LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

DESCRIPTION: (AS PROVIDED BY CLIENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 16192, PAGE 1492)

THAT PART OF THE N1/2 OF THE NE 1/4 LYING SOUTH OF THE BALM-WIMAUMA PAVED ROAD; THE S1/2 OF THE NE 1/4, LESS THE WEST 782.45 FEET THEREOF; AND THE N1/2 OF THE SE 1/4. ALL IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS RIGHT OF WAY FOR STATE ROAD 672. ALL BEING IN HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION: (WRITTEN AS REQUESTED BY CLIENT)

A PARCEL OF LAND LYING IN SECTION 25 TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30 AND PROCEED S 00°05'20" W, ALONG THE WEST BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30, A DISTANCE OF 48.64 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BALM-PICNIC ROAD (S-672) PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NUMBER 10540-2152 AND THE POINT OF BEGINNING; THENCE S 00°05'20" W, ALONG THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 2739.30 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE S 00°05'26" W, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1368.83 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°55'06" W, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1325.74 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°54'34" W, ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1293.89 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE (AS MONUMENTED) OF BALM WIMAUMA ROAD; THENCE N 00°08'34" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1334.19 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25; THENCE N 88°09'22" E, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 752.88 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 782.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE N 00°16'05" E, ALONG THE EAST BOUNDARY OF THE WEST 782.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 1333.56 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE S 87°01'07" W, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 690.84 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF BALM WIMAUMA ROAD AS ESTABLISHED FROM THE HILLSBOROUGH COUNTY RIGHT OF WAY INVENTORY MAPS; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 6 COURSES; (1) N 48°56'26" E, A DISTANCE OF 32.57 FEET; (2) N 58°08'22" E, A DISTANCE OF 174.67 FEET; (3) N 60°29'19" E, A DISTANCE OF 537.90 FEET; (4) N 68°29'35" E, A DISTANCE OF 590.80 FEET; (5) N 58°28'05" E, A DISTANCE OF 619.14 FEET; (6) N 50°29'04" E, A DISTANCE OF 670.65 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF BALM-PICNIC ROAD (S-672) SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5689.58 FEET A CHORD BEARING OF N 89°00'43" E AND A CHORD DISTANCE OF 15.60 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 15.60 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 178.40 ACRES MORE OR LESS.

MAJOR MODIFICATION LEGAL DESCRIPTION:

BALM GROVE EAST TRACT F-4

MODIFIED BY MM 25-0745

18-0304

APP # RZ-PD 18-0304 RV
CLERK DOC # 18-1259
PAGE 4 OF 6

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SEP 28 2018
Development Services

King ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 886-9487 Fax: (813) 889-8882
www.kingengineering.com
Engineering License #2610

NO.	DATE	REVISION	BY

RHODINE BORROW PIT & THE GROVE PARCEL
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

811 Know what's below. Call before you dig

JOB NO.	4802.500.020
DATE	7/31/2018
SCALE	AS SHOWN

4 of 5

Received July 10, 2025
Development Services

RHODINE PARCEL

FOLIOS				
0774206512	0774206632	0774206746	0774206860	0774206974
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THE GROVE PARCEL

FOLIOS	MM Affected Parcel – A portion of 0778480708					
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0778480108	0778480222	0778480336	0778480450	0778480564	0778480678	
0778480110	0778480224	0778480338	0778480452	0778480566	0778480680	
0778480112	0778480226	0778480340	0778480454	0778480568	0778480682	
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0778480118	0778480232	0778480346	0778480460	0778480574	0778480688	
0778480120	0778480234	0778480348	0778480462	0778480576	0778480690	
0778480122	0778480236	0778480350	0778480464	0778480578	0778480692	
0778480124	0778480238	0778480352	0778480466	0778480580	0778480694	

MM 25-0745

GENERAL DEVELOPMENT PLAN

RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
Hill Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning:
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3010 W. Azeele Street, Suite 150
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(813) 223-3919

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Tampa, FL 33607
(813) 289-0039

Engineering:
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4921 Memorial Highway,
Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS

DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

PREPARED FOR:

JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:

Clearview LAND DESIGN, P.L.

Registered Business Number: EV28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN:	GRAJDO	CHECKED:	WITKOWSKI
JOB NO.:	EPC.BOE.002	DATE:	03/24/2025
		FILE:	PD.dwg

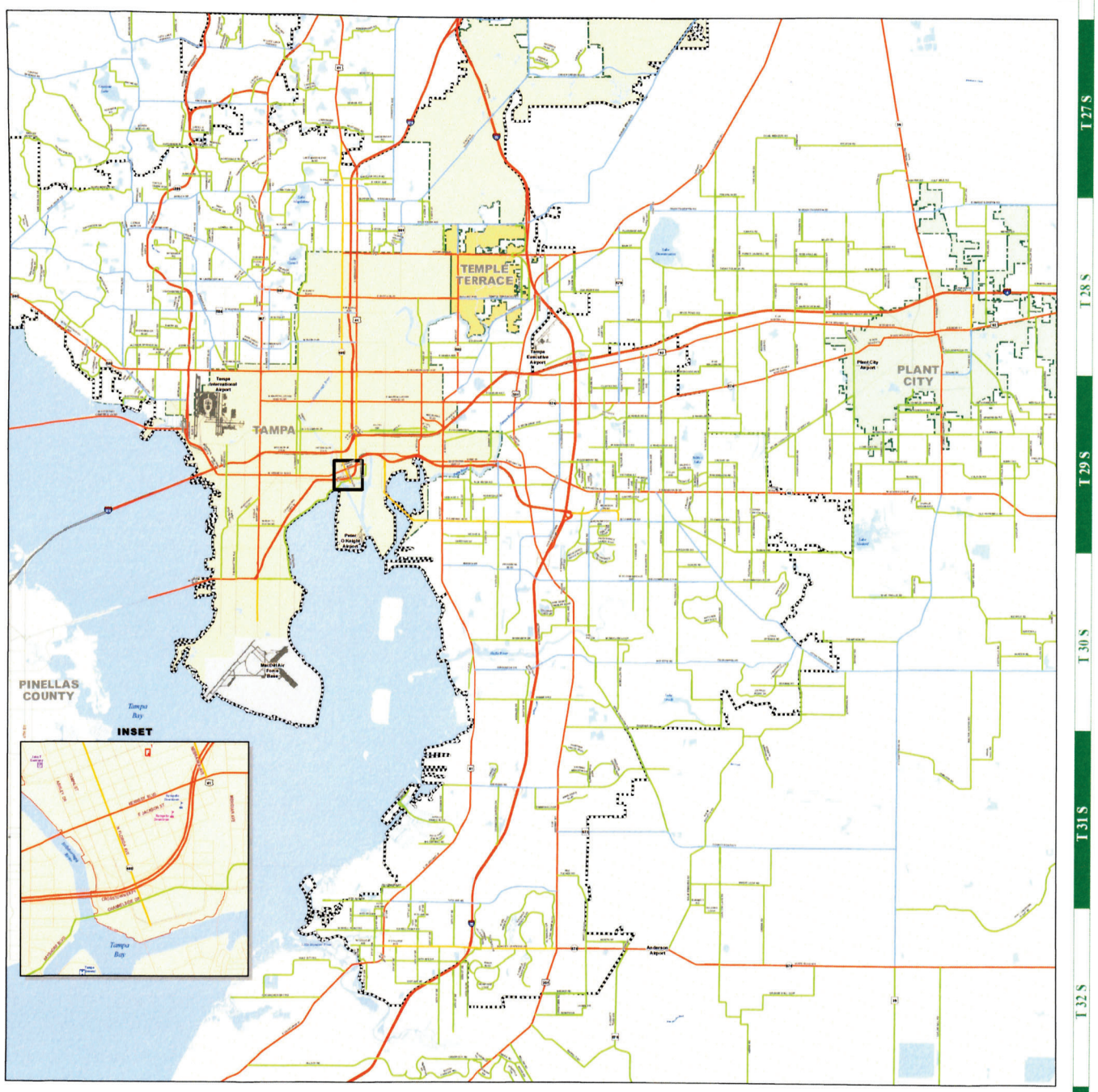
SHEET 5 OF 5

Received July 10, 2025
Development Services

Received July 10, 2025
Development Services

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP

LINCKS & ASSOCIATES, A TMC Company



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services

Hillsborough County, Florida

Legend

Functional Classifications

Authority,Classification

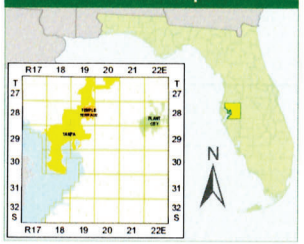
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.10.00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 6.11.00 SPECIAL CONDITIONAL USES
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

Locator Map



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.

601 E Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org

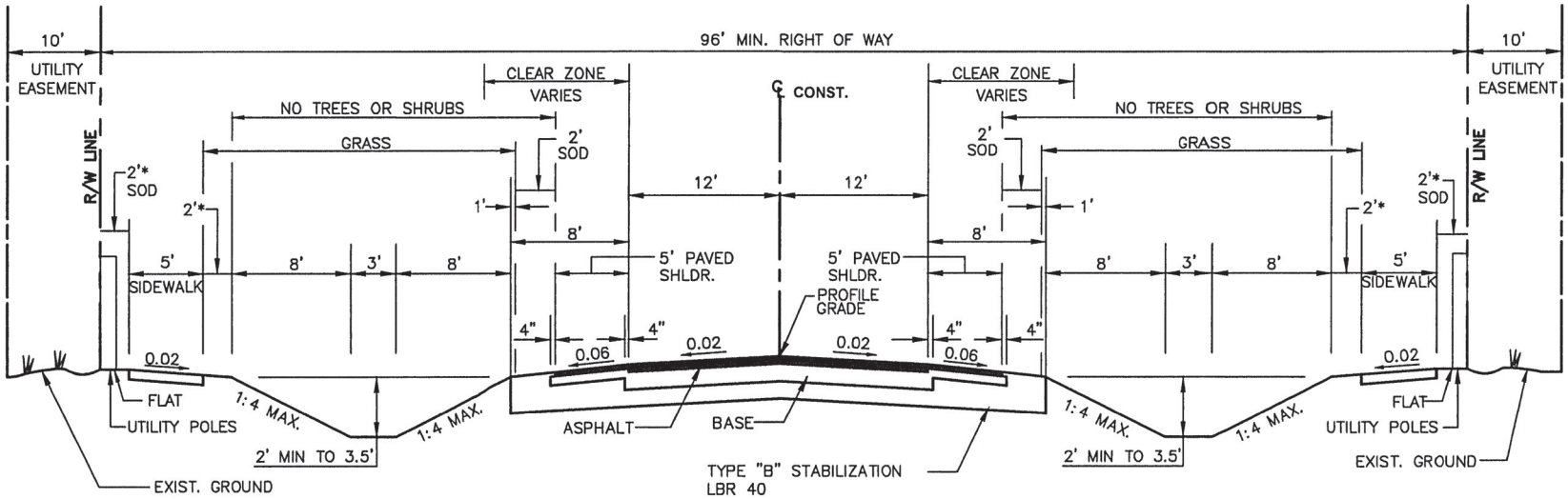
0 1 2 Miles

Date: 04/11/2014 Path: W:\GIS\PROJECTS\Arc\ClassRoadway\Maps\MapCurrentRoadway\arcClass_01.mxd

Received July 10, 2025
Development Services

Received July 10, 2025
Development Services

TS-7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7
				SHEET NO. 1 OF 1

Received July 10, 2025
Development Services

COUNTY OF HILLSBOROUGH

ZONING HEARING MASTER'S RECOMMENDATION

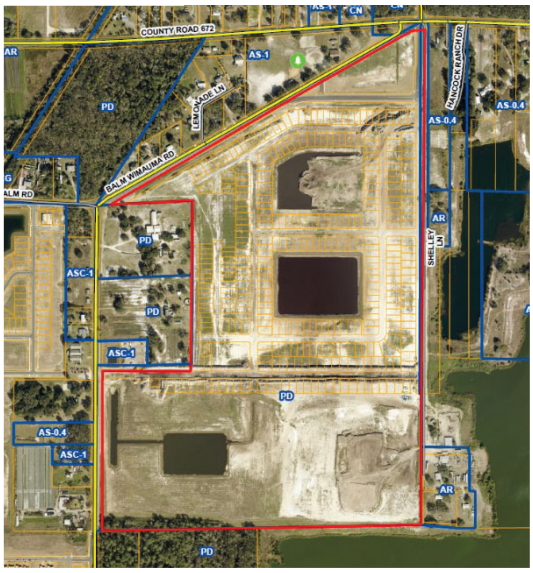
Application number:	MM 25-0745
Hearing date:	July 21, 2025
Applicant:	Eisenhower Property Group LLC
Request:	Major Modification to Planned Development
Location:	Southeast corner of Balm Wimauma Road and New Jade Avenue intersection
Parcel size:	66.04 acres +/-
Existing zoning:	PD 18-0304
Future land use designation:	Res-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Balm Community Plan and Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION

1.0 APPLICATION SUMMARY

Applicant:	Eisenhower Property Group, LLC
FLU Category:	RES-4 (The Grove Parcel)
Service Area:	Urban
Site Acreage:	358.3 - Overall PD 178.0 – The Grove Parcel
Community Plan Area:	Balm, SouthShore Areawide Systems
Overlay:	None



Introduction Summary:
The subject site is zoned PD 18-0304, as most recently modified by PRS 23-0030. The zoning was originally approved in 2018 as a Planned Village development consisting of two non-contiguous areas, the "Rhodine Borrow Pit" and the "Grove Parcel." The "Rhodine Borrow Pit" permits 271 single-family homes, and the "Grove Parcel" permits 356 single-family homes. The request seeks to amend the entitlements of the "Grove Parcel" by increasing the permitted number of single-family homes to 700 units and remove commercial entitlements. These changes come after recently adopted CPAs (CPA 24-46 and 24-47) which changed "The Grove Parcel" from the RP-2 to RES-4 Future Land Use Category and the service area from Rural to Urban. As a result, "Grove Parcel" is no longer to be developed as a Planned Village and seeks to remove conditions related to required commercial nodes and other developmental requirements.

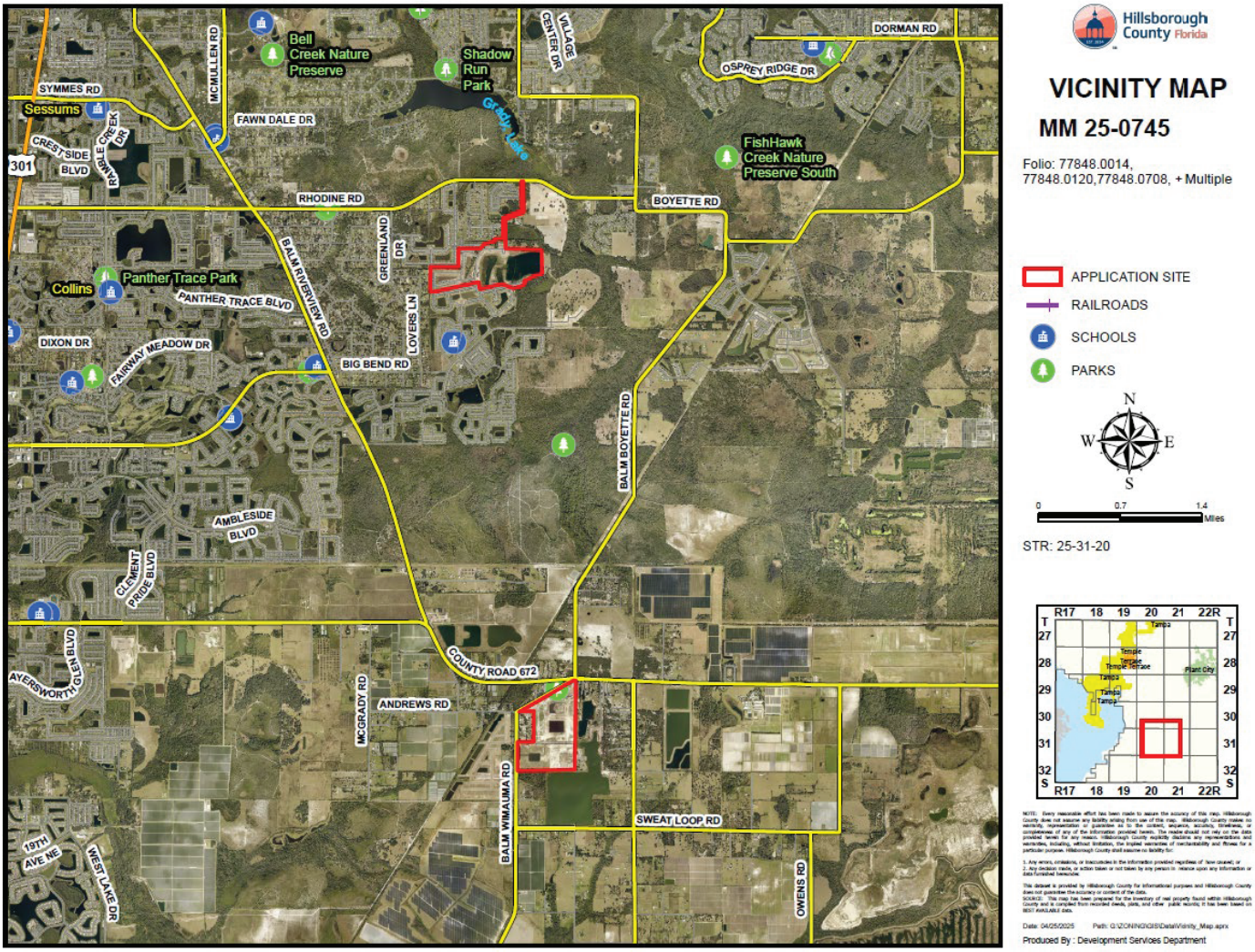
Existing Approval(s):	Proposed Modification(s):
The Grove Parcel Entitlements: - Residential Single-Family: 356 units - Non-residential SF: 5,000 square feet - Village Green SF: 4,806 square feet Develop as a Planned Village Minimum lot size: 4,400/5,500 square feet Minimum lot width: 40 feet/50 feet	**The Grove Parcel Entitlements:** - Residential Single-Family: 700 units - Non-residential SF: 0 square feet - Village Green SF: 0 square feet No longer to be developed as a Planned Village Minimum lot size: 4,400 square feet Minimum lot width: 40 feet
300-foot wide buffer south of folio 77850.000	No buffer to be provided

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

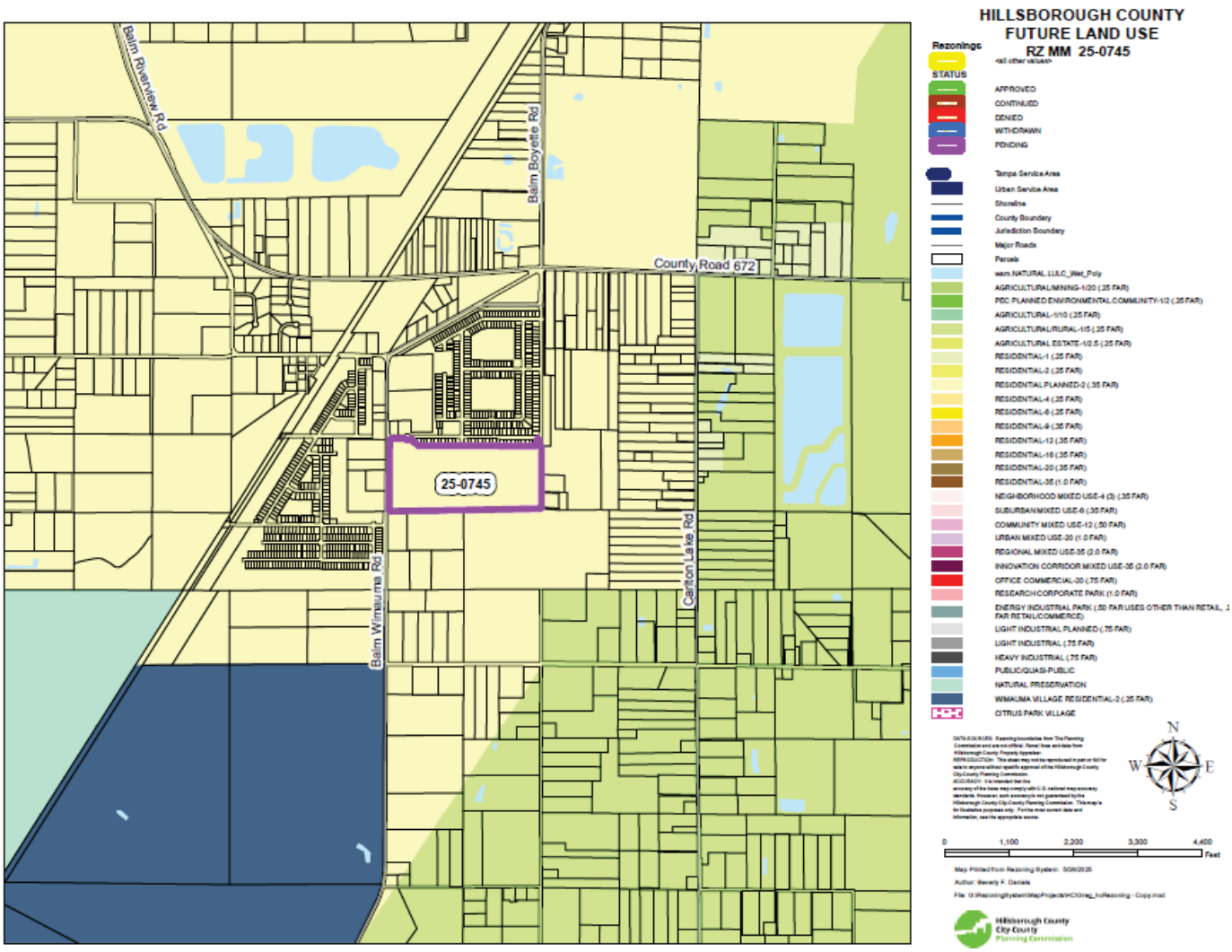


Context of Surrounding Area:

The subject property is located within the Urban Service Area and within the Balm Community area. The surrounding area primarily consists of agricultural and residential uses. Grove Parcel primarily fronts Balm Wimauma Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

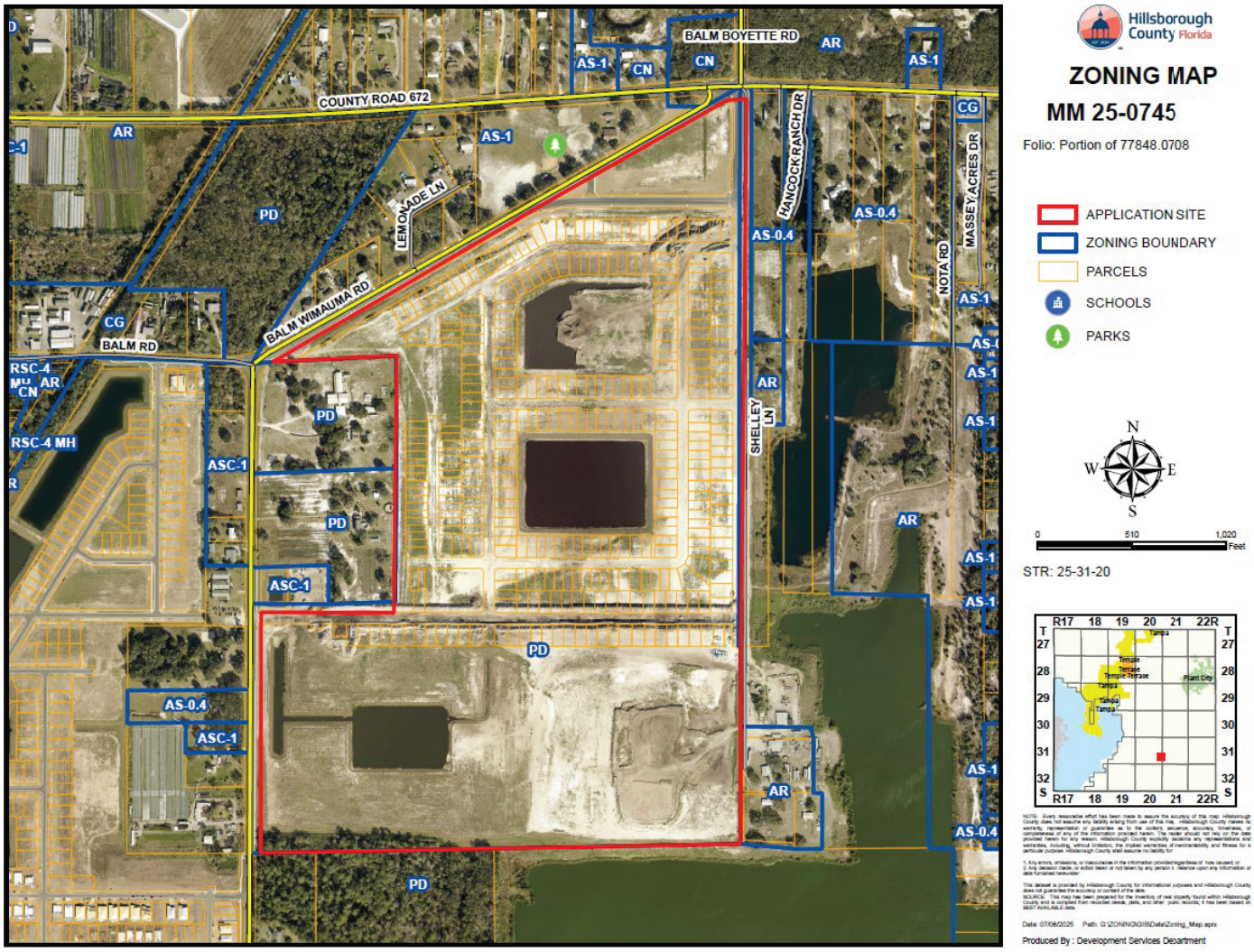
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential- 4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units per gross acre / 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

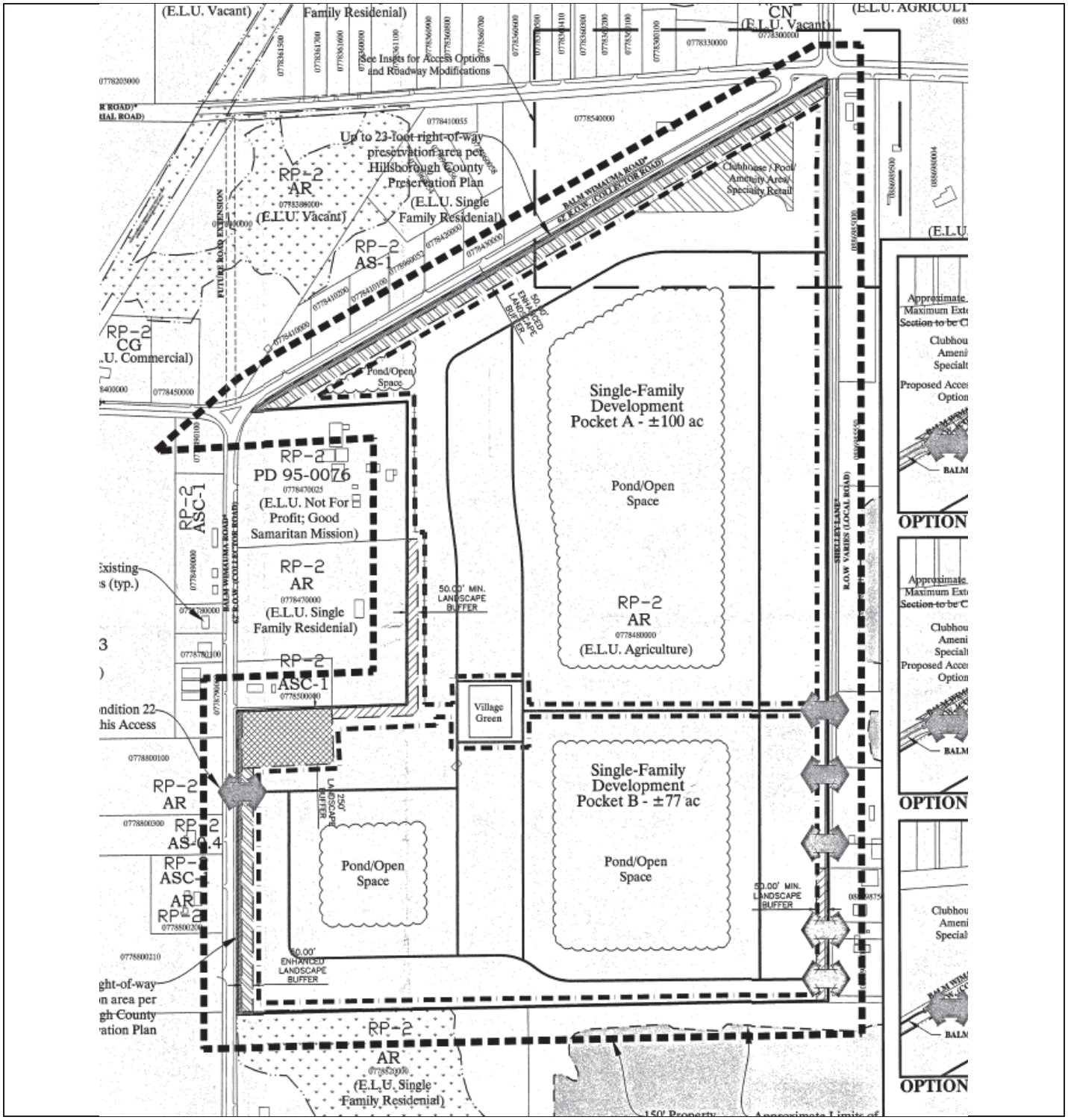


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 dwelling unit per acre	Agriculture/Single-Family Conventional	Residential
	CN	.20 FAR	Commercial Neighborhood	Undeveloped
South	PD 17-0619	3.5 dwelling units per acre / FAR 0.35	Single-Family Conventional / Limited Neighborhood Retail	Residential / Agriculture
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Residential
	PD 17-0619	PD 17-0619	3.5 dwelling units per acre / FAR 0.35	Residential / Agriculture

West	95-0076	4 dwelling units per acre / 0.05 FAR	Church and related uses, childcare center, agriculture uses, farmworker housing	Church
	17-0619	PD 17-0619	3.5 dwelling units per acre / FAR 0.35	Residential / Agriculture
	AS-0.4	1 dwelling unit per 2.5 acres	Agriculture/Single-Family Conventional	Residential
	ASC-1	1 dwelling unit per acre	Agriculture/Single-Family Conventional	Residential

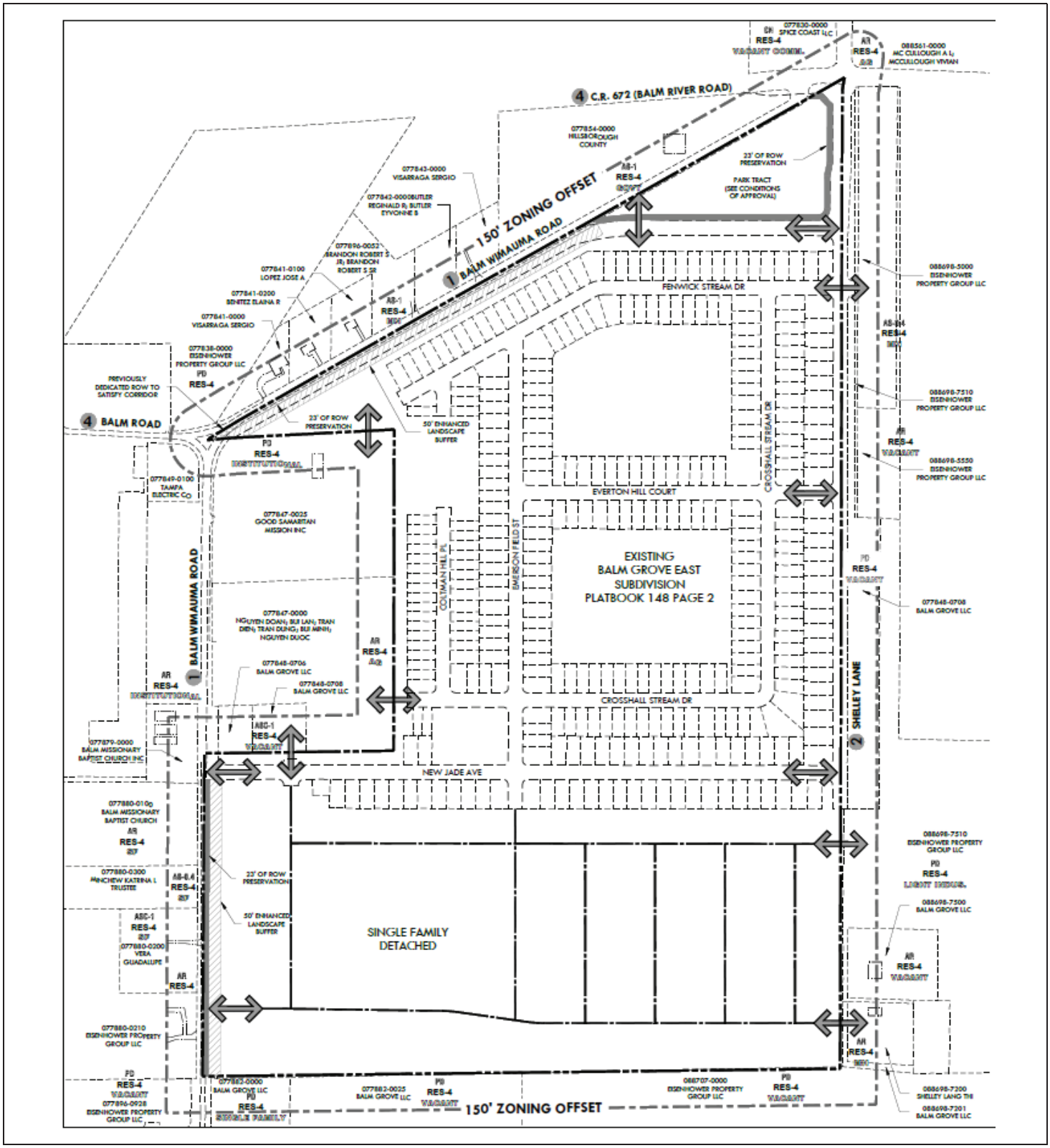
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Balm Wimauma Rd.	County Collector – Urban/Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Shelley Ln.	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Balm Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	4,080	308	442
Proposed	6,045	438	619
Difference (+/-)	(+)1,965	(+)130	(+)177

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	X	Choose an item.	Choose an item.	Choose an item.
West	X	Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Balm Wimauma Rd/Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands Present
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☒ K-5 ☒6-8 ☒9-12 ☐N/A	☒ Yes ~~☒ No~~	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Single-Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: $13,038 * 344 = $4,485,072 Parks: $2,145 * 344 = $737,880 School: $8,227 * 344 = $2,830,088 Fire: $335 * 344 = $115,240 Total per House: $23,745 * 344 = $8,168,280				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**

Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Applicant seeks to make modifications to the "Grove Parcel" by increasing the number of permitted single-family conventional units, amend lot development standards and remove commercial entitlements.

Property recently went through a Comprehensive Plan Amendment, changing the Future Land Use Category from RP-2 (Residential Planned-2) to RES-4 (Residential-4). Existing PD proposed residential development following the RP-2 requirements, including providing commercial nodes, allowing neighborhood retail uses, throughout the development. These standards are no longer applicable and are not implemented in this zoning.

While the "Rhodine Parcel" is included in this rezoning, no changes to the existing requirements are proposed and conditions pertaining to this area are to remain.

Development Services does not foresee any compatibility concerns with the proposed Planned Development. Residential is appropriate for the area and will not pose any negative impacts to the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Major Modification, subject to the conditions, approvable.

Requirements for Certification:

1. Site plan to delineate 50-foot wide buffer in areas previously approved – the Grove Parcel.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 30th, 2025.

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 onsite 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-or-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 developer shall construct an internal project roadway beginning at Rhodine Road and continuing for a distance of approximately 3,650 ft (i.e. to the south most point of the area of modification shown on the PD site plan for PRS 23-0030, hereafter referred to as the "Rhodine Road Connector"). The Rhodine Road Connector shall be constructed in two segments: (1) first, the southernmost +/- 1,850 ft

(i.e., between the southmost point of the Rhodine Road Connector and the existing entrance into Folio 77420.6000 (the "South Segment"); and, (2) second, from the existing entrance into Folio 77420.6000 to Rhodine Road (the "North Segment").

12.1 Building permit applications for more than 75% of the residential units (i.e. for the 204th-270th residential unit) may not be filed by the developer until the developer has:

a. Substantially completed the South Segment of the Rhodine Road Connector and such facility is open to traffic; and,

b. Posted (and the County has accepted) a performance bond which guarantees construction of the North Segment. Such performance bond shall be issued in an amount equal to 125% of the estimated cost to construct the facility.

12.2 Building permits for more than 75% of the residential units (i.e.for the 204th-270th residential unit) may not be issued by the County until the developer has substantially completed the North Segment of the Rhodine Road Connector and such facility is open to traffic.

12.3 The first 1,800 feet of the Rhodine Road Connector (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~~ 700 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

*when no access is taken from the front yard functioning as the side yard, the setback shall be a minimum of 10 feet. When access is taken from the front yard functioning as the side yard, the setback shall be a minimum of 20 feet. ~~accessed from front yards functioning as side yards shall be setback a minimum of 20 feet.~~
~~**Side yard setback should be 20 feet when used for access~~
***Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures

14.1 Land Excavation shall be a permitted use on the Grove Parcel subject to approval of a Special Use Permit per Land Development Code Section 6.11.54. The maximum export permitted shall be 759,000 cubic yards from Pond N, 78,000 cubic yards from Pond SW and 238,000 cubic yards from Pond SE (as depicted in SU 19-1026) for a total of 1,075,000 cubic yards.

Special Use Permit 19-1026 shall expire three years from the date of Operating Permit approval. If an Operating Permit has not been issued for any portion of the land excavation within two years of the date of approval for PD modification 21-0033, as required in condition 2 of Special Use Permit 19-1026, then Special Use Permit 19-1026 shall expire.

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~~1 A 2-car garage ~~and a minimum 18~~16 ~~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~~2 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.~~16. 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-or-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.~~16.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.~~17. A 250-foot wide buffer shall be provided adjacent to folio 77850.0000, as depicted on the general site plan.

~~22.~~18. The developer shall construct the following site access improvements, of which 18.a, 18.b or 18.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.~~18.a An eastbound to southbound right turn lane on CR 672 at Shelley Ln.; [COMPLETED]

~~22.~~18.b A westbound to southbound left turn lane on CR 672 at Shelley Ln.; [COMPLETED]

~~22.~~18.c. A southbound to eastbound left turn lane and a northbound to eastbound right turn lane on Balm Wimauma Rd. into the project's southernmost entrance; and,

~~22~~18.d. A southbound to eastbound left turn lane and a northbound and eastbound right turn lane on Balm Wimauma Rd. into the project's New Jade entrance; and
~~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,~~

18.e~~.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.~~19. 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~~ the intersection with Balm Wimauma Rd, 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.~~20. ~~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.~~ If MM 25-0745 is approved, the County Engineer will approve the Design Exception (dated July 9, 2025), which was found approvable on July 11, 2025, for Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard rural collector roadway, the developer will be required to construct improvements that include 11-foot-wide lanes, 8-foot shoulders with 7 feet paved consistent with the Design Exception.

~~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 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~~ parcels:

~~28.~~21. 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.~~22. 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.~~23. 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.~~24. 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~~25. 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~~26. 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.

27. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

28. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

29. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

~~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~~30. 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.

~~35~~31. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on July 21, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant
Ms. Kami Corbett spoke on behalf of the applicant. Ms. Corbett introduced the major modification request and provided testimony as reflected in the hearing transcript.

Development Services Department
Mr. Jared Follin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record and provided testimony as reflected in the hearing transcript. Mr. Follin distributed a revised staff report and submitted a copy of the revised report to the record.

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

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

Opponents
The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department
Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal
Mr. Corbett stated the applicant had nothing further.

The zoning master closed the hearing on MM 25-0745.

C. EVIDENCE SUMBITTED

Mr. Follin submitted to the record at the hearing a copy of the revised Development Services Department staff report.

D. FINDINGS OF FACT

1. The Subject Property consists of a portion of folio 77848.0708 with a total of approximately 66.04 acres located at the southeast corner of the Balm Wimauma Road and New Jade Avenue intersection in Wimauma.

2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned PD 18-0304.

3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Balm Community Plan and the Southshore Areawide Systems Plan.

4. The general area surrounding the Subject Property consists of residential single-family and agricultural uses. Adjacent properties include residential uses to the north across Balm Wimauma Road; a place of worship, single-family residential with agricultural uses, and Baum Wimauma Road to the west; a single-family residence, vacant land, and large pond to the south; single-family residential uses and undeveloped land to the east.

5. The Subject Property's PD zoning was originally approved as a Planned Village with up to 356 single-family homes, 5,000 square feet of non-residential uses, and 4,806 square feet of Village Green uses. A recently adopted comprehensive plan amendment changed the Subject Property's Future Land Use designation from RP-2 to Res-4 and changed the service area from Rural to Urban.

6. The applicant is requesting a Major Modification of PD 18-0304 to remove the Planned Village conditions and allow development consistent with the Res-4 Future Land Use category, including up to 700 single-family residential units, zero square feet of non-residential uses, and zero square feet of Village Green uses. The applicant is proposing a minimum lot size of 4,400 square feet and minimum lot width of 40 feet.

7. The applicant requested a Design Exception for Balm Wimauma Road substandard roadway improvements. The County Engineer found the Design Exception approvable. The developer will be required to construct 11-foot-wide travel lanes and 8-foot-wide shoulders with 7-foot-wide paved area.

8. Development Services Department staff found the proposed Major Modification is appropriate for the surrounding area and will not pose any negative impacts to the area. Staff concluded the Major Modification is approvable subject to conditions based on the applicant's general site plan submitted June 30, 2025

9. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.

10. Planning Commission staff found the proposed Major Modification is an allowable use in the Res-4 land use category and is compatible with the existing development pattern of the surrounding area. Staff concluded the proposed Major Modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

The record evidence demonstrates the proposed Major Modification request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order…are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested Major Modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a Major Modification of PD 18-0304 to remove the Planned Village conditions and allow development consistent with the Res-4 Future Land Use category, including up to 700 single-family residential units, zero square feet of non-residential uses, and zero square feet of Village Green uses. The applicant is proposing a minimum lot size of 4,400 square feet and minimum lot width of 40 feet.

The applicant requested a Design Exception for Balm Wimauma Road substandard roadway improvements. The County Engineer found the Design Exception approvable.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Major Modification request, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted June 30, 2025.

Pamela Jo Hatley — August 11, 2025

Pamela Jo Hatley PhD, JD — Date:

Land Use Hearing Officer

Hillsborough County City-County Planning Commission

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: July 21, 2025 **Report Prepared**: July 10, 2025	**Case Number**: PD 25-0744 **Folio(s)**: 77848.0708 **General Location**: South of County Road 672, west of Carlton Lake Road, and north of Sweat Loop Road
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	Residential-4 (4 du/ga;0.25 FAR)
Service Area	Urban Service Area
Community Plan(s)	Balm + SouthShore Areawide Systems
Rezoning Request	Major Modification to Rhodine Borrow Pit and the Grove Parcel PD to increase residential entitlements (max of 700 units) and eliminate non-residential entitlements.
Parcel Size	+/- 178 acres
Street Functional Classification	County Road 672 – **County Arterial** Balm Wimauma Road – **County Collector** Sweat Loop Road – **County Collector** Balm Road – **County Collector** Shelley Lane – **Local**
Commercial Locational Criteria	Not applicable

Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	**Future Land Use Designation**	**Zoning**	**Existing Land Use**
Subject Property	Residential-4	PD	Vacant
North	Residential-4 + Residential Planned-2	PD + ASC-1	Agricultural + HOA/Common Property + Public/Quasi
South	Residential-4	PD	Single-Family + Vacant
East	Residential Planned-2 + Residential-4	AR + PD	Single-Family + Vacant + Heavy Industrial
West	Residential-4 + Residential Planned-2	AS-0.4 + ASC-1 + PD	Single-Family + Agricultural + Vacant + Public/Quasi

Staff Analysis of Goals, Objectives and Policies:

The ± 178 acre subject site is located south of County Road 672, west of Carlton Lake Road, and north of Sweat Loop Road. The site is in the Urban Service Area and is within the limits of the Balm and SouthShore Areawide Systems Community Plans. This rezoning has concurrent Comprehensive Plan Map Amendments to change the Future Land Use to Residential-4 (RES-4) and the Rural Area to the Urban Service Area. Both amendments were approved by the Board of County Commissioners and were effective as of June 22, 2025. Therefore, the subject site now has a Future Land Use (FLU) designation of Residential-4 and will be reviewed as such. The intent of the RES-4 category is for low density residential development. The applicant is requesting a Major Modification to the Rhodine Borrow Pit and the Grove Parcel PD to increase residential entitlements and eliminate non-residential entitlements. The proposed change will exclusively affect the Grove Parcel and the entitlements on the Rhodine Parcel will remain unchanged. The applicant is proposing 700 single family units on the site. See table below for Modifications.

EXISTING PD ENTITLEMENTS	Area (ac)	residential SFD units	non-residential SF	village green SF
Rhodine Parcel	177.3	283	3,820.5	-
The Grove Parcel	178	356	5,000	4,806
Total	358.3	639	8,820.5	-
PROPOSED PD ENTITLEMENTS	**Area (ac)**	**residential SFD units**	**non-residential SF**	**village green SF**
Rhodine Parcel	177.3	283	3,820.5	-
The Grove Parcel	178	700	-	-
Total	358.3	983	3,820.5	-

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently has vacant land uses. There are single-family, public/quasi-public, agricultural, and vacant land uses surrounding the site. The proposed Major Modification to increase residential entitlements, which will result in 700 additional single-family residential dwelling units, meets the intent of FLUS Objective 1.1

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Residential-4 (RES-4) Future Land Use category, which allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. As the language states above, residential uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family, public/quasi-public, agricultural, and vacant. The proposed request will complement the area as well as the surrounding neighborhoods to the east, north, and west.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands in southwestern portion of the property. According to Objective 6.2 of the Future Land Use Section, "New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan." EPC determined that a resubmittal is not necessary; therefore, the proposed Planned Development is consistent with FLUS Objective 6.2.

The subject site is within the limits of the Balm Community Plan and SouthShore Areawide Systems Plan. There are no applicable policies related to this Major Modification request.

Overall, staff finds that the proposed use is an allowable use in the RES-4 category and is compatible with the existing development pattern found within the surrounding area. The proposed Major Modification (MM) would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: *Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.*

Relationship to the Future Land Use Map

Goal 2*: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.*
Objective 2.1*: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.*

Policy 2.1.1*: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further des*

Future Land Use Categories

Objective 2.2*: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.*

Policy 2.2.1*: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Compatibility

Policy 3.1.1: *Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.*

Policy 3.1.2*: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

Policy 3.1.3: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development*

Development

Policy 4.1.1*: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 4.1.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

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

Neighborhood/Community Development

Objective 4.4: *Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

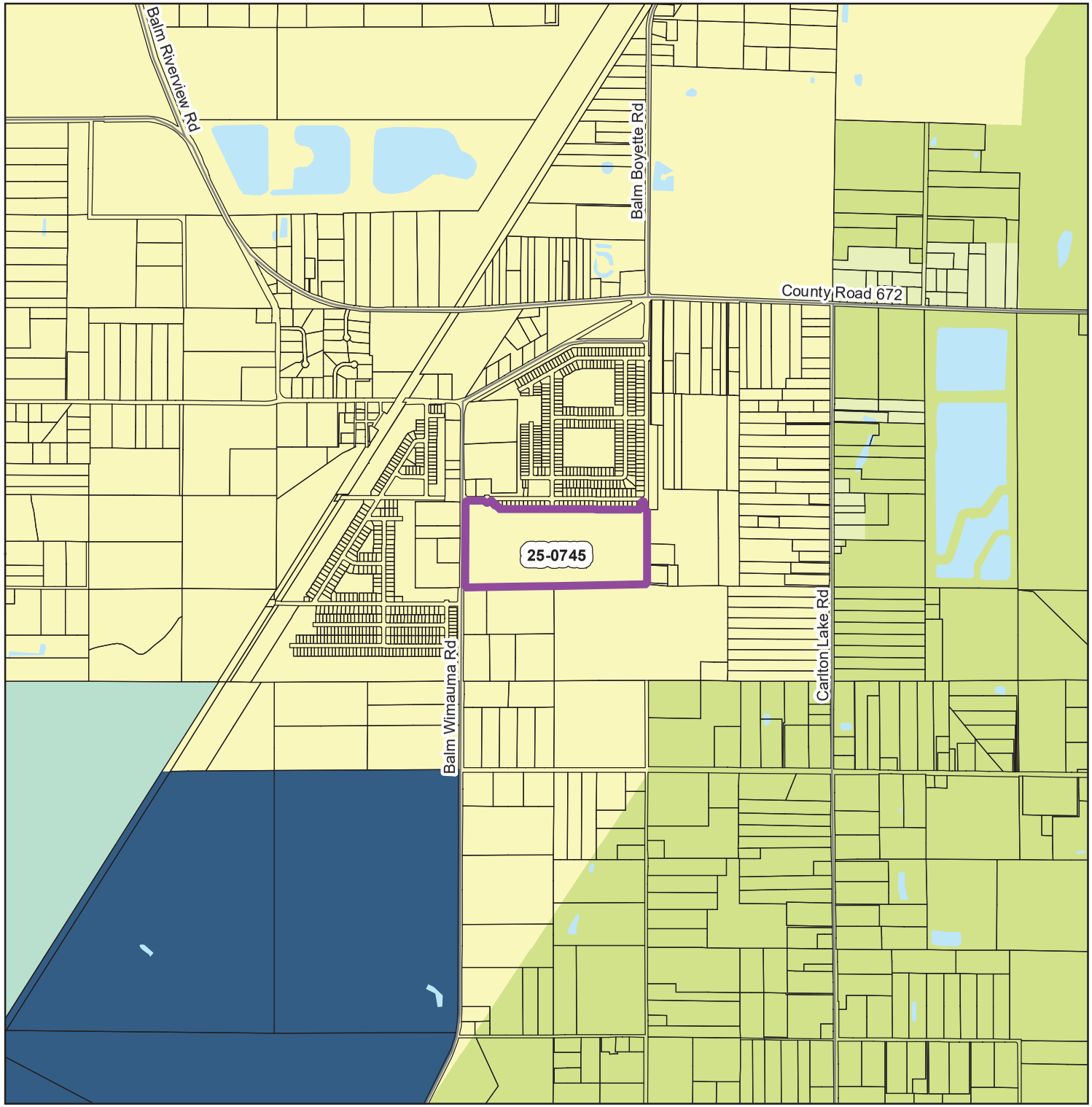
Policy 4.4.1: *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*
a) the creation of like uses; and

b) creation of complementary uses; and
c) mitigation of adverse impacts; and
d) transportation/pedestrian connections; and
e) Gradual transitions of intensity

Environmental Considerations

Objective 6.2: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ MM 25-0745



Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N W E S

0 1,100 2,200 3,300 4,400 Feet

Map Printed from Rezoning System: 5/28/2025

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

BOARD OF COUNTY COMMISSIONERS
Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal
COUNTY ADMINISTRATOR
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COUNTY ATTORNEY
Christine M. Beck
COUNTY INTERNAL AUDITOR
Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR
Gregory S. Horwedel

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: Rhodine Borrow Pit & the Grove Parcel

Zoning File: RZ-PD 21-0033 **Modification:** MM 25-0745

Atlas Page: None **Submitted:** 08/29/25

To Planner for Review: 08/29/25 **Date Due:** ASAP

Contact Person: Anna Ritenour **Phone:** 813-223-3919/Anna.Ritenour@clearviewland.com

Right-Of-Way or Land Required for Dedication: **Yes** ☐ **No** ☑

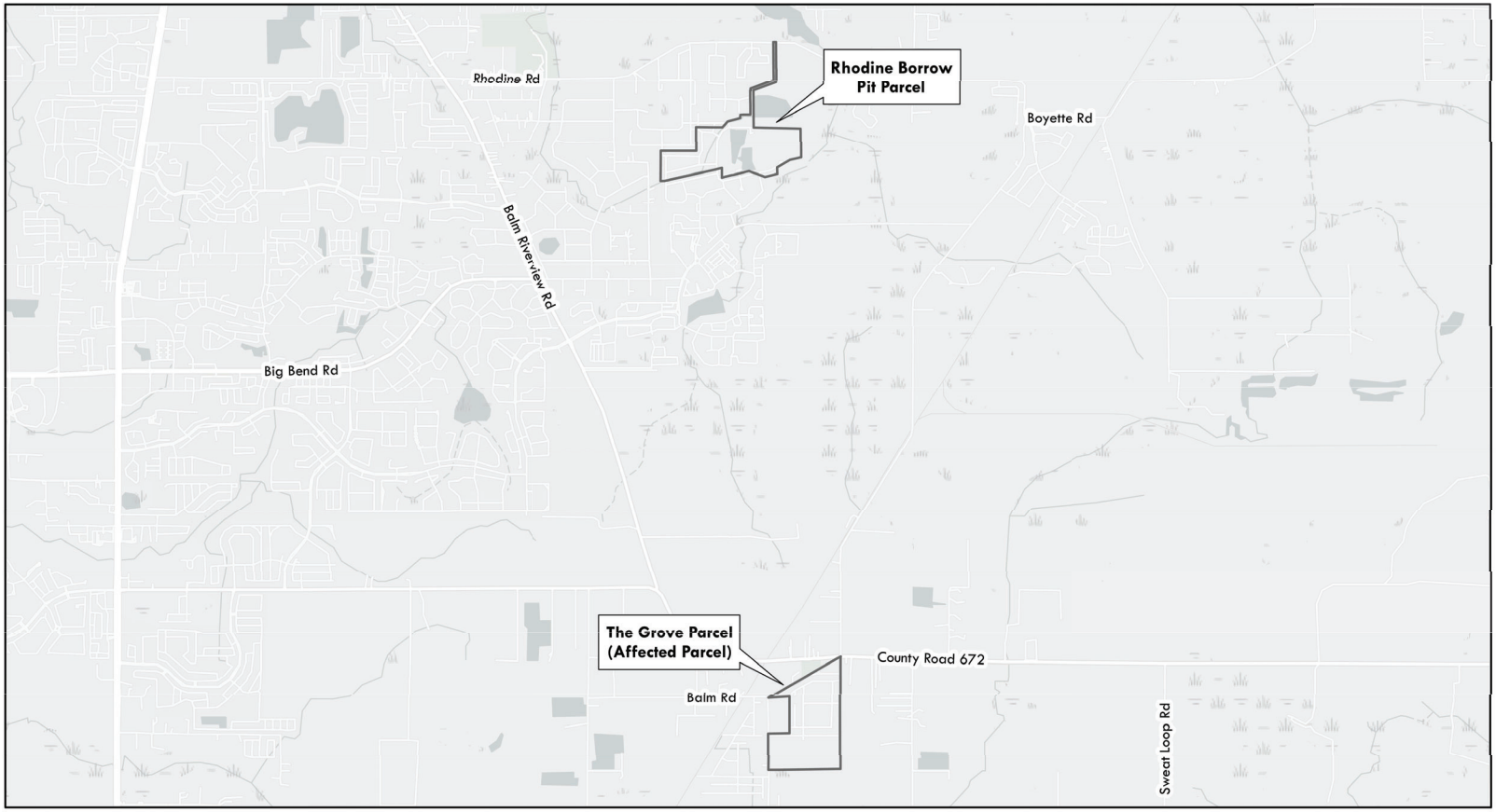
☑ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Jared Follin Date: 08/29/2025

Date Agent/Owner notified of Disapproval: _____

Received
August 29, 2025
Development
Services



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVERVIEW COMMUNITY PLAN, AND THE SOUTHSHORE AREAWIDE SYSTEMS PLAN.
2. THERE ARE NO WATER BODIES OR ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" PER FEMA FIRM MAP 12057C. IT IS NOT LOCATED IN THE CHHA, SURFACE WATER RESOURCE PROTECTION AREA, OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE PARCELS ARE NOT ADJACENT TO OR WITHIN THE 150' OF A SCENIC CORRIDOR.
6. THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
7. 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.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES, OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE NO EXISTING ROADS OR EASEMENTS ON SITE.
10. NO FLEX IS REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED. GARAGE WIDTHS MAY BE UP TO 70% OF STREET-FACING BUILDING FAÇADE WHERE 40' LOTS ARE USED.
12. COMMUNITY GATHERING SPACES SHALL BE PROVIDED AS REQUIRED BY THE LDC SECTION 6.02.18. AT LEAST ONE GATHERING SPACE MUST BE AT LEAST 3,000 SF.
13. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
14. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY LDC UNLESS OTHERWISE SHOWN.
15. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS SHOWN AND WILL BE LOCAL ROADWAYS. ALL PROJECT ROADWAYS/DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT PRIDE BLVD.
16. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED AS SHOWN.
17. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150' OF THE SITE ARE AS SHOWN.
18. THE LOCATION OF SIDEWALKS AND TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING AND WITHIN 150' OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OR BIKEWAYS WITHIN 150' OF THE SITE.
19. POTABLE WATER, SEWAGE DISPOSAL AND SOLID WASTE WILL BE PROVIDED BY HILLSBOROUGH COUNTY.
20. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON-SITE AND WITHIN 150' OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
21. NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
22. EXISTING ACCESS POINTS ARE AS SHOWN.
23. THERE ARE NO NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
24. OPEN SPACE/COMMUNITY GATHERING SPACES WILL BE OWNED/MAINTAINED BY HOA OR OTHER ENTITY.
25. AREAS OF ADDITIONAL RIGHT-OF-WAY DEDICATION AND CONVEYANCE, AS WELL AS CORRIDOR PRESERVATION ARE NOT SHOWN DUE TO GRAPHIC SCALE. SEE CONDITIONS OF APPROVAL FOR ADDITIONAL INFORMATION.
26. THE PROJECT IS WITHIN TWO PENDING COMPREHENSIVE PLAN AMENDMENT AREAS TO INCLUDE IT WITHIN THE URBAN SERVICE AREA AND CHANGE THE PROPERTY'S FUTURE LAND USE FROM RP-2 TO RES-4.

PROJECT DATA TABLE	
PROJECT FOLIOS	See sheet 6
ADDRESS/INTERSECTION	Balm Boyette Rd & CR 672/Rhodine Rd.
EXISTING ZONING	PD
PROPOSED ZONING	PD
EXISITNG LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
PROPOSED USES	Single Family Detached, Commercial
GROSS ACREAGE	358.3 acres

PROPOSED USES, DENSITY AND INTENSITY	
PROPOSED DENSITY	2.74 du/acre
MAX. ALLOWABLE DENSITY	4 du/acre
PROPOSED USES:	Single Family Detached (du)
Rhodine Borrow Pit Parcel = 180.3 acres	283
The Grove Parcel = 178.0 acres	700
TOTAL = 358.3 acres	983

MM 25-0745

GENERAL DEVELOPMENT PLAN

RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
Hill Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning:
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 223-3919

Transportation:
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5023 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

Engineering:
Arburina Group, Inc.
4921 Memorial Highway,
Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS

DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025
RESUBMITTAL	07.01.2025
SITE PLAN CERTIFICATION	08.20.2025

PREPARED FOR:

JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:

Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN: GIRALDO	CHECKED: WITKOWSKI
JOB NO.: EPG-BGE-002	DATE: 03/24/2025
FILE: PD.dwg	

SHEET 1 OF 6

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August 29, 2025
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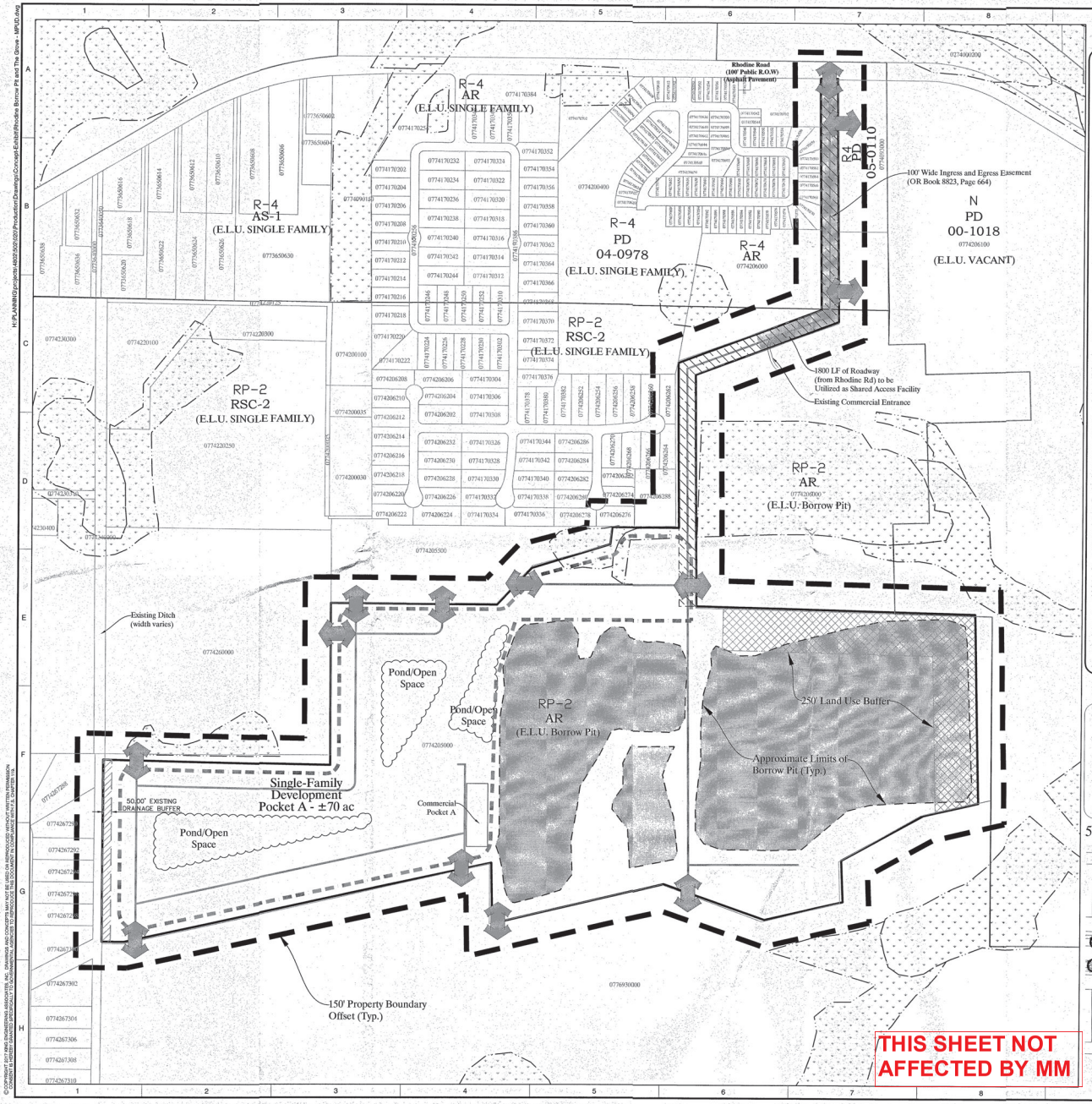
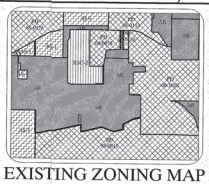
Services



THIS SHEET NOT
AFFECTED BY MM

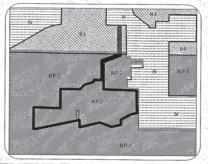
RHODINE BORROW PIT (DONATING PARCEL)

EXISTING FEMA MAP



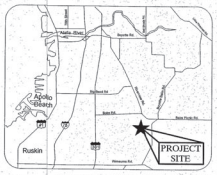
EXISTING ZONING MAP

AR AS-1 PD RSC-2



FUTURE LAND USE MAP

N R4 RP-2



VICINITY MAP

SECTION 15, TOWNSHIP 31S, RANGE 20E
HILLSBOROUGH COUNTY, FLORIDA

SITE DATA - RHODINE BORROW PIT
PROJECT SIZE: ±180.3 ACRES
FOLIOS: 077420.5000
EXISTING ZONING: AR
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: RP-2 (±177.3 ACRES) / R-4 (±3.0 ACRES)
EXISTING USE: UNDEVELOPED / AGRICULTURE
PROPOSED USE: **RESIDENTIAL USE (±180.3 ACRES):**
283 SINGLE-FAMILY LOTS - DEVELOPMENT WITHIN POCKET A SHALL CONSIST OF 283 LOTS / ±177.3 ACRES = 1.57 LOTS PER ACRE
AND
COMMERCIAL USE:
A MAXIMUM OF 3,820.5 S.F. OF COMMERCIAL USES SHALL BE PROVIDED WITHIN COMMERCIAL POCKET A

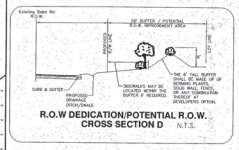
DENSITY: 1.57 DU/AC WITHIN RP-2 FLU

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION): YES - BORROW PIT ±67.1 AC (37.2%)
NATURAL WATER BODIES: NONE
CONSERVATION: ±1.5 AC WETLANDS (±0.8%)
PRESERVATION AREAS: NONE

RESIDENTIAL DEVELOPMENT STANDARDS

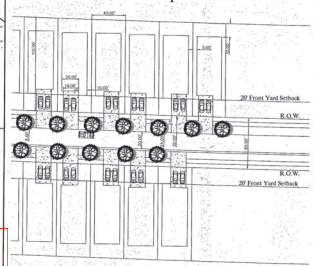
MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	5,500 SQUARE FEET
MINIMUM LOT WIDTH:	40 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM FRONT YARD	20 FEET (10 FEET FOR FRONT YARDS FUNCTIONING AS SIDE YARDS)	MINIMUM FRONT YARD	20 FEET (10 FEET FOR FRONT YARDS FUNCTIONING AS SIDE YARDS*)
MINIMUM REAR YARD:	15 FEET	MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET	MINIMUM SIDE YARD:	5 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET--2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET--2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	50' MINIMUM
GARAGE SETBACK:	25 FEET (20 FEET FOR GARAGES ACCESSED FROM A FRONT YARD FUNCTIONING AS SIDE YARDS)		

APP # RZ-PD 18-0304 RV
CLERK DOC # 18-1259
PAGE 2 OF 6



R.O.W DEDICATION/POTENTIAL R.O.W.
CROSS SECTION D N.T.S.

50' Enhanced Landscape Buffer



40' LOT DETAIL - N.T.S.

LEGEND:

- Property Limits
- Single Family Development Pocket
- 250' Compatible Land Use Buffer
- Project Access Location
- Interior Circulation
- AR — Zoning District
- RP-2 — Future Land Use Designation
- 0776990000 — Folio Number
- Approximate Wetland Line
- Amenity Area
- 250' Land Use Buffer
- Landscape Buffer (50' min.)
- Enhanced Landscape Buffer
- Right-of-Way Preservation
- Proposed Pond/Open Space

18-0304
RECEIVED
SEP 28 2018
Development Services

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881, Fax: (813) 880-8882
www.kingengineering.com
Engineering License #2610

NO.	DATE	REVISION	BY

RHODINE BORROW PIT & THE GROVE PARCEL

EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA

GENERAL SITE DEVELOPMENT PLAN

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

JOB NO:	4802-502-020
DATE:	7/31/2018
SCALE:	AS SHOWN

2 of 6

H:\PLANNING\projects\4802-502\020\Production\Drawings\Concept-Exhibit\Rhodine Borrow Pit and The Grove - MPUD.dwg

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August 29, 2025
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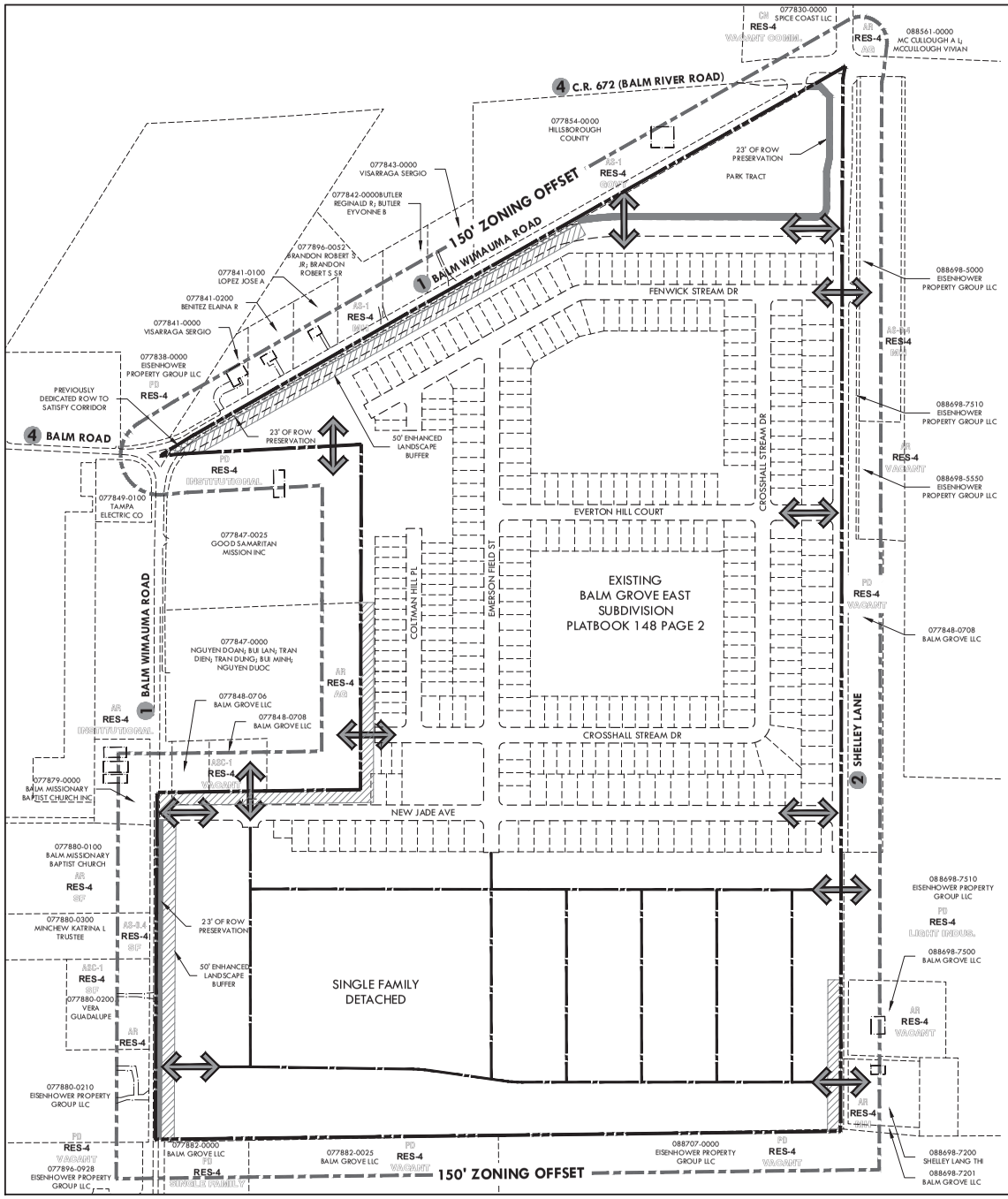
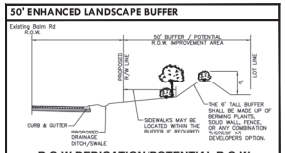
Services



50' ENHANCED LANDSCAPE BUFFER



R.O.W DEDICATION/POTENTIAL R.O.W. CROSS SECTION D N.T.S.

SITE DATA - THE GROVE PARCEL	
Project Size	178.0 Acres
Folios	See Sheet 6
Exisiting Zoning	PD
Proposed Zoning	PD
Future Land Use	RES-4
Exisiting Use	Single Family Detached
Proposed Use:	
Single Family Detached	700 du
Density	3.93 du/ac

SINGLE FAMILY DETACHED - LOT STANDARDS	
MINIMUM LOT SIZE	4,400 SF
MINIMUM LOT WIDTH (A)	40'
MINIMUM LOT DEPTH (B)	110'
MINIMUM SETBACKS:	
FRONT* (C)	20'
SIDE (D)	5'
SIDE CORNER** (E)	10'
REAR (F)***	15'
MAXIMUM BUILDING COVERAGE	75%
MAXIMUM BUILDING HEIGHT	35'

* 10 feet for front yards functioning as side yards.
** Side yard setback should be 20 feet when used for access.
*** Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures.

1 BALM WIMAUMA ROAD

- 62'± RIGHT OF WAY
- 29'± ASPHALT PAVEMENT / 2 LANES
- COLLECTOR ROAD
- ASPHALT IN GOOD CONDITION

2 SHELLEY ROAD

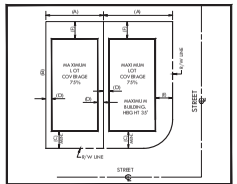
- RIGHT OF WAY (VARIES)
- 26-46'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN POOR CONDITION

3 C.R. 672 (BALM RIVER ROAD)

- RIGHT OF WAY (VARIES)
- 29'± ASPHALT PAVEMENT / 2 LANES
- ARTERIAL ROAD
- ASPHALT IN GOOD CONDITION

4 BALM ROAD

- 60'± RIGHT OF WAY
- 20'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN GOOD CONDITION



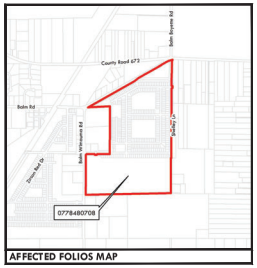
SINGLE FAMILY DETACHED LOT

400' 200' 0 200' 400'

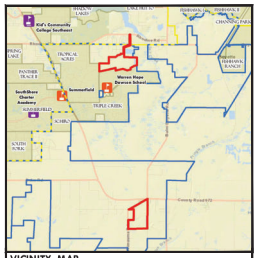
SCALE: 1" = 200'

LEGEND:

- PD BOUNDARY
- AR — ZONING
- RES-4 — FUTURE LAND USE
- VACANT — EXISTING LAND USE
- 079703-0000 — FOLIO NUMBER
- WETLAND SETBACK
- OTHER SURFACE WATER (OSW)
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARIES
- CONCEPTUAL LOCAL ROADS
- PEDESTRIANS / VEHICULAR ACCESS
- 50' ENHANCED LANDSCAPE BUFFER
- 23' OF ROW PRESERVATION



AFFECTED FOLIOS MAP



VICINITY MAP

SECTIONS 25, TOWNSHIP 31S, RANGE 20E
HILLSBOROUGH COUNTY, FLORIDA

MM 25-0745
GENERAL DEVELOPMENT PLAN
RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
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101 E. Kennedy Blvd., Suite 3700
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3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 223-3919

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Tampa, FL 33607
(813) 289-0039

Engineering:
Arduino Group, Inc.
4921 Memorial Highway,
Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025
RESUBMITTAL	07.01.2025
SITE PLAN CERTIFICATION	08.20.2025

PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
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Tampa, Florida 33609
(813) 767-5783

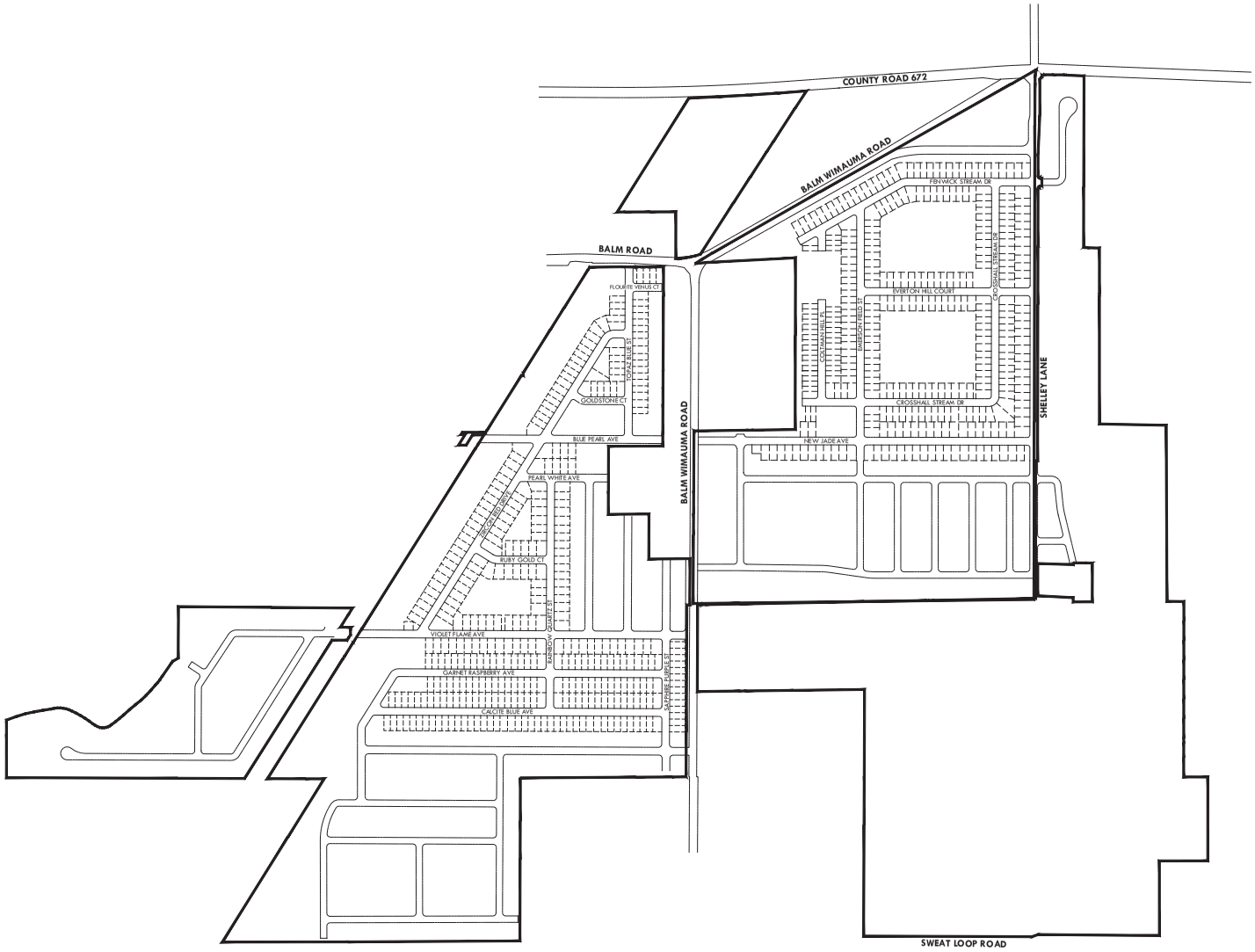
PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN: GIRALDO CHECKED: WITKOWSKI
JOB NO.: EPG-BGE-002 DATE: 03/24/2025
FILE: PD.dwg

SHEET 3 OF 6

File Path: P:\Balm Grove\Balm Grove East Expansion\Landplan\Zoning\PD-dwg Plot Date 08-20-25

Received
August 29, 2025
Development
Services



800' 400' 0 400' 800'

SCALE: 1" = 400'

MM 25-0745

PD 25-0744 & MM 25-0745

INTEGRATED ROADWAY NETWORK

RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
Hill Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning:
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Tampa, FL 33609
(813) 223-3919

Transportation:
Lindsey & Associates, Inc.
5023 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

Engineering:
Arduino Group, Inc.
4921 Memorial Highway,
Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS

DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025
RESUBMITTAL	07.01.2025
SITE PLAN CERTIFICATION	08.20.2025

PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN: GIRALDO	CHECKED: WITKOWSKI
JOB NO.: EPG-BGE-002	DATE: 03/24/2025
FILE: PD.dwg	

SHEET 4 OF 6

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August 29, 2025
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RHODINE BORROW PIT LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

TRACT A:

Begin at the SW corner of the NW 1/4 of the NW l/4 of Section 1, Township 31 South, Range 20 East and run North 00 deg.08'22" West along the West boundary of said Section 1, 88.37 feet, thence run South 89 deg. 45'22" East 331.00 feet; thence run South 0 deg.34'35" East 35.00 feet, thence run South 89 deg. 45'22" East 1685.95 feet, thence South 00 deg.34'35" East 450.95 feet, thence South 88 deg.38'22" E. 1722.25 feet, thence S. 1 deg.23'40" E. 1090.90 feet, thence S. 76 deg. 56'10" W. 325.40 feet, thence S. 61 deg. 07'40" West 541.84 feet, thence S. 2 deg. 26'55" E. 238.46 feet, thence S. 77 deg.06'25" W. 468.39 feet, thence N. 70 deg. 53'30" W. 621.60 feet, thence S. 76 deg. 45'00" W. 1019.38 feet, thence N. 1 deg.09'55" W. 350.52 feet, thence S. 77 deg. 46'30" W. 961.63 feet to a point on the West boundary of aforesaid Section 1, said point being 1913.12 feet North of the SW corner thereof, continue thence S. 77 deg. 46'30" W. 1216.43 feet into Section 2, Township 31 South, Range 20 East to a point being 1650 feet North of the South boundary of said Section 2, thence N. 89 deg. 44'02" W. 130.45 feet, thence N. 0 deg. 02'12" E. 1048.54 feet to the NW corner of East 1/2 of SE 1/4 of said Section 2, thence S. 88 deg. 43'06" E. 1316.96 feet to the NE corner of SE 1/4 of said Section 2, thence N. 0 deg. 08'22" W. 1337.62 feet to the Point of Beginning.

TRACT B:

From the intersection of the West boundary of Section 36, Township 30 South, Range 20 East, with the Southerly right-of-way line of Rhodine Road, run thence S. 89 deg. 48'35" E. along said right-of-way line 2816.42 feet to the Point of Beginning, run thence S. 0 deg. 42'45" E. 1327.00 feet; thence S. 69 deg. 27'00" W. 885.56 feet; thence S. 0 deg. 34'35" E. 1400.95 feet, thence S. 88 deg. 38'22" E. 100.00 feet, thence N. 0 deg. 34'35" W. 1334.27 feet; thence N. 69 deg. 27'00" E. 885.73 feet, thence N. 0 deg. 42'45" W. 1395.65 feet to the South right-of-way line of Rhodine Road, thence N. 89 deg. 48'35" W. 100.00 feet to the Point of Beginning, subject to an easement for ingress and egress over and across said property.

LESS AND EXCEPT

Beginning at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East; thence N. 00 deg. 08'22" W. along the West line of said NW 1/4 a distance of 88.37 feet; thence S. 89 deg. 45'22" E. a distance of 331.00 feet; thence S. 00 de g. 21 '39" E. a distance of 35.00 feet; thence S. 89 deg. 45'22" E. a distance of 1,301.70 feet; thence along the Westerly bank of a ditch S. 03 deg. 44'06" W. a distance of 115.98 feet; thence continue along said Westerly bank S. 74 deg. 47'43" W. a distance of 473.04 feet; thence continue along said Westerly bank S. 43 deg. 24'17" W. a distance of 294.26 feet; thence N. 89 deg. 44'46" W. a distance of 965.45 feet to the West line of the SW 1/4 of the NW 1/4 of said Section 1; thence continue along said West line of the SW 1/4 of the NW 1/4, N. 00 deg. 08'22" W. a distance of 402.88 feet to the Point of Beginning. All lying and being in Hillsborough County, Florida.

THE GROVE PARCEL LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

DESCRIPTION: (AS PROVIDED BY CLIENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 16192, PAGE 1492)

THAT PART OF THE N1/2 OF THE NE 1/4 LYING SOUTH OF THE BALM-WIMAUMA PAVED ROAD; THE S1/2 OF THE NE 1/4, LESS THE WEST 782.45 FEET THEREOF; AND THE N1/2 OF THE SE 1/4, ALL IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS RIGHT OF WAY FOR STATE ROAD 672. ALL BEING IN HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION: (WRITTEN AS REQUESTED BY CLIENT)

A PARCEL OF LAND LYING IN SECTION 25 TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30 AND PROCEED S 00°05'20" W, ALONG THE WEST BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30, A DISTANCE OF 48.64 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BALM-PICNIC ROAD (S-672) PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NUMBER 10540-2152 AND THE POINT OF BEGINNING; THENCE S 00°05'20" W, ALONG THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 2739.30 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE S 00°05'26" W, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1368.83 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°55'06" W, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1325.74 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°54'34" W, ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1293.89 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE (AS MONUMENTED) OF BALM WIMAUMA ROAD; THENCE N 00°08'34" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1334.19 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25; THENCE N 88°09'22" E, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 752.88 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 782.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE N 00°16'05" E, ALONG THE EAST BOUNDARY OF THE WEST 782.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 1333.50 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE S 87°01'07" W, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 690.84 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF BALM WIMAUMA ROAD AS ESTABLISHED FROM THE HILLSBOROUGH COUNTY RIGHT OF WAY INVENTORY MAPS; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 6 COURSES; (1) N 48°56'26" E, A DISTANCE OF 32.57 FEET; (2) N 58°08'22" E, A DISTANCE OF 174.67 FEET; (3) N 60°29'19" E, A DISTANCE OF 537.90 FEET; (4) N 60°29'35" E, A DISTANCE OF 590.00 FEET; (5) N 60°28'05" E, A DISTANCE OF 619.14 FEET; (6) N 60°28'04" E, A DISTANCE OF 970.65 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF BALM-PICNIC ROAD (S-672) SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5689.58 FEET A CHORD BEARING OF N 89°00'43" E AND A CHORD DISTANCE OF 15.60 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 15.60 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 178.40 ACRES MORE OR LESS.

MAJOR MODIFICATION LEGAL DESCRIPTION:

BALM GROVE EAST TRACT F-4

MODIFIED BY MM 25-0745

18-0304

RECEIVED
SEP 28 2018
Development Services

APP # RZ-PD 18-0304 RV
CLERK DOC # 18-1259
PAGE 4 OF 6

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881, Fax: (813) 880-8882
www.kingengineering.com
Engineering License #2610

NO.	DATE	REVISION	BY

RHODINE BORROW PIT &
THE GROVE PARCEL
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

JOB NO:	4802-502-020
DATE:	7/31/2018
SCALE:	AS SHOWN

5 of 6

H:\PLANNING\projects\4802\502\020\Production\Drawings\Concept-Exhibit\Rhodine Borrow Pit and The Grove - MPUD.dwg
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Received
August 29, 2025
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RHODINE PARCEL

FOLIOS				
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THE GROVE PARCEL

FOLIOS	MM Affected Parcel – A portion of 0778480708					
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MM 25-0745

GENERAL DEVELOPMENT PLAN

RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
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101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning:
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5023 W. Laurel Street
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Engineering:
Arburra Group, Inc.
4921 Memorial Highway,
Suite 300
Tampa, FL 33634
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REVISIONS

DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025
RESUBMITTAL	07.01.2025
SITE PLAN CERTIFICATION	08.20.2025

PREPARED FOR:

JSH SOUTHFORK DEVELOPMENT LLC

111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

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DRAWN: GIRALDO	CHECKED: WITKOWSKI
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SHEET 6 OF 6

Received
August 29, 2025
Development
Services

RHODINE PARCEL

FOLIOS				
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0774206556	0774206676	0774206790	0774206904	0774207018
0774206558	0774206678	0774206792	0774206906	0774207020
0774206560	0774206680	0774206794	0774206908	0774207022
0774206562	0774206682	0774206796	0774206910	0774207024
0774206564	0774206684	0774206798	0774206912	0774207026
0774206566	0774206686	0774206800	0774206914	0774207028
0774206568	0774206688	0774206802	0774206916	0774207030
0774206570	0774206690	0774206804	0774206918	0774207032
0774206572	0774206692	0774206806	0774206920	0774207034
0774206574	0774206694	0774206808	0774206922	0774207036
0774206576	0774206696	0774206810	0774206924	0774207038
0774206578	0774206698	0774206812	0774206926	0774207040
0774206580	0774206700	0774206814	0774206928	0774207042
0774206582	0774206702	0774206816	0774206930	0774207044
0774206584	0774206704	0774206818	0774206932	0774207046
0774206592	0774206706	0774206820	0774206934	0774207048
0774206594	0774206708	0774206822	0774206936	0774207050
0774206596	0774206710	0774206824	0774206938	0774207052
0774206598	0774206712	0774206826	0774206940	0774207054
0774206600	0774206714	0774206828	0774206942	0774207056
0774206602	0774206716	0774206830	0774206944	0774207058
0774206604	0774206718	0774206832	0774206946	0774207060
0774206606	0774206720	0774206834	0774206948	0774207062
0774206608	0774206722	0774206836	0774206950	0774207064
0774206610	0774206724	0774206838	0774206952	0774207066
0774206612	0774206726	0774206840	0774206954	
0774206614	0774206728	0774206842	0774206956	
0774206616	0774206730	0774206844	0774206958	
0774206618	0774206732	0774206846	0774206960	
0774206620	0774206734	0774206848	0774206962	
0774206622	0774206736	0774206850	0774206964	
0774206624	0774206738	0774206852	0774206966	
0774206626	0774206740	0774206854	0774206968	
0774206628	0774206742	0774206856	0774206970	
0774206630	0774206744	0774206858	0774206972	

THE GROVE PARCEL

FOLIOS	MM Affected Parcel – A portion of 0778480708					
0778480012	0778480126	0778480240	0778480354	0778480468	0778480582	0778480696
0778480014	0778480128	0778480242	0778480356	0778480470	0778480584	0778480698
0778480016	0778480130	0778480244	0778480358	0778480472	0778480586	0778480700
0778480018	0778480132	0778480246	0778480360	0778480474	0778480588	0778480702
0778480020	0778480134	0778480248	0778480362	0778480476	0778480590	0778480704
0778480022	0778480136	0778480250	0778480364	0778480478	0778480592	0778480706
0778480024	0778480138	0778480252	0778480366	0778480480	0778480594	0778480710
0778480026	0778480140	0778480254	0778480368	0778480482	0778480596	
0778480028	0778480142	0778480256	0778480370	0778480484	0778480598	
0778480030	0778480144	0778480258	0778480372	0778480486	0778480600	
0778480032	0778480146	0778480260	0778480374	0778480488	0778480602	
0778480034	0778480148	0778480262	0778480376	0778480490	0778480604	
0778480036	0778480150	0778480264	0778480378	0778480492	0778480606	
0778480038	0778480152	0778480266	0778480380	0778480494	0778480608	
0778480040	0778480154	0778480268	0778480382	0778480496	0778480610	
0778480042	0778480156	0778480270	0778480384	0778480498	0778480612	
0778480044	0778480158	0778480272	0778480386	0778480500	0778480614	
0778480046	0778480160	0778480274	0778480388	0778480502	0778480616	
0778480048	0778480162	0778480276	0778480390	0778480504	0778480618	
0778480050	0778480164	0778480278	0778480392	0778480506	0778480620	
0778480052	0778480166	0778480280	0778480394	0778480508	0778480622	
0778480054	0778480168	0778480282	0778480396	0778480510	0778480624	
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0778480060	0778480174	0778480288	0778480402	0778480516	0778480630	
0778480062	0778480176	0778480290	0778480404	0778480518	0778480632	
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0778480098	0778480212	0778480326	0778480440	0778480554	0778480668	
0778480100	0778480214	0778480328	0778480442	0778480556	0778480670	
0778480102	0778480216	0778480330	0778480444	0778480558	0778480672	
0778480104	0778480218	0778480332	0778480446	0778480560	0778480674	
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0778480110	0778480224	0778480338	0778480452	0778480566	0778480680	
0778480112	0778480226	0778480340	0778480454	0778480568	0778480682	
0778480114	0778480228	0778480342	0778480456	0778480570	0778480684	
0778480116	0778480230	0778480344	0778480458	0778480572	0778480686	
0778480118	0778480232	0778480346	0778480460	0778480574	0778480688	
0778480120	0778480234	0778480348	0778480462	0778480576	0778480690	
0778480122	0778480236	0778480350	0778480464	0778480578	0778480692	
0778480124	0778480238	0778480352	0778480466	0778480580	0778480694	

MM 25-0745

GENERAL DEVELOPMENT PLAN

RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
Hill Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning:
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 223-3919

Transportation:
Lindsx & Associates, Inc.
5023 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

Engineering:
Arburra Group, Inc.
4921 Memorial Highway,
Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS

DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025
RESUBMITTAL	07.01.2025
SITE PLAN CERTIFICATION	08.20.2025

PREPARED FOR:

JSH SOUTHFORK DEVELOPMENT LLC

111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN: GIRALDO	CHECKED: WITKOWSKI
JOB NO.: EPG-BGE-002	DATE: 03/24/2025
	FILE: PD.dwg

SHEET 6 OF 6

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 7/15/2025

REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Boyette PETITION NO: MM 25-0745

☐ 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.

CONDITIONS OF ZONING APPROVAL

(Applicable only to the East Grove Development Area)

New Conditions:

- Notwithstanding the access shown on the PD site plan to the Park Tract under County ownership, existing and any proposed future access(es) shall comply with the County Land Development Code requirements.

Revised Conditions:

22. 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.; [COMPLETED]
    b. A westbound to southbound left turn lane on CR 672 at Shelley Ln.; [COMPLETED]
    c. A southbound to eastbound left turn lane and a northbound to eastbound right turn lane on Balm Wimauma Rd. into the project's southernmost entrance; and,
    d. A southbound to eastbound left turn lane and a northbound to eastbound right turn lane on Balm Wimauma Rd. into the project's New Jade Ave. entrance; and, ~~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.~~

e. ~~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,~~ [THIS CONDITION HAS BEEN SATISFIED]

~~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~~ the intersection with Balm-Wimauma Rd., 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.~~ If MM 25-0745 is approved, the County Engineer will approve the Design Exception (dated July 9, 2025), which was found approvable on July 11, 2025, for Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard rural collector roadway, the developer will be required to construct improvements that include 11-foot-wide lanes, 8-foot shoulders with 7 feet paved consistent with the Design Exception.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify the East Grove portion of the PD 18-0304, as most recent amended by PRS 23-0030, approved for 5,535 s.f. of commercial uses and 410 single-family detached dwelling units. The request is to eliminate the commercial uses and allow for a maximum of 700 single family detached dwelling units. Additionally, the revised PD site plan removes the inset re-alignment options for Balm Wimauma Rd. which was recently completed with the construction of initial Balm Grove East residential subdivision plat.

The Rhodine Borrow Pit development area is not part of this proposed PD modification.

The applicant submitted a trip generation and site access analysis as required by staff. Since the project will potentially generate more than 50 peak hour trips at buildout, a detailed transportation analysis is required per the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses in the PD Modification Area:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 410 Single-Family Detached Dwelling Units (ITE Code 210)	3,808	296	394
PD, 5,000 s.f. Commercial Uses (ITE Code 822)	272	12	48
Total:	4,080	308	442

Proposed Uses in Modification Area:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 700 Single-Family Detached Dwelling Units (ITE Code 210)	6,045	438	619

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Change:	**+1,965**	**+130**	**+177**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 672 is a 2-lane, undivided, arterial roadway characterized by +/- 12-foot wide travel lanes with +/-5-foot paved shoulders in good 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.

Balm Wimauma Rd. is a 2-lane, undivided, collector roadway characterized by +/- 11-foot wide lanes with 7-foot bike lanes in good condition. The roadway segment north of the intersection with Balm Rd. lies within a +/- 64 to 86 feet wide right-of-way and has curb and gutter on both sides. This segment has sidewalk on the south side with the exception of the +/-1,250 feet east and north of the Balm Park and Community Center driveway where sidewalks are located on both sides. South of the intersection with Balm Rd. the roadway lies within +/-62 to 84 feet of right of way. There are no curb and gutter and only a portion has sidewalk present on the east side of the road. Therefore, there are portions of the roadway that are deemed substandard.

Balm Wimauma Rd. is shown on Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway.

Balm Rd. is a 2-lane collector roadway characterized by +/- 11 foot lanes in good condition. The roadway lies within a +/- 62 to 100-foot wide right-of-way. There is a sidewalk on the south side and bicycle facilities on both sides in the vicinity of the proposed project.

Shelley Ln. is a 2-lane, local roadway characterized by +/- 20-feet of pavement in good condition within +/-60 feet of right of way. There is a 5-foot sidewalks on the east side of the roadway.

SITE ACCESS

The project is taking access to Balm Wimauma Rd. and Shelley Ln. Additional vehicular and pedestrian access connections are proposed to stub out to folio# 77847.0000 and 77847.0025 for future connection in the event said properties redevelop.

The applicant's detailed site access analysis finds that southbound to eastbound left turn lanes are warranted at the two proposed access connections to Balm Wimauma Rd. Additionally, the applicant is proposing to construct northbound to eastbound right turn lanes at Balm Wimauma Rd. access connections.

REQUESTED DESIGN EXCEPTION: BALM WIMAUMA RD.

As Balm Wimauma Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated July 9, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 11, 2025). The developer will be required to construct 11-foot-wide lanes, 8-foot shoulders with 7 feet paved consistent with the Design Exception.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Friday, July 11, 2025 12:43 PM
To: Steven Henry [shenry@lincks.com]
CC: Kami Corbett [kami.corbett@hwhlaw.com]; anna.ritenour@clearviewland.com; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: MM 25-0745 - Design Exception Review
Attachments: 25-0745 DEAd 07-10-25.pdf

Steve,
I have found the attached Design Exception (DE) for PD 25-0745 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov

W: HCFLGov.net

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, July 11, 2025 10:56 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RE: MM 25-0745 - Design Exception Review

Hello Mike,

The attached Design Exception is Approvable to me, please include the following people in your response email:

shenry@lincks.com
kami.corbett@hwhlaw.com
anna.ritenour@clearviewland.com
follinj@hcfl.gov
perezrl@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

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HCFL.gov

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Hillsborough County Florida

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

From: Tirado, Sheida
Sent: Friday, July 4, 2025 12:45 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: MM 25-0745 - Design Exception Review

Hello Mike,

The attached Design Exception is Approvable to me, please include the following people in your response email:

shenry@lincks.com
kami.corbett@hwhlaw.com
anna.ritenour@clearviewland.com
follinj@hcfl.gov
perezrl@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

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Hillsborough County Florida

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

Received July 10, 2025
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Balm-Wimauma Road - Substandard Road ☐ 4. ☒ 2. Balm-Wimauma Road - Substandard Road ☐ 5. ☒ 3. Balm-Wimauma Road - Substandard Road ☐ 6.
Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*	
Project Name/ Phase	Balm East
Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*	
Folio Number(s)	☒ Check This Box If There Are More Than Five Folio Numbers
Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*	
Current Property Zoning Designation	
Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*	
Pending Zoning Application Number	East 25-0745
Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*	

Received July 10, 2025
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LINCKS & ASSOCIATES
A TMC Company

July 9, 2025

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Balm East – PD 25-0745
Folio: See Appendix
Lincks Project No. 19187

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Balm-Wimauma Road from Balm Road to the southern property line.

The subject property is currently zoned PD to allow the following uses:

- Single Family – 356 Dwelling Units
- Retail – 5,000 Square Feet

The developer proposes to amend the PD to allow the following land use:

- Single Family – 700 Dwelling Units

Table 1 provides the trip generation for the approved and proposed project.

The access for the project is proposed to include the following:

- Two (2) full accesses to Balm-Wimauma Road
- Shelley Lane south of the realigned Balm-Wimauma Road

The proposed PD plan is included in the Appendix of this letter.

The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Balm-Wimauma Road is a collector road.

Balm-Wimauma Road from Balm Road to Balm Gardens Lane has been improved by the developer with the following section:

- Eleven (11) foot lanes

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

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- Eight (8) foot shoulders with seven (7) feet paved
- Five (5) foot sidewalks along the property frontage

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Balm-Wimauma Road. The segment of Balm-Wimauma Road from Balm Gardens Lane to the southern property line or the limit of the access improvements, whichever is further, is as follows:

- Eleven (11) foot lanes
- Eight (8) foot shoulders with seven (7) feet paved

The following exceptions are requested to accommodate the proposed project:

1. Lane Width – TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.

2. Shoulder – TS-7 has 8 foot shoulder with 5 foot paved. The existing road has limited paved shoulders.

3. Sidewalk – TS-7 has five (5) foot sidewalk on both sides of the road. There are no sidewalks south of the subject property.

The justification for the Design Exception is as follows:

1. The Developer proposes to improve Balm-Wimauma Road from the southern property line or the limits of the access improvements, whichever is further.

    - Eleven (11) foot lanes
    - Eight (8) foot shoulders with seven (7) foot paved
    - Construct turn lanes as warranted
    - Construct five (5) foot sidewalks along the property frontage

Figure 1 provides the proposed typical section.

Based on the above, it is our opinion, the proposed improvements to Balm-Wimauma Road will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555

STEVEN J. HENRY
LICENSE
No. 51555
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

_____ **Disapproved**

_____ **Approved**

_____ **Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams

Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

Status	Project	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
						In	Out	Total	In	Out	Total
Approved	Balm West	Single Family	210	373 DU's	3,388	62	185	247	216	127	343
		Retail	822	17,692 SF	963	25	17	42	59	58	117
		Office	710	10,863 SF	118	22	3	25	4	22	26
				Sub-Total	4,469	109	205	314	279	207	486
Approved	Balm East	Single Family	210	356 DU's	3,245	59	178	237	207	121	328
		Retail	822	5,000 SF	272	7	5	12	24	24	48
				Sub-Total	3,517	66	183	249	231	145	376
				Total	7,986	175	388	563	510	352	862
Proposed	Balm West	Single Family	210	1,050 DU's	8,778	158	475	633	571	335	906
	Balm East	Single Family	210	700 DU's	6,045	110	328	438	390	229	619
				Sub-Total	14,823	268	803	1,071	961	564	1,525
Existing	Balm West	Single Family	210	204 DU's	1,705	31	92	123	111	44	155
				Net Increase	13,118	237	711	948	850	520	1,366

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

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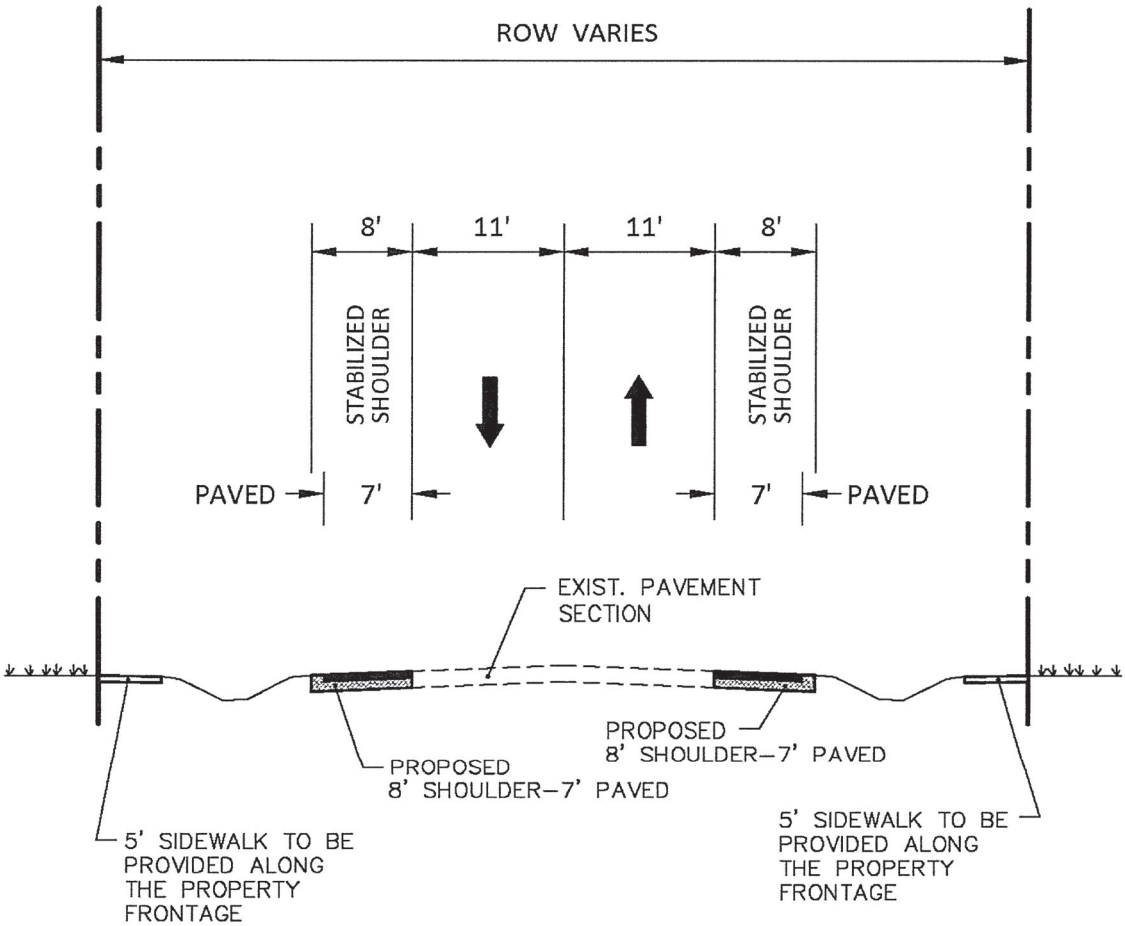

TYPICAL SECTION
BALM-WIMAUMA ROAD

REVISED: 07/10/25

FIGURE 1
TYPICAL SECTION

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APPENDIX

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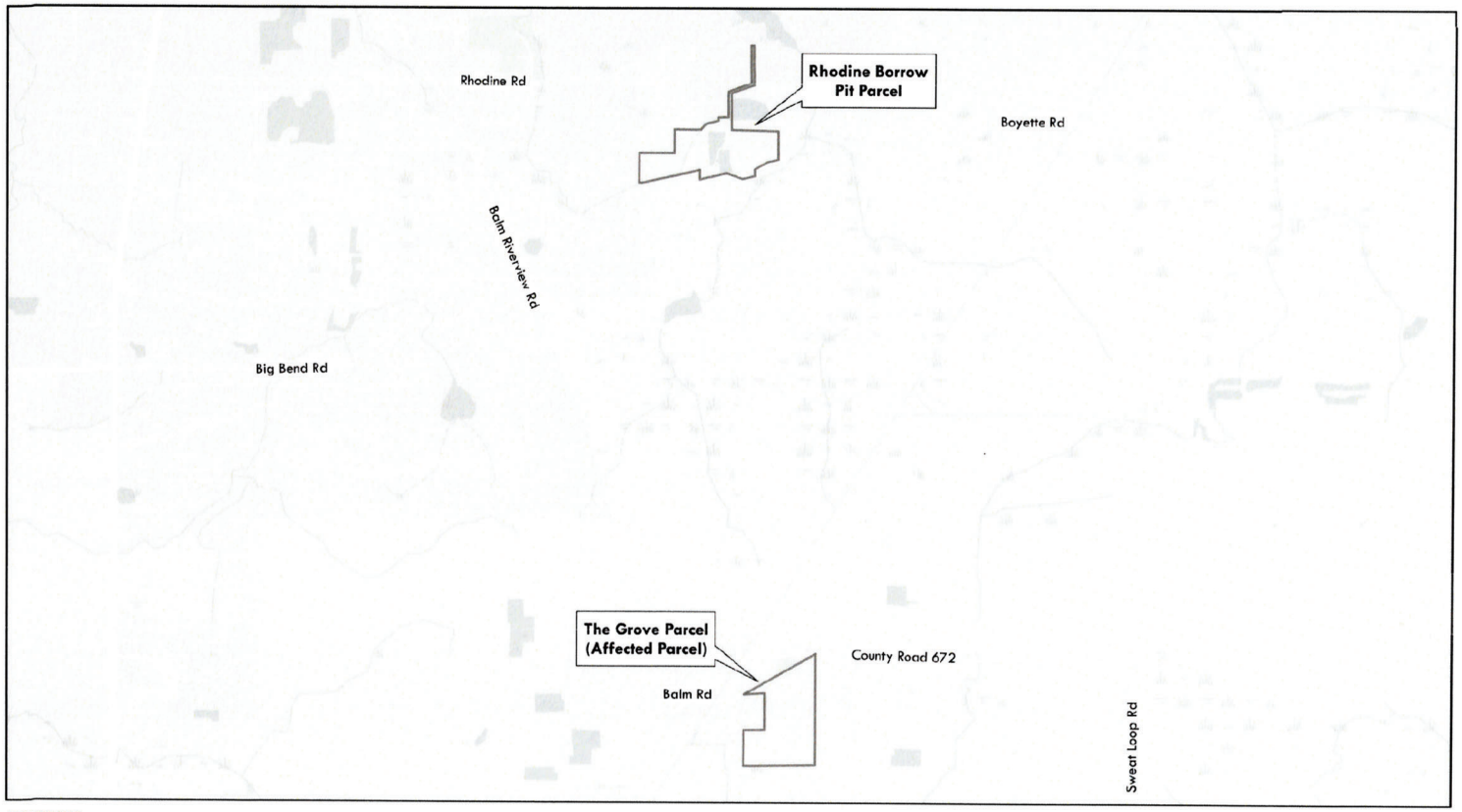
BALM EAST
PD PLAN

LINCKS & ASSOCIATES, A TMC Company



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVERVIEW COMMUNITY PLAN, AND THE SOUTHSHORE AREA WIDE SYSTEMS PLAN.
2. THERE ARE NO WATER BODIES OR ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" PER FEMA FIRM MAP 12057C. IT IS NOT LOCATED IN THE CHNA, SURFACE WATER RESOURCE PROTECTION AREA, OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE PARCELS ARE NOT ADJACENT TO OR WITHIN THE 150' OF A SCENIC CORRIDOR.
6. THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
7. 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.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES, OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE NO EXISTING ROADS OR EASEMENTS ON SITE.
10. NO FLEX IS REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED. GARAGE WIDTHS MAY BE UP TO 70% OF STREET FACING BUILDING FAÇADE WHERE 40' LOTS ARE USED.
12. COMMUNITY GATHERING SPACES SHALL BE PROVIDED AS REQUIRED BY THE LDC SECTION 6.02.18. AT LEAST ONE GATHERING SPACE MUST BE AT LEAST 3,000 SF.
13. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
14. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY LDC UNLESS OTHERWISE SHOWN.
15. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS SHOWN AND WILL BE LOCAL ROADWAYS. ALL PROJECT ROADWAYS/DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT PRIDE BLVD.
16. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED AS SHOWN.
17. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150' OF THE SITE ARE AS SHOWN.
18. THE LOCATION OF SIDEWALKS AND TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING AND WITHIN 150' OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OR BIKEWAYS WITHIN 150' OF THE SITE.
19. POTABLE WATER, SEWAGE DISPOSAL AND SOLID WASTE WILL BE PROVIDED BY HILLSBOROUGH COUNTY.
20. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON-SITE AND WITHIN 150' OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
21. NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
22. EXISTING ACCESS POINTS ARE AS SHOWN.
23. THERE ARE NO NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
24. OPEN SPACE/COMMUNITY GATHERING SPACES WILL BE OWNED/MAINTAINED BY HOA OR OTHER ENTITY.
25. AREAS OF ADDITIONAL RIGHT-OF-WAY DEDICATION AND CONVEYANCE, AS WELL AS CORRIDOR PRESERVATION ARE NOT SHOWN DUE TO GRAPHIC SCALE. SEE CONDITIONS OF APPROVAL FOR ADDITIONAL INFORMATION.
26. THE PROJECT IS WITHIN TWO PENDING COMPREHENSIVE PLAN AMENDMENT AREAS TO INCLUDE IT WITHIN THE URBAN SERVICE AREA AND CHANGE THE PROPERTY'S FUTURE LAND USE FROM RP-2 TO RES-4.

PROJECT DATA TABLE	
PROJECT FOLIOS	See sheet 5
ADDRESS/INTERSECTION	Balm Boyette Rd & CR 672/Rhodine Rd.
EXISTING ZONING	PD
PROPOSED ZONING	PD
EXISITNG LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
PROPOSED USES	Single Family Detached, Commercial
GROSS ACREAGE	358.3 acres

PROPOSED USES, DENSITY AND INTENSITY	
PROPOSED DENSITY	2.74 du/acre
MAX. ALLOWABLE DENSITY	4 du/acre
PROPOSED USES:	Single Family Detached (du)
Rhodine Borrow Pit Parcel = 180.3 acres	283
The Grove Parcel = 178.0 acres	700
TOTAL = 358.3 acres	983

MM 25-0745

GENERAL DEVELOPMENT PLAN

RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
Hill Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning:
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 223-3919

Transportation
Lindsey & Associates, Inc.
5023 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

Engineering:
Andurra Group, Inc.
4921 Memorial Highway, Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS

DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: BV28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN:	GRALDO	CHECKED:	WITKOWSKI
JOB NO.:	EPG.R25.002	DATE:	03.24.2025
		FILE:	PD.dwg

SHEET 1 OF 5

Received July 10, 2025
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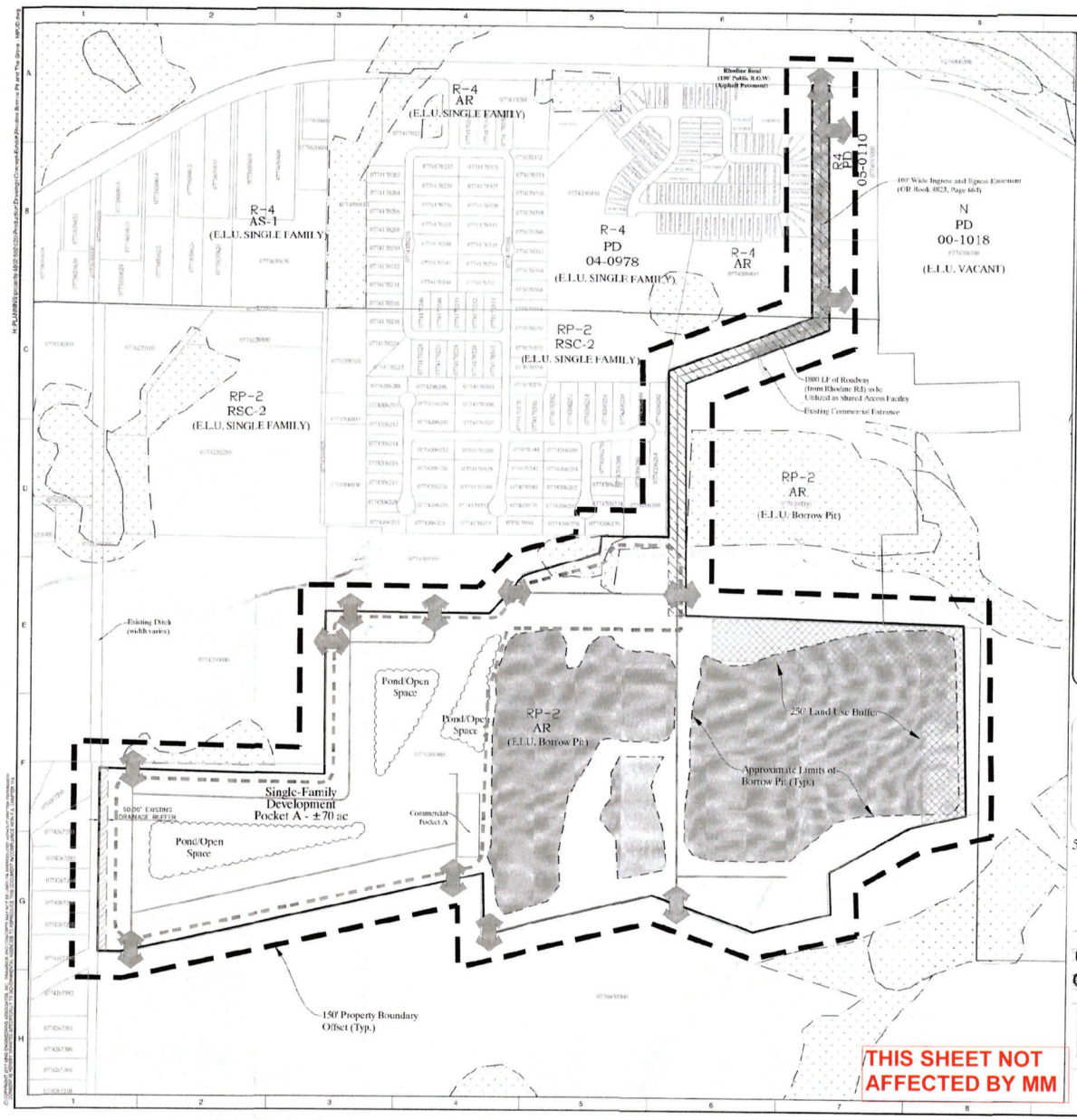
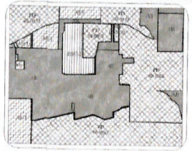
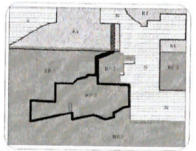


RHODINE BORROW PIT (DONATING PARCEL)

EXISTING FEMA MAP



EXISTING ZONING MAP



FUTURE LAND USE MAP

VICINITY MAP
SECTION 15, TOWNSHIP 31S, RANGE 20E
HILLSBOROUGH COUNTY, FLORIDA

SITE DATA: RHODINE BORROW PIT
PROJECT SIZE: ±180.3 ACRES
FOLIOS: 077656.0000
EXISTING ZONING: AR
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: RP-2 (±177.3 ACRES) / R-4 (±3.0 ACRES)
EXISTING USE: UNDEVELOPED / AGRICULTURE
PROPOSED USE: RESIDENTIAL USE (±100.0 ACRES):
203 SINGLE FAMILY LOTS - DEVELOPMENT WITHIN POCKET A SHALL CONSIST OF 203 LOTS / (±177.3 ACRES = ±1.57 LOTS PER ACRE
AND
COMMERCIAL USE:
A MAXIMUM OF 130,000 S.F. OF COMMERCIAL USES SHALL BE PROVIDED WITHIN COMMERCIAL POCKET A

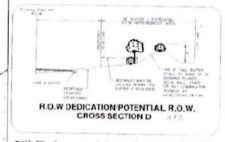
DENSITY: 1.57 DU/AC WITHIN RP-2 ELU

MAN MADE WATER BODIES (NOT RETENTION/DETENTION): YES - BORROW PIT ±47.1 AC (37.2%)
NATURAL WATER BODIES: NONE
CONSERVATION: ±1.3 AC WETLANDS (±0.03%)
PRESERVATION AREAS: NONE

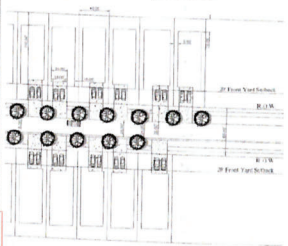
RESIDENTIAL DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	4,400 SQUARE FEET	MINIMUM LOT SIZE	5,500 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 YARDS)	MINIMUM FRONT YARD	20 FEET (10 FEET FOR FRONT YARD FUNCTIONING AS SIDE YARDS)
MINIMUM REAR YARD	15 FEET	MINIMUM REAR YARD	15 FEET
MINIMUM SIDE YARD	5 FEET	MINIMUM SIDE YARD	5 FEET
MAXIMUM BUILDING HEIGHT	35 FEET - 2 STORIES	MAXIMUM BUILDING HEIGHT	35 FEET - 2 STORIES
RIGHT OF WAY WIDTH	60' MINIMUM	RIGHT OF WAY WIDTH	50' MINIMUM
GARAGE SETBACK	25 FEET (20 FEET FOR GARAGES ACCESSED FROM A FRONT YARD FUNCTIONING AS SIDE YARDS)		

APP.# RZ-PD 18-0304 RV
CLERK DOC # 18-1259
PAGE 2 OF 6



50' Enhanced Landscape Buffer



40' LOT DETAIL - N.T.S.

LEGEND:

- Property Limits
- Single Family Development Pocket
- 250' Compatible Land Use Buffer
- Project Access Location
- Interior Circulation
- AR Zoning District
- RP-2 Future Land Use Designation
- 0776900000 Folio Number
- Approximate Wetland Line
- Amenity Area
- 250' Land Use Buffer
- Landscape Buffer (50' min.)
- Enhanced Landscape Buffer
- Right-of-Way Preservation
- Proposed Pond/Open Space

18-0304
RECEIVED
SEP 28 2018
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SCALE FEET

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, Out Memorial Center, Suite 360
Tampa, Florida 33634
Phone: (813) 880-8881, Fax: (813) 880-8882
Certificate of Authorization: 6-5-0
Engineering License: 25610

NO.	DATE	REVISION	BY

RHODINE BORROW PIT &
THE GROVE PARCEL
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

JOB NO: 4803-002.000
DATE: 7/31/2018
SCALE: AS SHOWN

2 of 5

Received July 10, 2025
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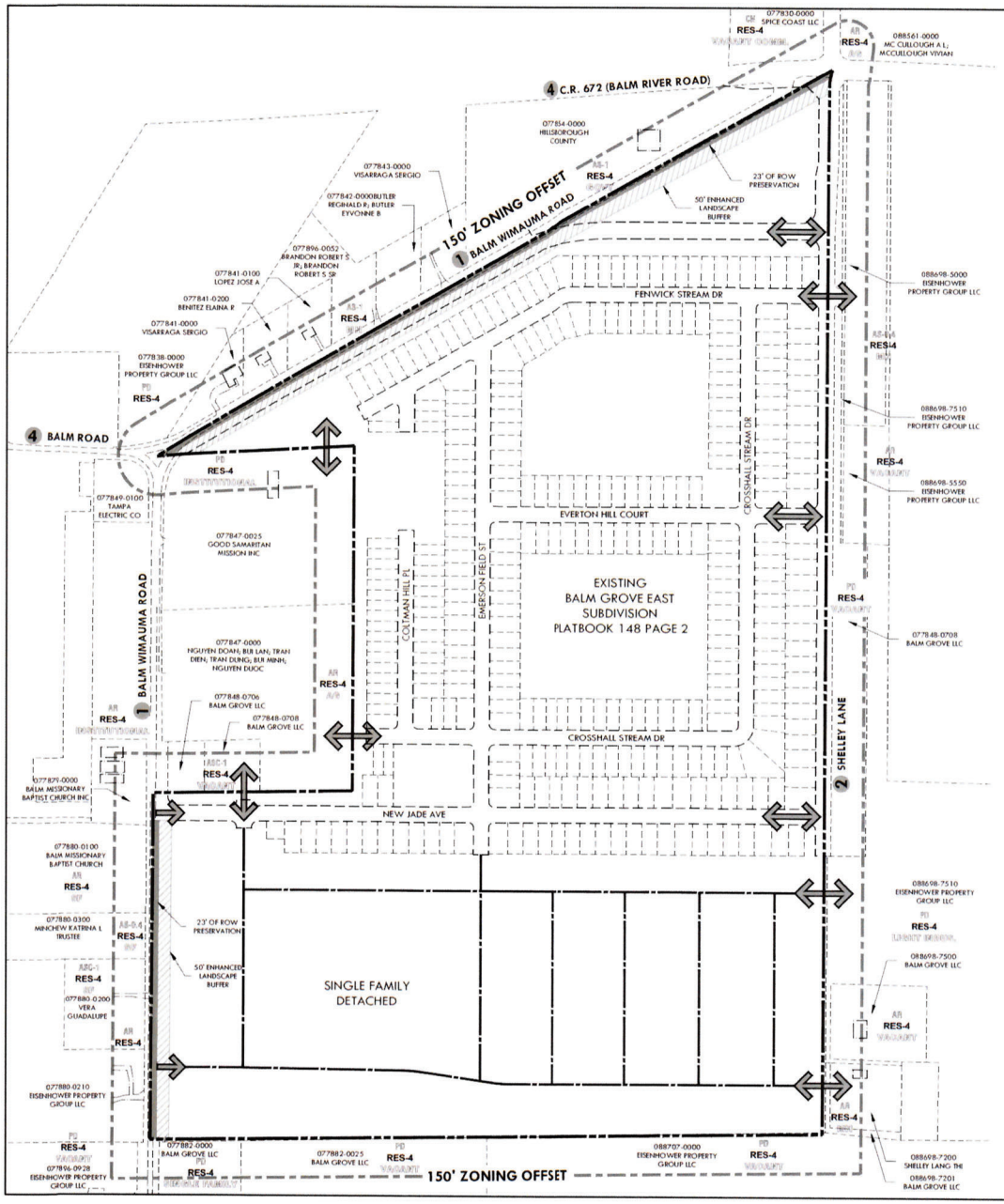
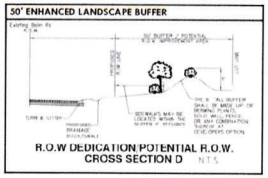
Received July 10, 2025
Development Services



50' ENHANCED LANDSCAPE BUFFER



SITE DATA - THE GROVE PARCEL	
Project Size	178.0 Acres
Folios:	See Sheet 5
Existing Zoning	PD
Proposed Zoning	PD
Future Land Use	RES-4
Existing Use	Single Family Detached
Proposed Use:	
Single Family Detached	700 du
Density	3.93 du/ac

SINGLE FAMILY DETACHED - LOT STANDARDS	
MINIMUM LOT SIZE	4,400 SF
MINIMUM LOT WIDTH (A)	40'
MINIMUM LOT DEPTH (B)	110'
MINIMUM SETBACKS:	
FRONT* (C)	20'
SIDE (D)	5'
SIDE CORNER** (E)	10'
REAR (F)***	15'
MAXIMUM BUILDING COVERAGE	75%
MAXIMUM BUILDING HEIGHT	35'

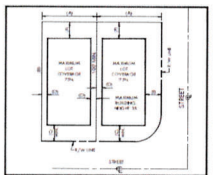
* 10 feet for front yards functioning as side yards.
** Side yard setback should be 20 feet when used for access.
*** Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures.

1 BALM WIMAUMA ROAD
- 67'± RIGHT OF WAY
- 29'± ASPHALT PAVEMENT / 2 LANES
- COLLECTOR ROAD
- ASPHALT IN GOOD CONDITION

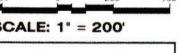
2 SHELLEY ROAD
- RIGHT OF WAY (VARIES)
- 26-46'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN POOR CONDITION

3 C.R. 672 (BALM RIVER ROAD)
- RIGHT OF WAY (VARIES)
- 29'± ASPHALT PAVEMENT / 2 LANES
- ARTERIAL ROAD
- ASPHALT IN GOOD CONDITION

4 BALM ROAD
- 60'± RIGHT OF WAY
- 20'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN GOOD CONDITION



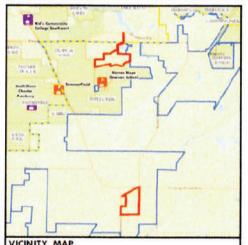
SINGLE FAMILY DETACHED LOT



SCALE: 1" = 200'

LEGEND:
- PD BOUNDARY
- AR — ZONING
- RES-4 — FUTURE LAND USE
- VACANT — EXISTING LAND USE
- 079703-0000 — FOLIO NUMBER
- WETLAND SETBACK
- OTHER SURFACE WATER (OSW)
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARIES
- CONCEPTUAL LOCAL ROADS
- PEDESTRIANS / VEHICULAR ACCESS
- 50' ENHANCED LANDSCAPE BUFFER
- 23' OF ROW PRESERVATION

AFFECTED FOLIOS MAP



VICINITY MAP
SECTIONS 25, TOWNSHIP 31S, RANGE 20E
HILLSBOROUGH COUNTY, FLORIDA

MM 25-0745
GENERAL DEVELOPMENT PLAN
RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
Hill Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning:
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 223-3919

Transportation
Lindsey & Associates, Inc.
5023 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

Engineering:
Andurna Group, Inc.
4921 Memorial Highway, Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: BY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN:	GRADO	CHECKED:	WITKOWSKI
JOB NO.:	EPG-R24-002	DATE:	03/24/2025
		FILE:	PD.dwg

SHEET 3 OF 5

RHODINE BORROW PIT LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

TRACT A:

Begin at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East and run North 00 deg.08'22" West along the West boundary of said Section 1, 88.37 feet, thence run South 89 deg. 45'22" East 331.00 feet; thence run South 00 deg.34'35" East 35.00 feet, thence run South 89 deg. 45'22" East 1685.95 feet, thence South 00 deg.34'35" East 456.95 feet, thence South 89 deg.38'22" E. 1722.25 feet, thence S. 1 deg.23'40" E. 1390.50 feet, thence S. 76 deg. 56'10" W. 325.40 feet, thence S. 61 deg. 07'40" West 541.84 feet, thence S. 2 deg. 26'55" E. 238.46 feet, thence S. 77 deg.06'25" W. 468.39 feet, thence N. 70 deg. 57'30" W. 621.60 feet, thence S. 76 deg. 45'00" W. 1019.38 feet, thence N. 1 deg.09'55" W. 350.52 feet, thence S. 77 deg. 46'30" W. 961.61 feet to a point on the West boundary of aforesaid Section 1, said point being 1913.12 feet North of the SW corner thereof, continue thence S. 77 deg. 46'30" W. 1216.43 feet into Section 2, Township 31 South, Range 20 East to a point being 1650 feet North of the South boundary of said Section 2, thence N. 89 deg. 44'02" W. 139.45 feet, thence N. 0 deg. 02'12" E. 1048.54 feet to the NW corner of East 1/2 of SE 1/4 of said Section 2, thence S. 88 deg. 43'06" E. 1316.96 feet to the NE corner of SE 1/4 of said Section 2, thence N. 0 deg. 08'22" W. 1307.52 feet to the Point of Beginning.

TRACT B:

From the intersection of the West boundary of Section 36, Township 30 South, Range 20 East, with the Southerly right-of-way line of Rhodine Road, run thence S. 89 deg. 48'35" E. along said right-of-way line 2816.42 feet to the Point of Beginning, run thence S. 0 deg. 42'45" E. 1327.00 feet, thence S. 69 deg. 27'00" W. 805.56 feet, thence S. 0 deg. 34'35" E. 1400.05 feet, thence S. 88 deg. 38'22" E. 100.00 feet, thence N. 0 deg. 34'35" W. 1334.27 feet, thence N. 69 deg. 27'00" E. 885.73 feet, thence N. 0 deg. 42'45" W. 1395.85 feet to the South right-of-way line of Rhodine Road, thence N. 89 deg. 48.35" W. 100.00 feet to the Point of Beginning, subject to an easement for ingress and egress over and across said property.

LESS AND EXCEPT

Beginning at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East; thence N. 00 deg. 08'22" W along the West line of said NW 1/4 a distance of 88.37 feet; thence S. 89 deg. 45'22" E a distance of 331.00 feet; thence S. 00 deg. 21'39" E. a distance of 35.00 feet; thence S. 89 deg. 45'22" E. a distance of 1,301.70 feet; thence along the Westerly bank of a ditch S. 03 deg. 44'06" W. a distance of 115.98 feet; thence continue along said Westerly bank S. 74 deg. 47'43" W. a distance of 473.04 feet; thence continue along said Westerly bank S. 43 deg. 24'17" W. a distance of 294.26 feet; thence N. 89 deg. 44'46" W. a distance of 965.45 feet to the West line of the SW 1/4 of the NW 1/4 of said Section 1; thence continue along said West line of the SW 1/4 of the NW 1/4, N. 00 deg. 08'22" W. a distance of 402.88 feet to the Point of Beginning. All lying and being in Hillsborough County, Florida.

THE GROVE PARCEL LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

DESCRIPTION: (AS PROVIDED BY CLIENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 16192, PAGE 1492)

THAT PART OF THE N1/2 OF THE NE 1/4 LYING SOUTH OF THE BALM-WIMAUMA PAVED ROAD; THE S1/2 OF THE NE 1/4, LESS THE WEST 782.45 FEET THEREOF; AND THE N1/2 OF THE SE 1/4. ALL IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS RIGHT OF WAY FOR STATE ROAD 672. ALL BEING IN HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION: (WRITTEN AS REQUESTED BY CLIENT)

A PARCEL OF LAND LYING IN SECTION 25 TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30 AND PROCEED S 00°05'20" W, ALONG THE WEST BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30, A DISTANCE OF 48.64 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BALM-PICNIC ROAD (S-672) PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NUMBER 10540-2152 AND THE POINT OF BEGINNING; THENCE S 00°05'20" W, ALONG THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 2739.30 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE S 00°05'26" W, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1368.83 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°55'06" W, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1325.74 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°54'34" W, ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1293.89 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE (AS MONUMENTED) OF BALM WIMAUMA ROAD; THENCE N 00°08'34" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1334.19 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25; THENCE N 88°09'22" E, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 752.88 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 782.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE N 00°16'05" E, ALONG THE EAST BOUNDARY OF THE WEST 782.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 1333.56 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE S 87°01'07" W, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 690.84 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF BALM WIMAUMA ROAD AS ESTABLISHED FROM THE HILLSBOROUGH COUNTY RIGHT OF WAY INVENTORY MAPS; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 6 COURSES; (1) N 48°56'26" E, A DISTANCE OF 32.57 FEET; (2) N 58°08'22" E, A DISTANCE OF 174.67 FEET; (3) N 60°29'19" E, A DISTANCE OF 537.90 FEET; (4) N 68°29'35" E, A DISTANCE OF 590.80 FEET; (5) N 58°28'05" E, A DISTANCE OF 619.14 FEET; (6) N 50°29'04" E, A DISTANCE OF 670.65 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF BALM-PICNIC ROAD (S-672) SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5689.58 FEET A CHORD BEARING OF N 89°00'43" E AND A CHORD DISTANCE OF 15.60 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 15.60 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 178.40 ACRES MORE OR LESS.

MAJOR MODIFICATION LEGAL DESCRIPTION:

BALM GROVE EAST TRACT F-4

MODIFIED BY MM 25-0745

18-0304

APP # RZ-PD 18-0304 RV
CLERK DOC # 18-1259
PAGE 4 OF 6

RECEIVED
SEP 28 2018
Development Services

King ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 886-9487 Fax: (813) 889-8882
www.kingengineering.com
Engineering License #2610

NO.	DATE	REVISION	BY

RHODINE BORROW PIT & THE GROVE PARCEL
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

811 Know what's below. Call before you dig

JOB NO.	4802.500.020
DATE	7/31/2018
SCALE	AS SHOWN

4 of 5

Received July 10, 2025
Development Services

RHODINE PARCEL

FOLIOS				
0774206512	0774206632	0774206746	0774206860	0774206974
0774206514	0774206634	0774206748	0774206862	0774206976
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THE GROVE PARCEL

FOLIOS	MM Affected Parcel – A portion of 0778480708					
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MM 25-0745

GENERAL DEVELOPMENT PLAN

RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
Hill Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning:
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 223-3919

Transportation
Lindes & Associates, Inc.
5023 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

Engineering:
Andurn Group, Inc.
4921 Memorial Highway,
Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS

DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

PREPARED FOR:

JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:

Clearview LAND DESIGN, P.L.

Registered Business Number: EV28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN:	GRAJDO	CHECKED:	WITKOWSKI
JOB NO.:	EPC.BOE.002	DATE:	03/24/2025
		FILE:	PD.dwg

SHEET 5 OF 5

Received July 10, 2025
Development Services

Received July 10, 2025
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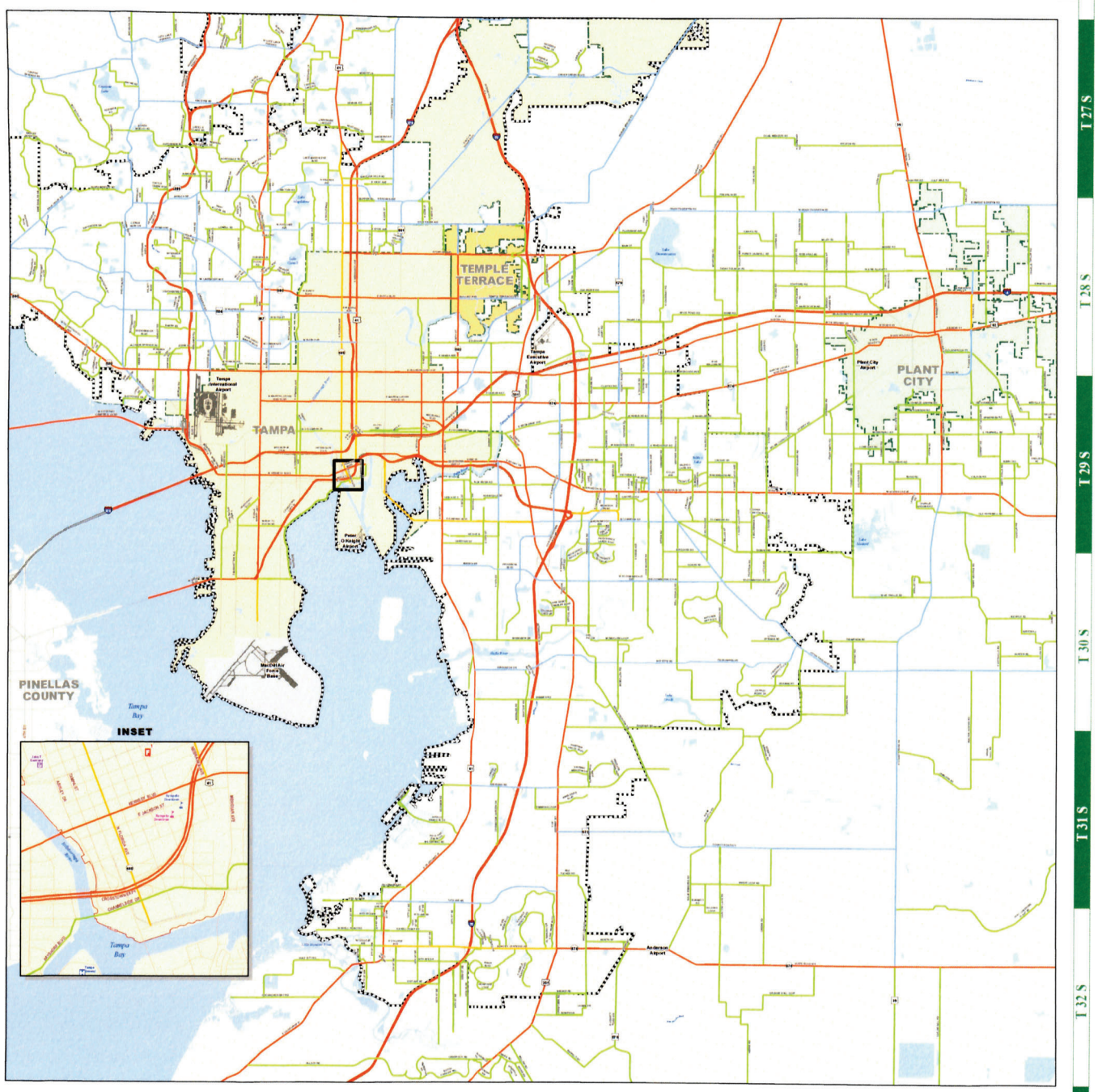
HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP

LINCKS & ASSOCIATES, A TMC Company



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services

Hillsborough County, Florida

Legend

Functional Classifications

Authority,Classification

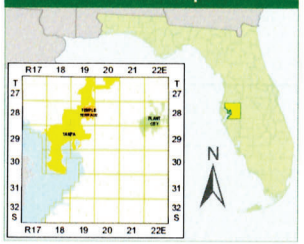
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.10.00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 6.11.00 SPECIAL CONDITIONAL USES
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

Locator Map



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.

601 E Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org

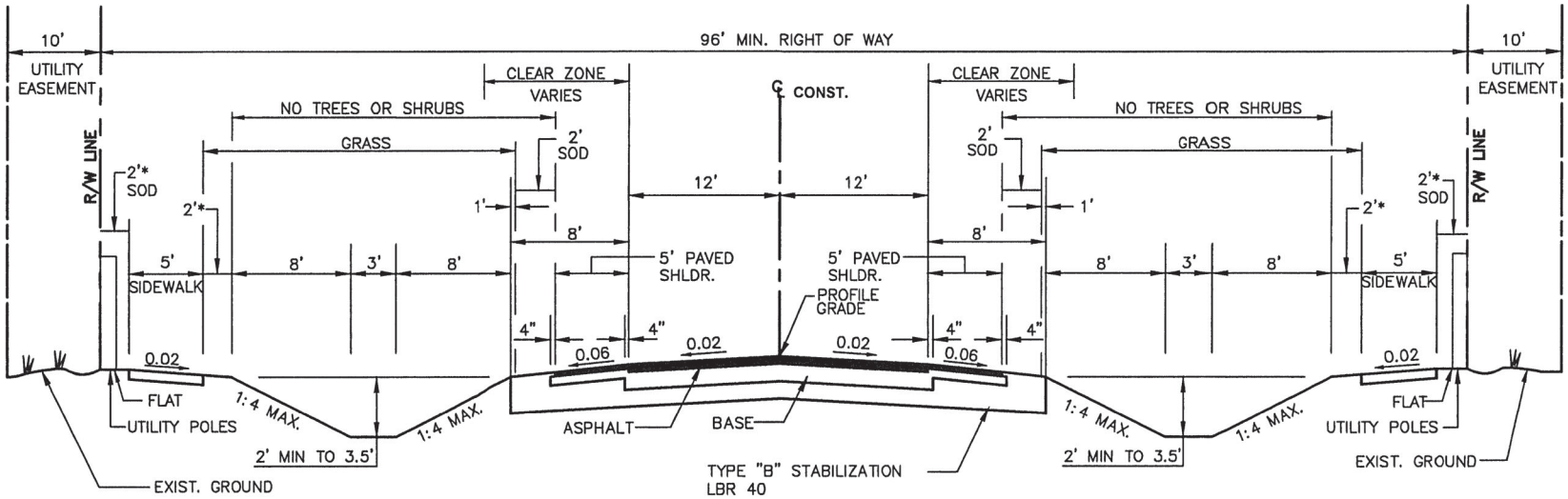
0 1 2 Miles

Date: 04/11/2014 Path: W:\GIS\PROJECTS\Arc\ClassRoadway\Maps\MapCurrentRoadway\arcClass_01.mxd

Received July 10, 2025
Development Services

Received July 10, 2025
Development Services

TS-7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7
				SHEET NO. 1 OF 1

Received July 10, 2025
Development Services

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal

DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 21, 2025	**COMMENT DATE:** May 7, 2025
PETITION NO.: 25-0745	**PROPERTY ADDRESS:** Wimauma, et al.
EPC REVIEWER: Abbie Weeks	**FOLIO #:** 0778480708, et al.
CONTACT INFORMATION: (813) 627-2600 x1101	**STR:** 25-31-20
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: Major Modification to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	Valid through 1/21/2026
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands in southwestern portion of the property. OSWs previously removed per EPC Noticed Exemption

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:

- 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.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow /

ec: kami.carbett@hwhlaw.com
anna.ritenour@clearview.com

Hillsborough County
PUBLIC SCHOOLS
Preparing Students for Life

Adequate Facilities Analysis: Rezoning

Date: July 15, 2025

Jurisdiction: Hillsborough County

Case Number: 25-0745

HCPS #: RZ-702

Address: County Rd 672 and Balm Boyette Rd

Parcel Folio Number(s): 077848.0708

Acreage: 358.3 (+/- acres)

Proposed Zoning: Planned Development

Future Land Use: RES-4

Maximum Residential Units: 344

Residential Type: Single Family Detached

School Data	Wimauma Elementary	Shields Middle	Sumner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	*975*	*1557*	*3301*
2024-25 Enrollment K-12 enrollment on 2024-25 40th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	*520*	*1612*	*3653*
Current Utilization Percentage of school capacity utilized based on 40th day enrollment and FISH capacity	*53%*	*104%*	*111%*
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as 7/15/2025	*417*	*0*	*0*
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	*69*	*30*	*47*
Proposed Utilization School capacity utilization based on 40th day enrollment, existing concurrency reservations, and estimated student generation for application	*103%*	*105%*	*112%*

Notes: Although Wimauma Elementary, Shields Middle and Sumner High Schools are projected to be over capacity given existing approved development and the proposed amendment, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the high school level. However, there is no adjacent capacity available at the middle and elementary levels. The applicant is advised to contact the school district for more information.

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

Andrea A. Stingone

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

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO:	Zoning Review, Development Services	**DATE:**	07/07/2025
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Eisenhower Property Group LLC	**PETITION NO:**	25-0745
LOCATION:	Gen located at CR 672 and Balm Boyette Rd		
FOLIO NO:	77848.0708		

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)
Mobility: $13,038 * 344 = $4,485,072
Parks: $2,145 * 344 = $737,880
School: $8,227 * 344 = $2,830,088
Fire: $335 * 344 = $115,240
Total per House: $23,745 * 344 = $8,168,280

Project Summary/Description:

RP-2 (Rural) Mobility, South Parks/Fire - 344 Single Family Homes, removing some other entitlements as well.

Hillsborough County Florida

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO:	Zoning Review, Development Services	**REQUEST DATE:**	4/22/2025
REVIEWER:	Kim Cruz, Environmental Supervisor	**REVIEW DATE:**	5/6/2025
PROPERTY OWNER:	Balm Grove LLC	**PID:**	25-0745
APPLICANT:	Eisenhower Property Group LLC		
LOCATION:	Generally located at C.R. 672 and Balm Boyette Rd. Wimauma, FL 33598		
FOLIO NO.:	77848.0708		

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). At this time, Hillsborough County Environmental Services Division has no objections to the applicant's request.

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration**, **Development Services Department**

FROM: **Reviewer**: Andria McMaugh **Date:** 05/07/2025

Agency: Natural Resources **Petition #: 25-0745**

( ) This agency has **no comment**

( ) This agency has **no objections**

(X) This agency has **no objections, subject to listed or attached conditions**

( ) This agency **objects, based on the listed or attached issues.**

1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 25-0745 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 4/25/2025

FOLIO NO.: 77848.0708

WATER

☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

☐ A __ inch water main exists ☐ (approximately __ feet from the site), ☐ (adjacent to the site), _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☒ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include infrastructure projects to increase available potable water capacity and pressure in the Balm Road and Balm Wimauma Road area and will need to be completed by the the County and/or the Developer prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☐ A __ inch wastewater forcemain exists ☐ (approximately __ feet from the project site), ☐ (adjacent to the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☒ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include infrastructure projects to increase available potable water capacity and pressure in the Balm Road and Balm Wimauma Road area and will need to be completed by the the County and/or the Developer prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are located outside the Urban Service Area, however the parcels are located within the WVR-2 furture land use category that could allow for connection to the County's potable water and wastewater systems. These parcels are included in a Comprehensive Plan Amendment that proposes to expand the Urban Service Area. If allowed to connect to wastewater service the area would be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 22 Apr. 2025

REVIEWER: **Bernard W. Kaiser, Conservation and Environmental Lands Management**

APPLICANT: Anna Ritenour **PETITION NO:** MM 25-0745

LOCATION: Wimauma, FL 33598

FOLIO NO: 77848.0708 **SEC:** 25 **TWN:** 31 **RNG:** 20

☒ This agency has no comments.

☐ This agency has no objection.

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

☐ This agency objects, based on the listed or attached conditions.

COMMENTS: ____.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER
MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zone Hearing Master

Pamela Jo Hatley
Zone Hearing Master

DATE: Monday, July 21, 2025

TIME: Commencing at 6:01 p.m.
Concluding at 10:06 p.m.

LOCATION: Hillsborough County BOCC - Development Services Dept. (LUHO, ZHM, Phosphate)
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. CER-1654
Digital Reporter

MS. HEINRICH: Our last and final item is item D.11. Major Mod 25-0745.

The applicant is requesting a Major Modification to PD 18-0304. Jared Follin with Development Services has reviewed this and will present staff findings after the presentation.

MS. CORBETT: Good evening. Kami Corbett with the law firm Hill Ward Henderson.

This is a Major Modification to an existing development. This is Rhodine Pit and the Grove parcel. This is also a parcel that included a transfer of density from the Rhodine parcel directly to the north and the Grove parcel to the south. Again, no changes are proposed to the Rhodine parcel.

And we are not adding acreage to the Grove parcel, instead, we're taking advantage of areas of land that are developable that were not previously developable under the RB-2 designation. You can see that modification area in purple. Again, it's Future Land Use R-4 within the Urban Service Boundary. This is the existing zoning, and it has -- we actually already done the site access improvements that were required for this. This was a approval that had several different options to pick from. And the developer has picked those options and they've made those improvements.

We -- the overall density is increasing from 356 to 700. It's a gross density of 3.9 units to the acre. And we're not asking for any waivers or PD variations.

1 This is the General Development Plan. And then again
2 this is the Proposed Integrated Roadway Network with the
3 combined conditions from both of these rezonings. You'll have
4 an integrated network for this surrounding area. And those are
5 all codified in the conditions.
6 And again, we'll be paying significant impact fees to
7 offset our impacts. And we have staff's findings of consistency
8 and compatibility and Development Services is supporting the
9 application. And we respectfully request your approval. And
10 we're here to answer any questions should you have any.
11 HEARING MASTER: All right. Thank you. No questions
12 for you.
13 MR. FOLLIN: Jared Follin, Development Services. I
14 have another revised report. Sorry. Adding the school board's
15 comments.
16 HEARING MASTER: All right. Thank you.
17 MR. FOLLIN: Yes. So similar to the last one. This
18 property, it's -- it's made up -- there's two. It's a
19 noncontiguous areas of Rhodine Borrow pit and Grove parcel.
20 This Major Mod is just for the Grove parcel. It was subject to
21 a Comprehensive Plan amendment from RP-2 to RES-4. Basically
22 the same thing. They're removing the nonresidential
23 entitlements and increasing residential amount of units allowed.
24 They're going from 356 single-family units to 700 at a
25 density of 3.93 dwelling units per acre. Find no issues with

1 this one and fine with approval.

2 HEARING MASTER: All right. Thank you. No questions

3 for you. Planning Commission?

4 MR. ROYAL: Good evening. Tyreck Royal, Planning

5 Commission staff. This rezoning has a concurrent Comprehensive

6 Plan map amendment to change the Future Land Use -- Land Use to

7 Residential 4 and the Rural area to the Urban Service Area.

8 Both amendments were approved by the Board of County

9 Commissioners and were effective as of June 22nd, 2025.

10 The proposal meets the intent of FLU Objective 4.4 and

11 FLU Policy 4.4.1 that require new development to be compatible

12 with the surrounding neighborhood. In this case, the

13 surrounding land use pattern is comprised mostly single-family,

14 public, quasi-public, agricultural, and vacant.

15 The proposal request will complement the area as well

16 as the surrounding neighborhoods to the east, north, and west.

17 Overall, staff finds that the proposed use is

18 allowable use in Residential 4 category and is compatible with

19 the existing development pattern found within their area. Based

20 upon those consideration, goals, objectives, and policies,

21 Planning Commission staff finds that the proposed Major

22 Modification is consistent with Unincorporated Hillsborough

23 County Comprehensive Plan. Thank you.

24 HEARING MASTER: Thank you. All right. Is there

25 anyone here or online who wishes to speak in support of this

application? Do not hear anyone. Is there anyone here or online who wishes to speak in opposition to this application? All right. Do not hear anyone.

Development Services, anything further?

MS. HEINRICH: No, ma'am.

HEARING MASTER: All right. Applicant, anything further? All right. Applicant says nothing further. So that closes the hearing on Major Modification 25-0745.

And this concludes the Zoning Hearing Master meeting.

(Proceedings concluded at 10:06 p.m.)

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO Susan Finch PAGE 1 OF 8

DATE/TIME: 7/21/25, 6PM HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ-24-1155	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S #451 CITY St Pete STATE FL ZIP 33701 PHONE 727-896-1760
RZ 25-0867	NAME Annie Barnes MAILING ADDRESS 401 E Jackson St Ste 2100 Tampa CITY Tampa STATE FL ZIP 33602 PHONE 813-224-4800
RZ 24-1116	NAME Jim Porter MAILING ADDRESS 401 E. Jackson St. Suite 17 CITY Tampa STATE FL ZIP 33602 PHONE (813) 340-0511
RZ 24-1116	NAME Kayla Harrell MAILING ADDRESS 2841 Executive Drive Suite 220 CITY Clearwater STATE FL ZIP ____ PHONE ____
RZ 24-1116	NAME JOSE H OMILA MAILING ADDRESS 1950 HAMMOCKS AVE CITY LUTZ STATE FL ZIP 33549 PHONE (813) 812-656
RZ 24-1116 VS	NAME Ash Alonzo MAILING ADDRESS 2434 10th AVE N CITY St. Pete STATE FL ZIP 33713 PHONE 727-459-3233

SIGN-IN SHEET: RFR, (ZHM) PHM, LUHO

DATE/TIME: 7/21/25, 6PM HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME Jannelle Cubero MAILING ADDRESS 4004 N Branch A CITY Tampa STATE FL ZIP 33603 PHONE (813) 774-0001
RZ 24-1116	NAME Jesse Felipe MAILING ADDRESS 6909 N Fremont Ave CITY Tampa STATE FL ZIP 33604 PHONE 813 418 1848
RZ 24-1116	NAME Julie Feliciano MAILING ADDRESS 2324 W. Union St. CITY Tampa STATE FL ZIP 33607 PHONE 8132023095
RZ 24-1116 VS	NAME Sage Marcelin MAILING ADDRESS 8545 Central Ave CITY St. Pete STATE FL ZIP ____ PHONE —
RZ 24-1116	NAME FRASER HENDERSON MAILING ADDRESS 12115 SAN GHALFORD CT CITY TAMPA STATE FL ZIP 33626 PHONE 813 712 9824
RZ 24-1116	NAME JOHN RESTAINO MAILING ADDRESS 14602 TUDOR CHASE DR CITY TAMPA STATE FL ZIP 33626 PHONE 813-766-9364

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME Amanda Siftar MAILING ADDRESS 12016 Meridian Point Dr. CITY Tampa STATE FL ZIP 33626 PHONE 813-857-9093
RZ 24-1116	NAME Abigail Cronin MAILING ADDRESS 12111 San Chalfant Ct CITY Tampa STATE FL ZIP 33626 PHONE 813/334-0747
RZ 24-1116 VS	NAME Leigh Slement MAILING ADDRESS 2753 State RD580 Suite 202 CITY Clearwater STATE FL ZIP 33761 PHONE 727-687-1894
RZ 24-1116 VS	NAME Bruce Derby MAILING ADDRESS 16301 Byrnwyck LN CITY Odessa STATE FL ZIP 33556 PHONE 813-956-7029
RZ 24-1116	NAME MICHAEL YATES, PALM TRAFFIC MAILING ADDRESS 4006 S. MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 813 359 8341
MM 25-0025	NAME William J Molloy MAILING ADDRESS 325 S Blvd CITY Tampa STATE FL ZIP 33606 PHONE

SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
mm 25-0025	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr # 900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331-0976
APPLICATION # mm 25-0025 vs	NAME Erik Swart MAILING ADDRESS 9302 Barrington Oaks Dr CITY DOVER STATE FL ZIP 33527 PHONE 386 249 3021
APPLICATION # mm 25-0025	NAME Alexandra Swart MAILING ADDRESS 9302 Barrington Oaks Dr CITY DOVER STATE FL ZIP 33527 PHONE
APPLICATION # mm 25-0025	NAME MICHAEL YATES, PALM TRAFFIC MAILING ADDRESS 4006 S. MacDill Ave CITY TAMPA STATE FL ZIP 33611 PHONE 8133598341
APPLICATION # RZ 25-0371	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8411
APPLICATION # RZ 25-0371	NAME JOHN REGAN MAILING ADDRESS 5052 SANDY BROOK CIRCLE CITY WIMAUMA STATE FL ZIP 33598 PHONE 813-938-4058

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME
RZ 25-0371	NAME Augie Grace MAILING ADDRESS 15821 Cobble Mill Dr CITY Winnauna STATE FL ZIP 33598 PHONE 781-799-7299
RZ 25-0371	NAME Chris O'Kelley MAILING ADDRESS 3010 W Azeale St Ste 150 CITY Tampa STATE FL ZIP 33609 PHONE 813 223-3919
RZ 25-0452	NAME SIDNEY CALLOWAY MAILING ADDRESS 3201 E Busco ff Road Tampa CITY Tampa STATE FL ZIP 33 PHONE 954 943-8123
RZ 25-0452	NAME Alexander Baum MAILING ADDRESS 429 SW 195th Ave CITY Pembroke Pines STATE FL ZIP 33029 PHONE 954-383-0225
RZ 25-0452	NAME Danny Kushmer MAILING ADDRESS 6107 Adamsville RD CITY Gibsonton STATE FL ZIP 33534 PHONE 352 238-1956
RZ 25-0452	NAME JAMES KUSHMER MAILING ADDRESS 6123 ADAMSVILLE RD CITY GIBSONTON STATE FL ZIP 33534 PHONE 813-369-1370

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 25-0452	NAME Michele P. Sanchez MAILING ADDRESS 6101 Adamsville Rd. CITY Gibsonton STATE FL ZIP 33534 PHONE 2072-72-9960
RZ 25-0457	NAME Justyna Gale MAILING ADDRESS 200 Pinewind Blvd CITY Oldsmar STATE FL ZIP 34677 PHONE 352-514-0150
RZ 25-0469	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd, Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
RZ 25-0469	NAME JOHN REGAN MAILING ADDRESS 6052 SANDY BROOK CIRCLE CITY WIMAUMA STATE FL ZIP 33598 PHONE 813-938-4058
RZ 25-0469	NAME Angie Grace MAILING ADDRESS 15821 Cobble Mill Dr CITY Wimauma STATE FL ZIP 33598 PHONE 781-799-7299
MM 25-0583	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT
RZ 25-0587	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr. # 900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Colton Moran MAILING ADDRESS 11204 Riverview Dr. CITY Riverview STATE FL ZIP 33578 PHONE 937-218-2227
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Jacqueline S Dashle MAILING ADDRESS 7808 Alafia Dr. CITY Riverview STATE FL ZIP 33578 PHONE 813-765-0872
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Susan Moran MAILING ADDRESS 7508 Alafia Dr. CITY Riverview STATE FL ZIP 33578 PHONE 904-655-6609
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Richard Freeland MAILING ADDRESS 7428 Alafia dr CITY Riverview STATE FL ZIP 33578 PHONE 813-464-597[illegible]

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 7/21/2025 6PM HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME
MM 25-0694	Patricia Moore MAILING ADDRESS 8204 Mays Ave CITY Riverview STATE FL ZIP 33578 PHONE 813-677-6924
MM 25-0694	STEVE HENN MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33607 PHONE 813-289 0039
RZ 25-0744	Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
MM 25-0745	Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421

HEARING TYPE: ZHM, PHM, VRH, LUHO **DATE: July 21, 2025**

HEARING MASTER: Susan Finch/Pamela Jo Hatley **PAGE: 1 OF 1**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1155	Todd Pressman	1. Applicant Presentation Packet	No
RZ 24-1116	Kayla Harrell	1. Applicant Presentation Packet	No
RZ 24-1116	Fraser Henderson	2. Opposition Presentation Packet	No
RZ 24-1116	Amanda Siftar	3. Opposition Presentation Packet	No
MM 25-0025	Tim Lampkin	1. Revised Staff Report	Yes – Copy
MM 25-0025	Isabelle Albert	2. Applicant Presentation Packet	Yes – Copy
RZ 25-0371	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0371	John Regan	2. Opposition Presentation Packet	No
RZ 25-0371	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0371	Kami Corbett	4. Applicant Presentation Packet	No
RZ 25-0452	Sidney Calloway	1. Applicant Presentation Packet	No
RZ 25-0457	Justyna Gale	1. Applicant Presentation Packet	No
RZ 25-0469	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0469	John Regan	2. Opposition Presentation Packet	No
RZ 25-0469	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0469	Kami Corbett	4. Applicant Presentation Packet	No
RZ 25-0469	Jared Follin	5. Revised Staff Report	Yes – Copy
MM 25-0583	Kami Corbett	1. Applicant Presentation Packet	No
MM 25-0583	Chris Grandlienard	2. Revised Staff Report	Yes – Copy
MM 25-0694	Jacqueline Dashler	1. Opposition Presentation Packet	No
MM 25-0694	Susan Morris	2. Opposition Presentation Packet	No
RZ 25-0744	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0744	Jared Follin	2. Revised Staff Report	Yes – Copy
MM 25-0745	Kami Corbett	1. Applicant Presentation Packet	No
MM 25-0745	Jared Follin	2. Revised Staff Report	Yes – Copy

JULY 21, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 21, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:01 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS:

B.1. RZ-24-1155

▶ Michelle Heinrich, DS, called RZ-24-1155.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ-24-1155.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-25-0867

▶ Michelle Heinrich, DS, called RZ 25-0867.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 25-0867.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 24-1116

▶ Michelle Heinrich, DS, called RZ 24-1116.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-1116.

MONDAY, JULY 21, 2025

D.2. MM 25-0025

- Michelle Heinrich, DS, called MM 25-0025.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0025.

D.3. RZ 25-0371

- Michelle Heinrich, DS, called RZ 25-0371.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0371.

D.4. RZ 25-0452

- Michelle Heinrich, DS, called RZ 25-0452.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0452.

D.5. RZ 25-0457

- Michelle Heinrich, DS, called RZ 25-0457.
- Testimony provided.
- Pamela Jo Hatley, ZHM, continued the case until later in the hearing.
- Pamela Jo Hatley, ZHM, resumed the application.
- Pamela Jo Hatley, ZHM, closed RZ 25-0457.

D.6. RZ 25-0469

- Michelle Heinrich, DS, called RZ 25-0469.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0469.

D.7. MM 25-0583

- Michelle Heinrich, DS, called MM 25-0583.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0583.

D.8. RZ 25-0587

- Michelle Heinrich, DS, called RZ 25-0587.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0587.

D.9. MM 25-0694

- Michelle Heinrich, DS, called MM 25-0694.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0694.

D.10. RZ 25-0744

- Michelle Heinrich, DS, called RZ 25-0744.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0744.

D.11. MM 25-0745

- Michelle Heinrich, DS, called MM 25-0745.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0745.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

- Pamela Jo Hatley, ZHM, adjourned the meeting at 10:06 p.m.

Clearview
LAND DESIGN, P.L.

RHODINE BORROW PIT AND THE GROVE PARCEL
Planned Development
MM 25-0745

Zoning Hearing Master

7/21/2025

Application No.	MM 25-0745
Name:	Kami Corbett
Entered at Public Hearing:	ZHM
Exhibit #:	1
Date:	7/21/2025

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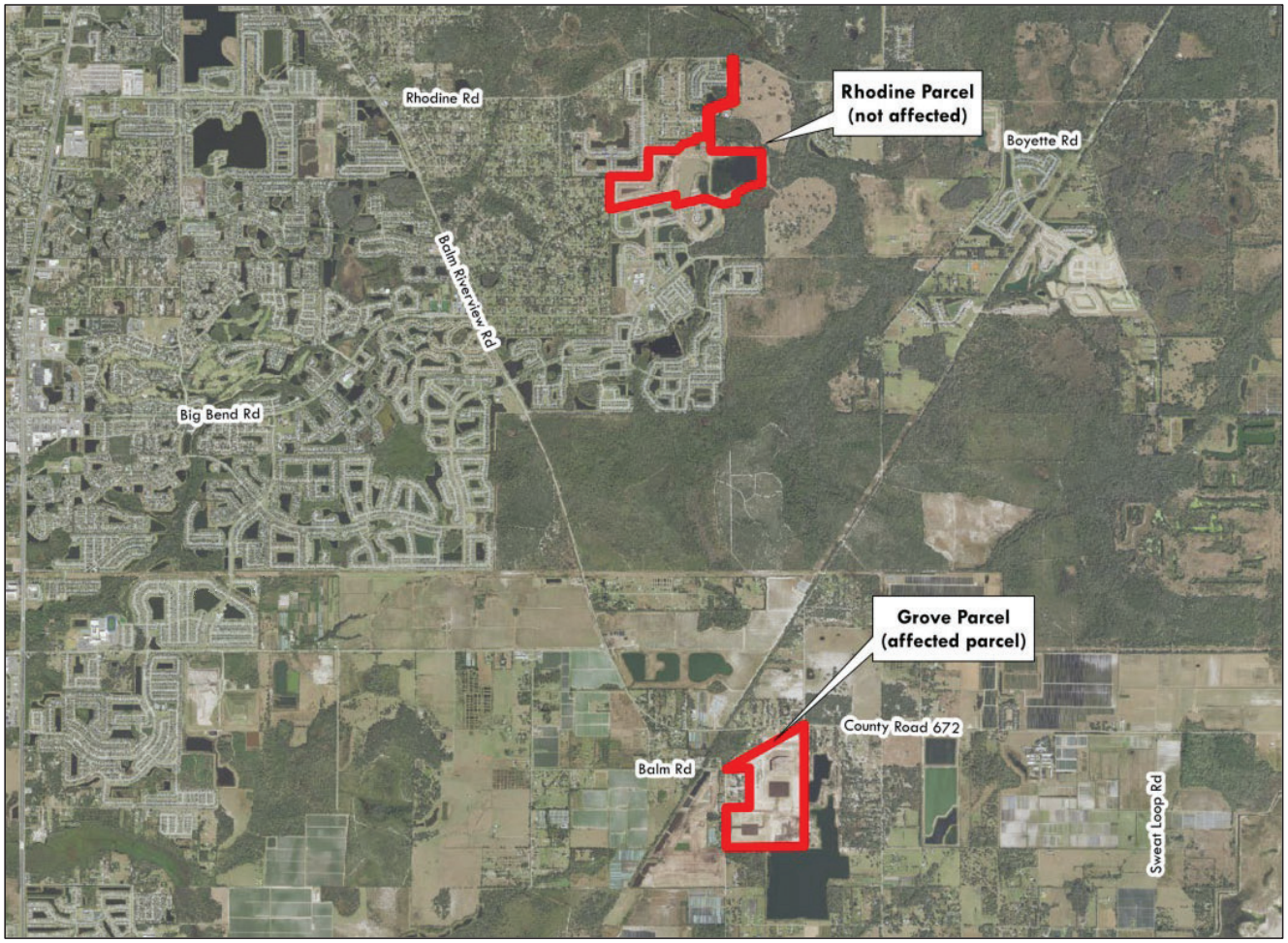
LAND DESIGN, P.L.

PROJECT TEAM

- Applicant – Clark Lohmiller Eisenhower Property Group
- Land Use Counsel – Kami Corbett, Esq. Hill Ward Henderson
- Civil Engineer of Record – James Waite, PE Ardurra
- Transportation Engineer – Steve Henry, PE Lincks & Associates, Inc
- Planner – Kayla Witkowski, AICP Clearview Land Design, PL

Clearview
LAND DESIGN, P.L.

GENERAL SITE LOCATION



- Rhodine Parcel
  - 180.3 Acres
  - Unaffected by Major Modification
  - Currently built out with single family residential development
- Grove Parcel
  - 178.0 Acres
  - Affected by Major Modification
  - Currently single family residential and vacant land

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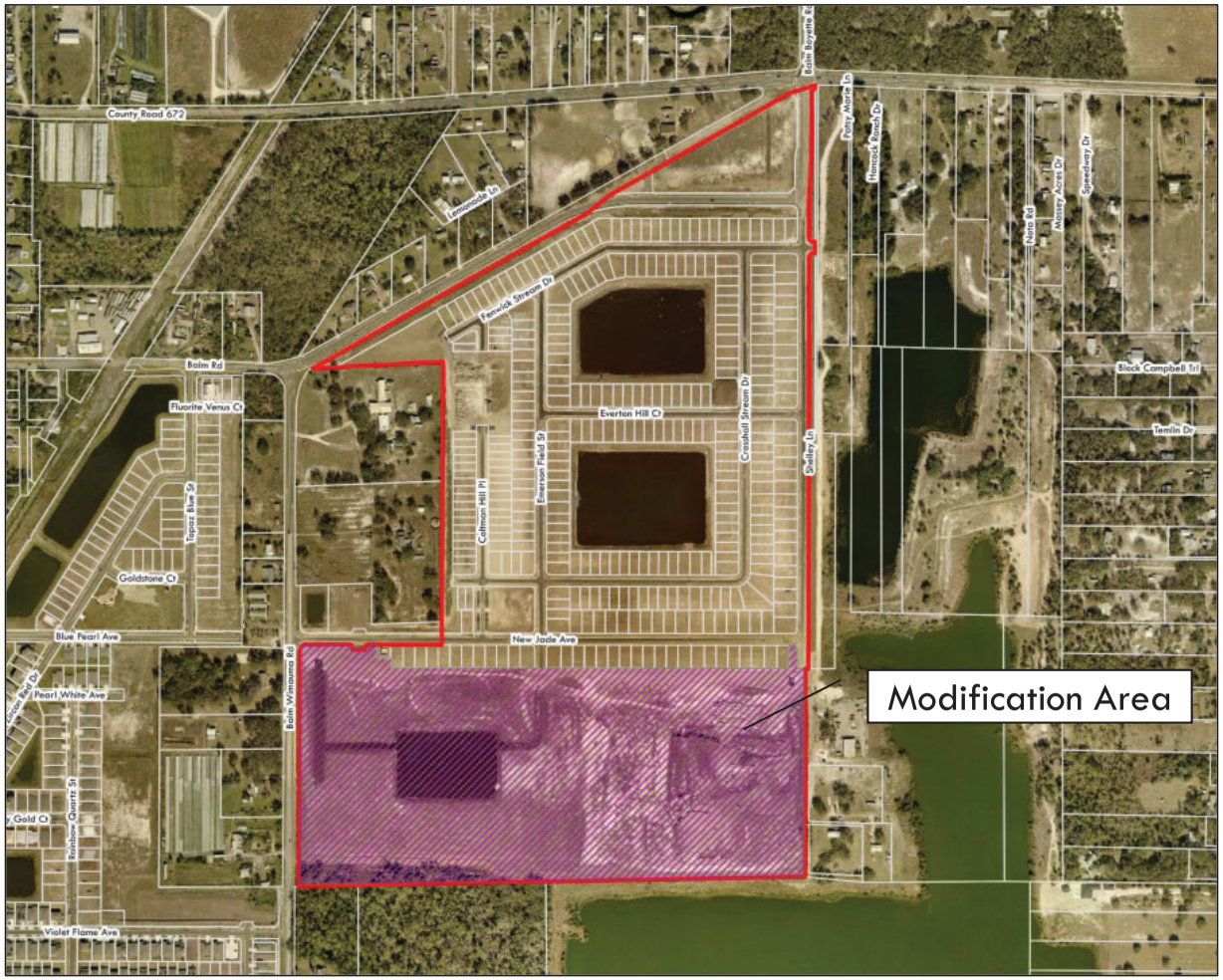
LAND DESIGN, P.L.

MAJOR MODIFICATION AREA



- South of existing Balm Grove East subdivision
- Request to increase residential entitlements for development of modification area

Legend

- Grove Parcel
- Parcel Boundary
- Major Modification Area

Clearview LAND DESIGN, P.L.

FUTURE LAND USE MAP

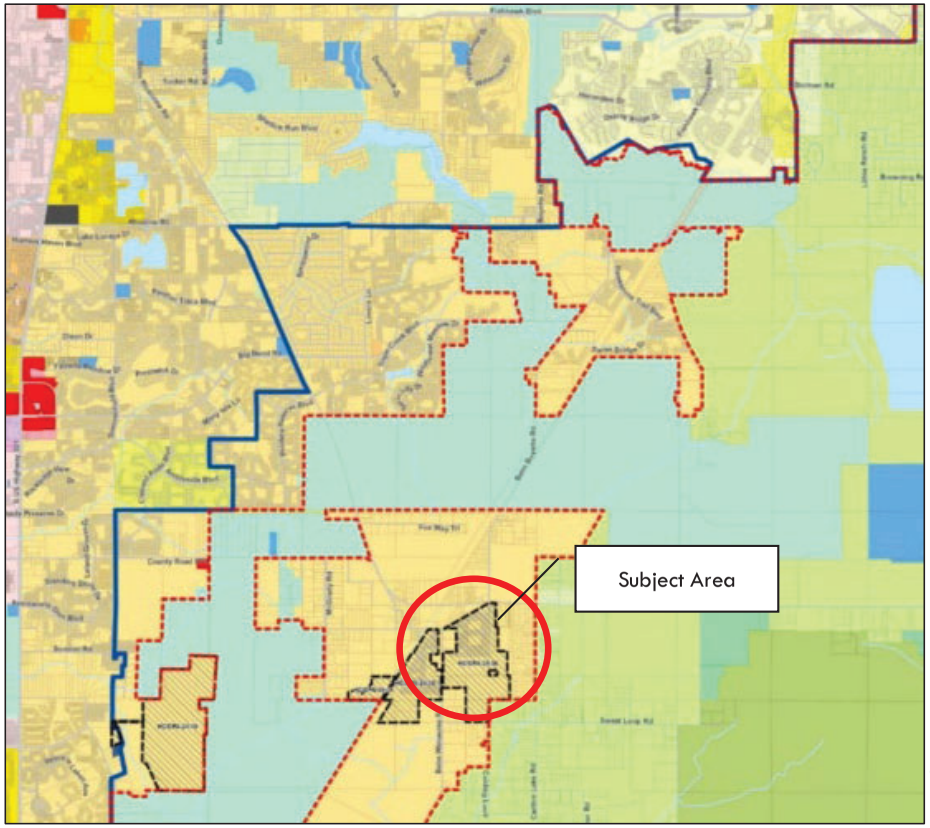


Figure: Hillsborough County CPA 24-47 Approved Future Land Use Map Amendment

- Within R-4 Future Land Use (4 dwelling units per acre)
- Surrounded by R-4 FLU on all sides
- Extension of existing land use pattern

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LAND DESIGN, P.L.

URBAN SERVICE AREA

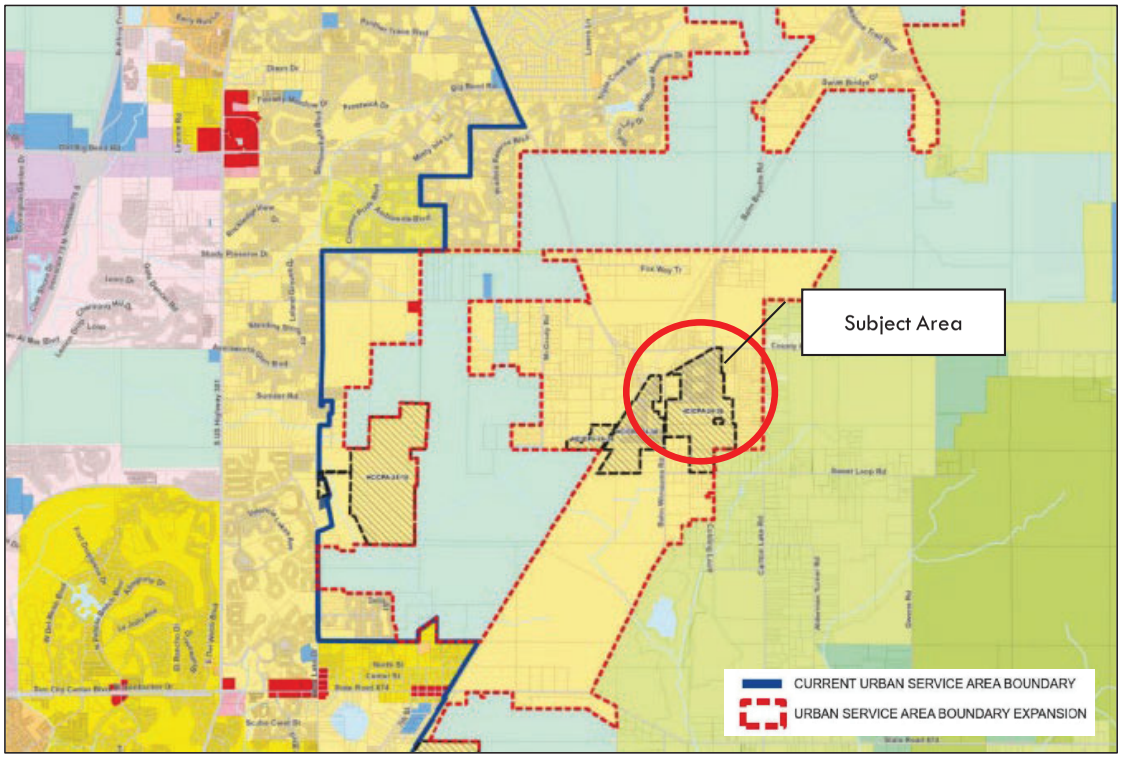

Figure: Hillsborough County CPA 24-46 Approved Urban Service Area Expansion

- Property within Urban Service Area
- 80% of new growth and redevelopment within USA boundary
- Alignment of public and private infrastructure investments

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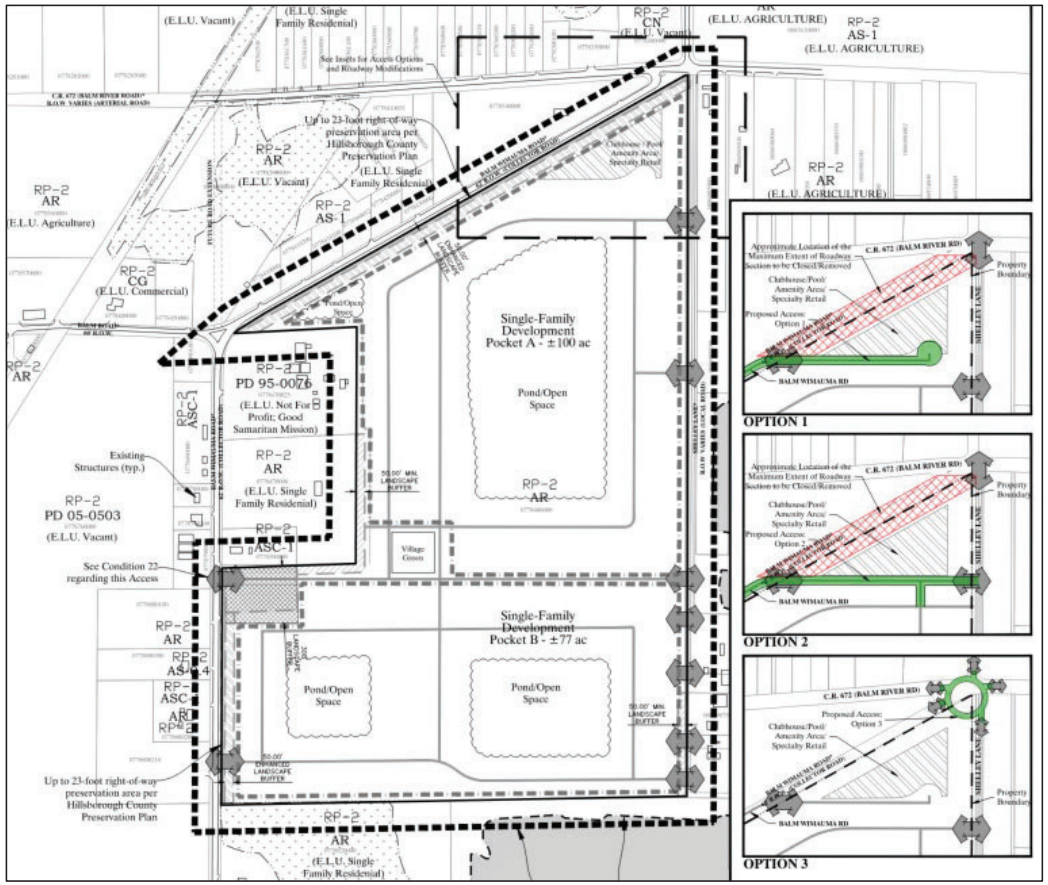
LAND DESIGN, P.L.

EXISTING ZONING



- Current zoning allows for 2 dwelling units/acre
- Site access improvements that have been satisfied:
  - ✓ Turn lanes on CR 672 at Shelley Lane
  - ✓ Turn lanes on Balm Wimauma into project entrance
  - ✓ Realignment of Balm Wimauma Road

Clearview LAND DESIGN, P.L.

REQUEST FOR MODIFICATION

Grove Parcel		
Land Use	**Existing**	**Proposed**
Residential Units (du)	356	700
Non-residential (sq. ft.)	5,000.00	0
Village Green (sq. ft.)	4,806	0

- Increase residential entitlements in accordance with the property's amended Future Land Use and inclusion of property in the Urban Service Area
- Eliminate non-residential entitlements
- Gross density of 3.9 units/acre (consistent with R-4 Future Land Use Category)
- No proposed changes to Rhodine parcel
- No variations or waivers to the Land Development Code requested

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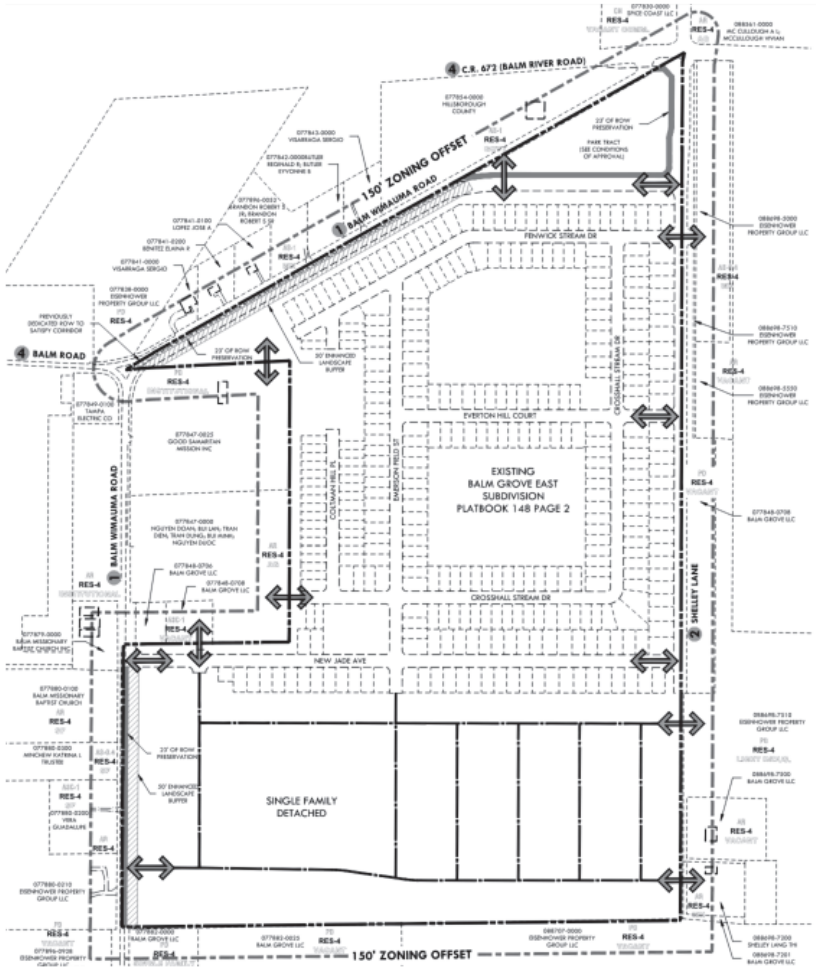
PROPOSED GENERAL DEVELOPMENT PLAN



LEGEND:

	PD BOUNDARY
AR	ZONING
RES-4	FUTURE LAND USE
VACANT	EXISTING LAND USE
079703-0000	FOLIO NUMBER
	WETLAND SETBACK
	OTHER SURFACE WATER (OSW)
	150' ZONING OFFSET
	EXISTING FOLIO BOUNDARIES
	CONCEPTUAL LOCAL ROADS
	PEDESTRIANS / VEHICULAR ACCESS
	50' ENHANCED LANDSCAPE BUFFER
	23' OF ROW PRESERVATION

MM 25-0745
GENERAL DEVELOPMENT PLAN
RHODINE BORROW PIT &
THE GROVE PARCELS PD

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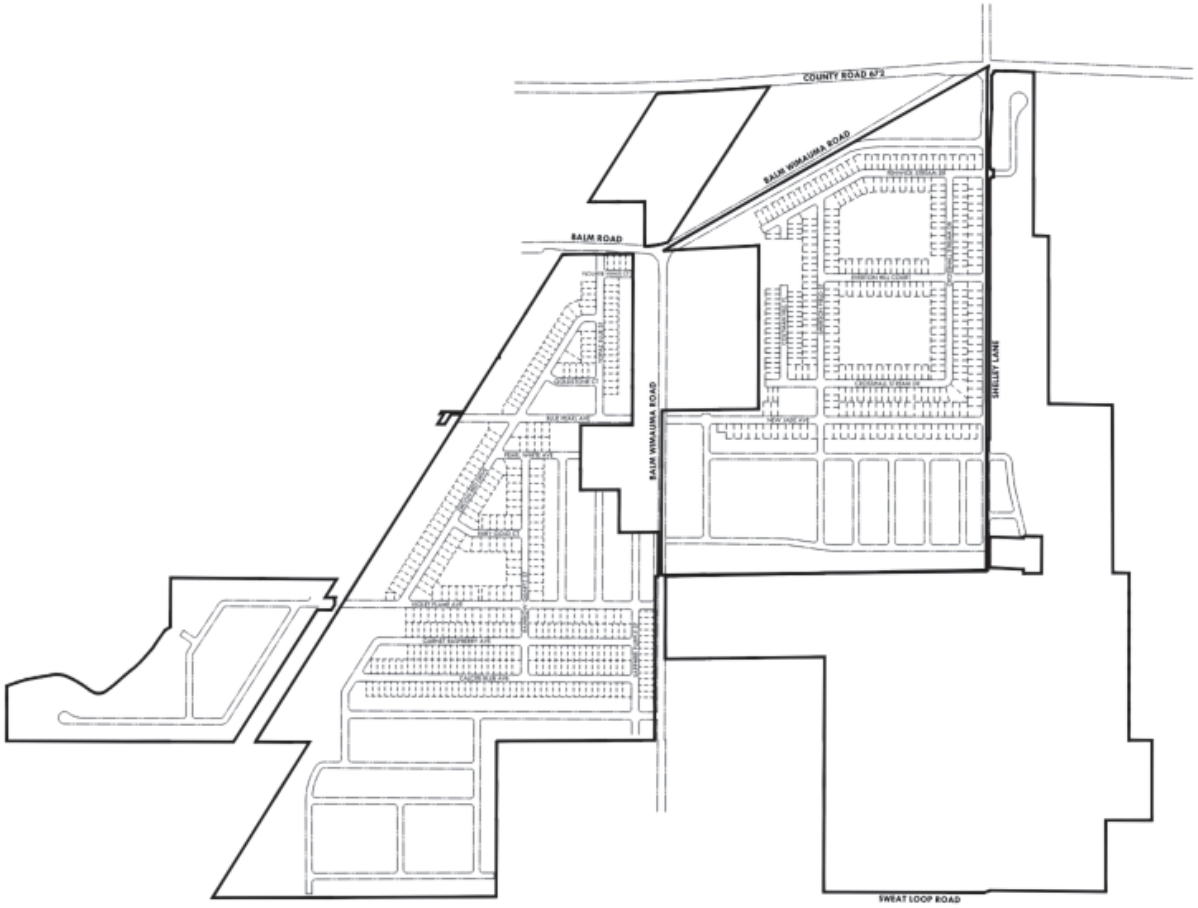
PROPOSED INTEGRATED ROADWAY NETWORK



- Integrated development with adjacent PD (Southfork, Carlton, and Balm Parcels PD)

MM 25-0745
GENERAL DEVELOPMENT PLAN
RHODINE BORROW PIT & THE GROVE PARCELS PD

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IMPACT FEE GENERATION

Grove Parcel Estimated Impact Fees		
Single Family Detached (≥2,500 sq. ft.)		
Mobility Fee	$	7,385,000.00
School Impact Fee	$	6,558,300.00
Parks and Rec impact Fee	$	1,609,300.00
Fire Impact Fee	$	234,500.00
Water	$	1,549,800.00
Wastewater	$	2,555,700.00
Total	$	19,892,600.00
Cost per unit	$	28,418.00

Notes:

(1) Fees based on Mobility Fee Schedule effective 10/1/2022.

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CONCLUSION

- **Consistent** with R-4 Future Land Use category
- **Consistent** with Land Development Code
- **Compatible** with the surrounding land use pattern while improving value within community
- **Planning Commission Staff finds the proposed modification CONSISTENT** with the *Hillsborough County Comprehensive Plan* subject to proposed conditions

- Applicant Agrees to the conditions of approval as presented at this hearing.
- **Request APPROVAL of the modification request**

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Key FLU Policies providing basis for CONSISTENT finding:

- **FLU Policy 1.1.4 -** Coordinate the timing of new development to coordinate with the provision of infrastructure, transportation , transit services, and other public services, such as schools, recreational facilities, etc., in a financially feasible manner with long and short range plans such as but not limited to the Capital Improvement Program, School Five Year Facilities Plan, 10-Year Water Supply Facilities Work Plan and Transportation Improvement Program.

- **FLU Policy 1.3.1 -** Urban Expansion Areas shall be created to allow for planning for areas of unincorporated Hillsborough County that are currently in the Rural Area and will transition to a suburban or urban development pattern over the timeframe covered by this plan. A publicly initiated plan amendment will be needed to create an Urban Expansion Area and shall be accompanied by a Urban Expansion Area Plan to guide the development of the expansion area through multiple project phases, as outlined in Policy 1.3.4.

- **FLU Policy 3.1.3 -** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

- **FLU Policy 4.1.2 -** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

PD Modification Application:	MM 25-0745
Zoning Hearing Master Date:	July 21, 2025
BOCC Land Use Meeting Date:	September 9, 2025

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Eisenhower Property Group, LLC
FLU Category:	RES-4 (The Grove Parcel)
Service Area:	Urban
Site Acreage:	358.3 - Overall PD 178.0 – The Grove Parcel
Community Plan Area:	Balm, SouthShore Areawide Systems
Overlay:	None

Introduction Summary:
The subject site is zoned PD 18-0304, as most recently modified by PRS 23-0030. The zoning was originally approved in 2018 as a Planned Village development consisting of two non-contiguous areas, the "Rhodine Borrow Pit" and the "Grove Parcel." The "Rhodine Borrow Pit" permits 271 single-family homes, and the "Grove Parcel" permits 356 single-family homes. The request seeks to amend the entitlements of the "Grove Parcel" by increasing the permitted number of single-family homes to 700 units and remove commercial entitlements. These changes come after recently adopted CPAs (CPA 24-46 and 24-47) which changed "The Grove Parcel" from the RP-2 to RES-4 Future Land Use Category and the service area from Rural to Urban. As a result, "Grove Parcel" is no longer to be developed as a Planned Village and seeks to remove conditions related to required commercial nodes and other developmental requirements.

Existing Approval(s):	Proposed Modification(s):
The Grove Parcel Entitlements: - Residential Single-Family: 356 units - Non-residential SF: 5,000 square feet - Village Green SF: 4,806 square feet Develop as a Planned Village Minimum lot size: 4,400/5,500 square feet Minimum lot width: 40 feet/50 feet	**The Grove Parcel Entitlements:** - Residential Single-Family: 700 units - Non-residential SF: 0 square feet - Village Green SF: 0 square feet No longer to be developed as a Planned Village Minimum lot size: 4,400 square feet Minimum lot width: 40 feet
300-foot wide buffer south of folio 77850.000	No buffer to be provided

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

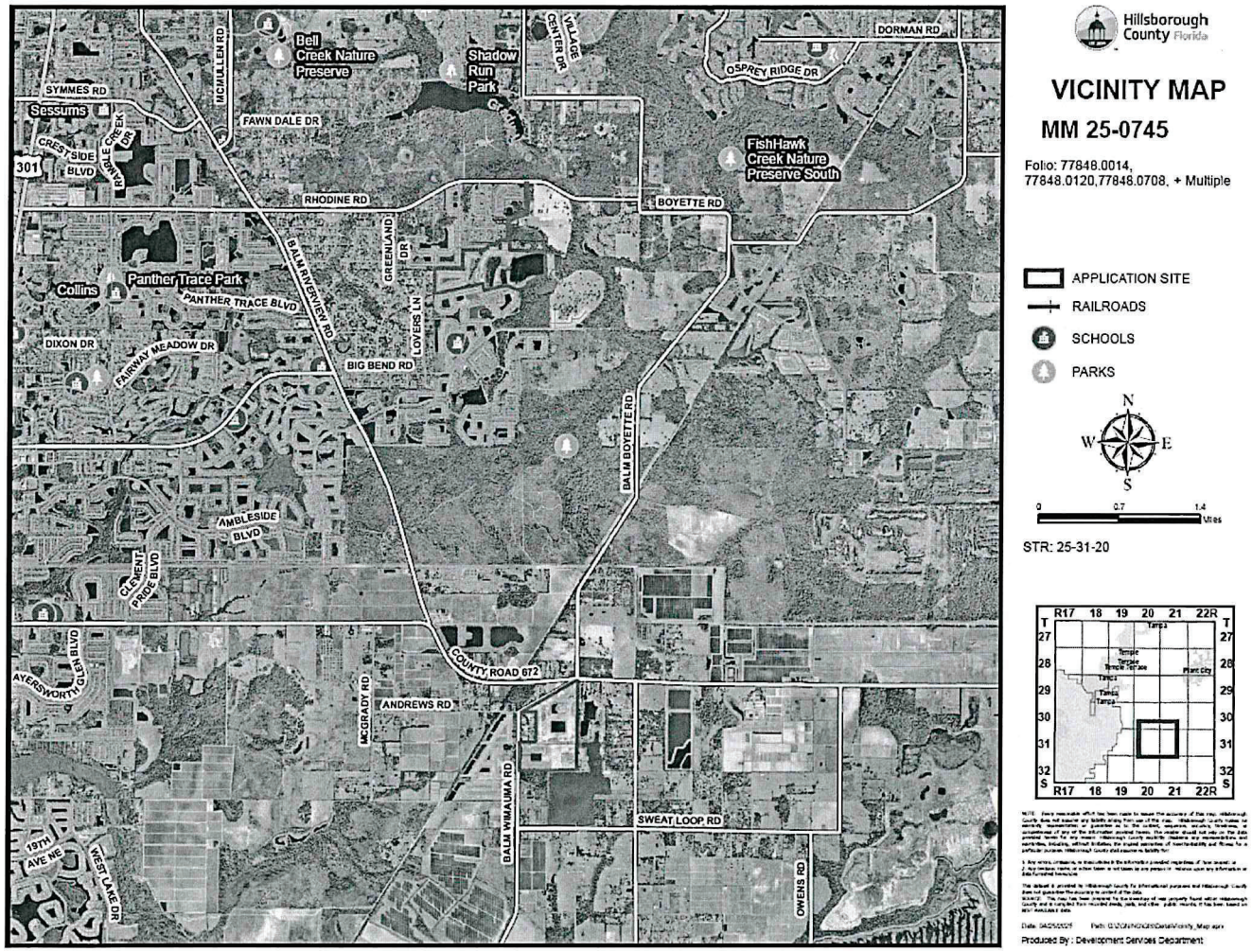
Application No. MM25-0745
Name: Jared Follin
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 7/21/2025

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

MM 25-0745
Added School Comments
to Section 4.0

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

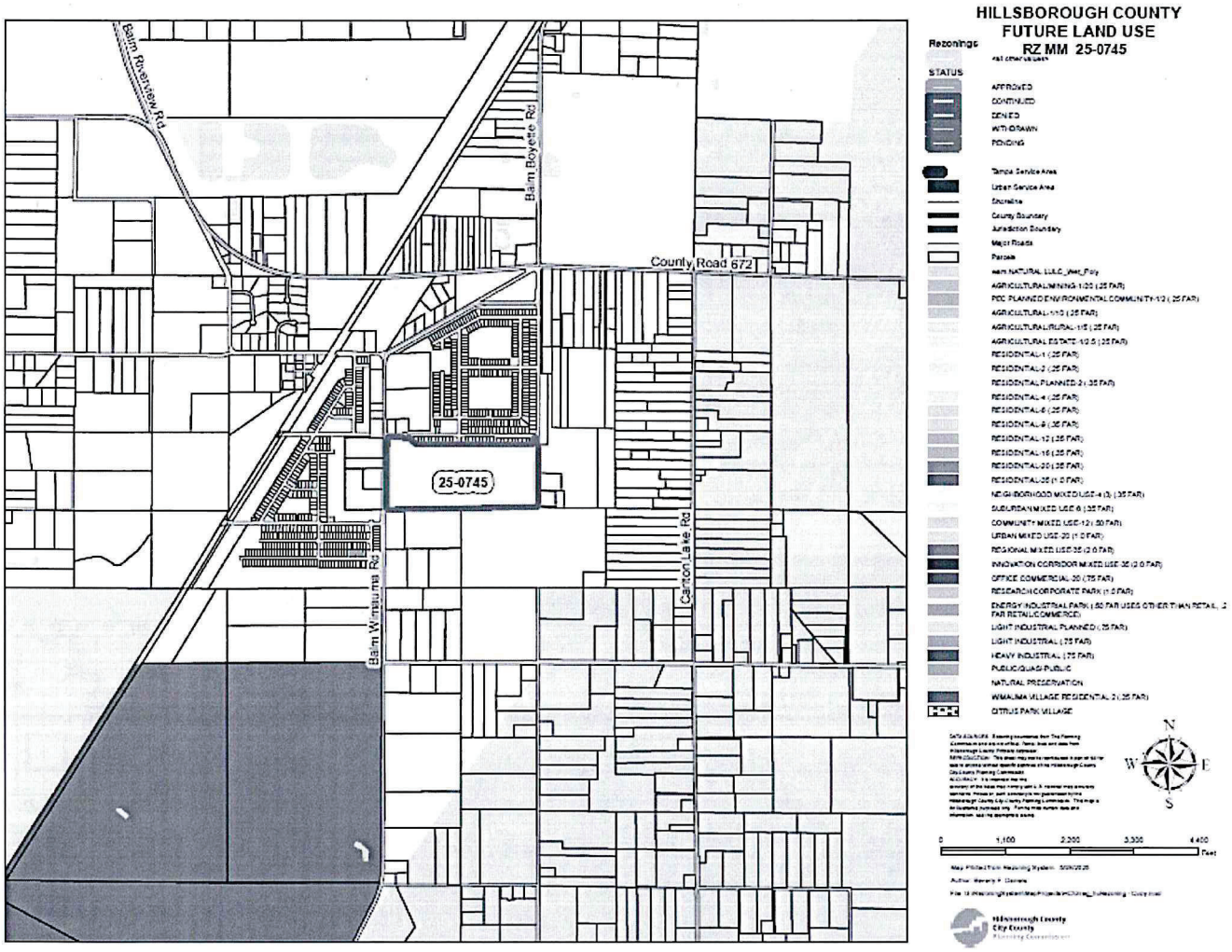


Context of Surrounding Area:

The subject property is located within the Urban Service Area and within the Balm Community area. The surrounding area primarily consists of agricultural and residential uses. Grove Parcel primarily fronts Balm Wimauma Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

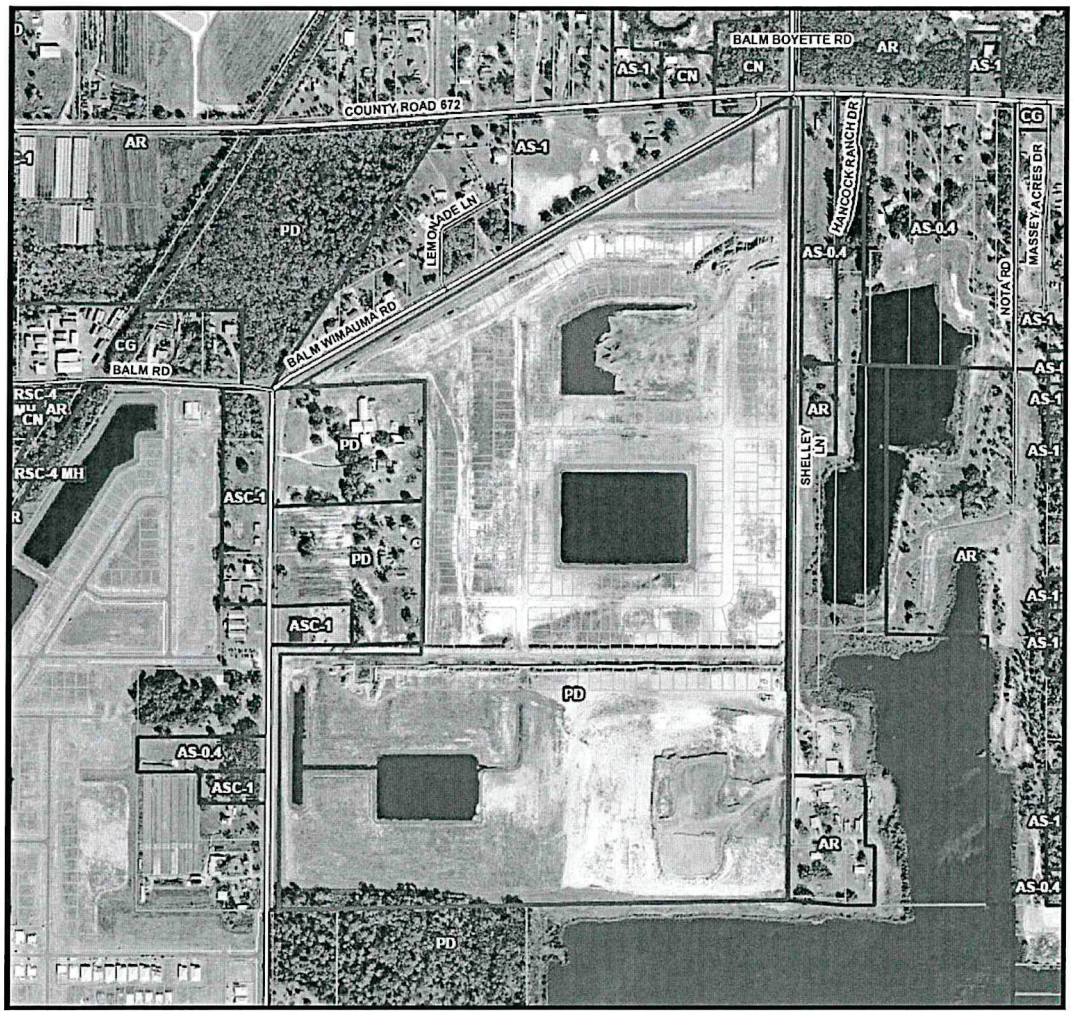
2.2 Future Land Use Map

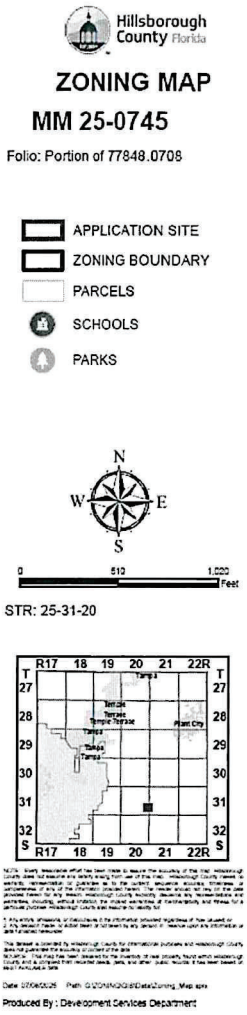


Subject Site Future Land Use Category:	Residential- 4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units per gross acre / 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



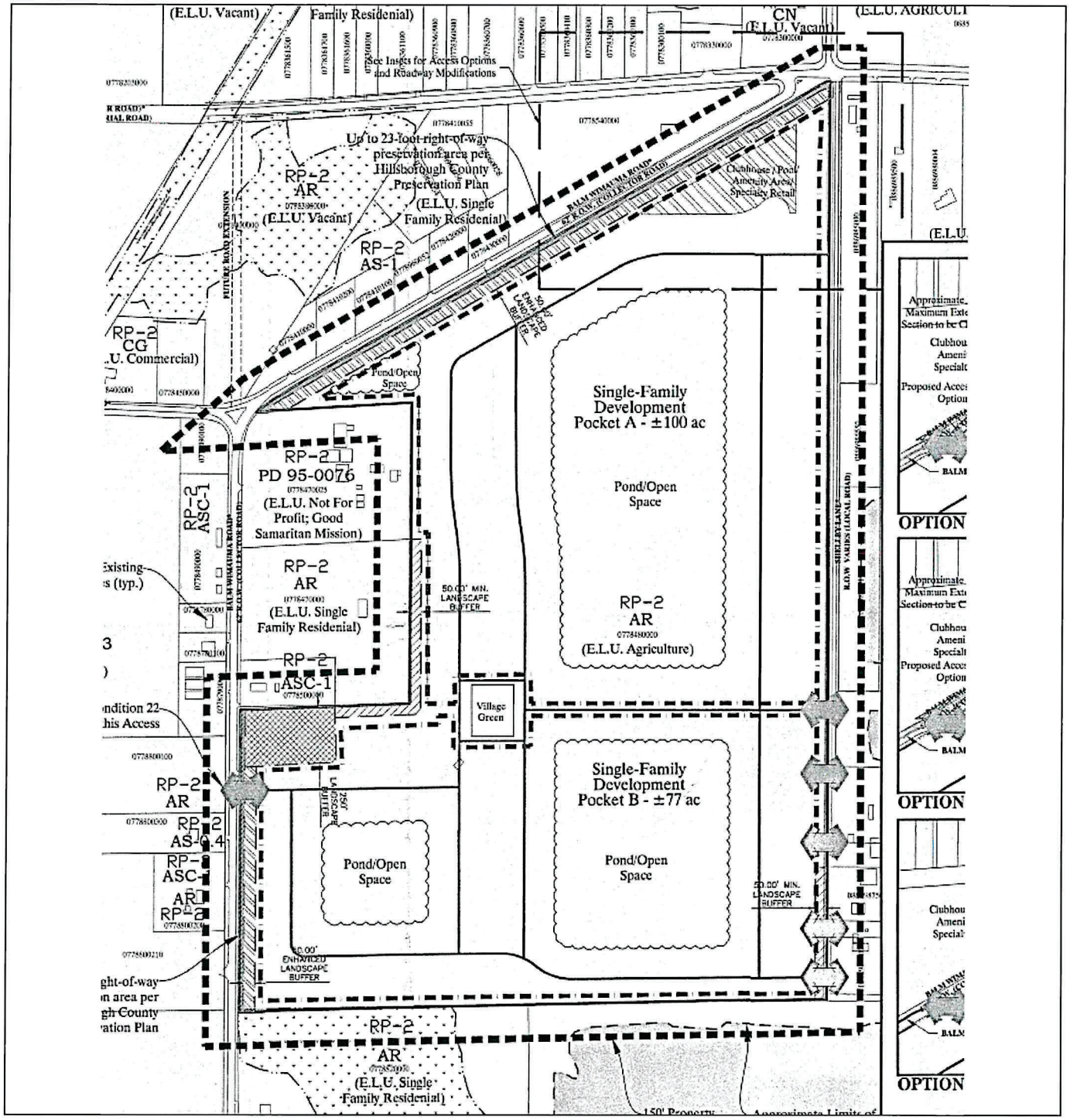


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 dwelling unit per acre	Agriculture/Single-Family Conventional	Residential
	CN	.20 FAR	Commercial Neighborhood	Undeveloped
South	PD 17-0619	3.5 dwelling units per acre / FAR 0.35	Single-Family Conventional / Limited Neighborhood Retail	Residential / Agriculture
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Residential
	PD 17-0619	PD 17-0619	3.5 dwelling units per acre / FAR 0.35	Residential / Agriculture

West	95-0076	4 dwelling units per acre / 0.05 FAR	Church and related uses, childcare center, agriculture uses, farmworker housing	Church
	17-0619	PD 17-0619	3.5 dwelling units per acre / FAR 0.35	Residential / Agriculture
	AS-0.4	1 dwelling unit per 2.5 acres	Agriculture/Single-Family Conventional	Residential
	ASC-1	1 dwelling unit per acre	Agriculture/Single-Family Conventional	Residential

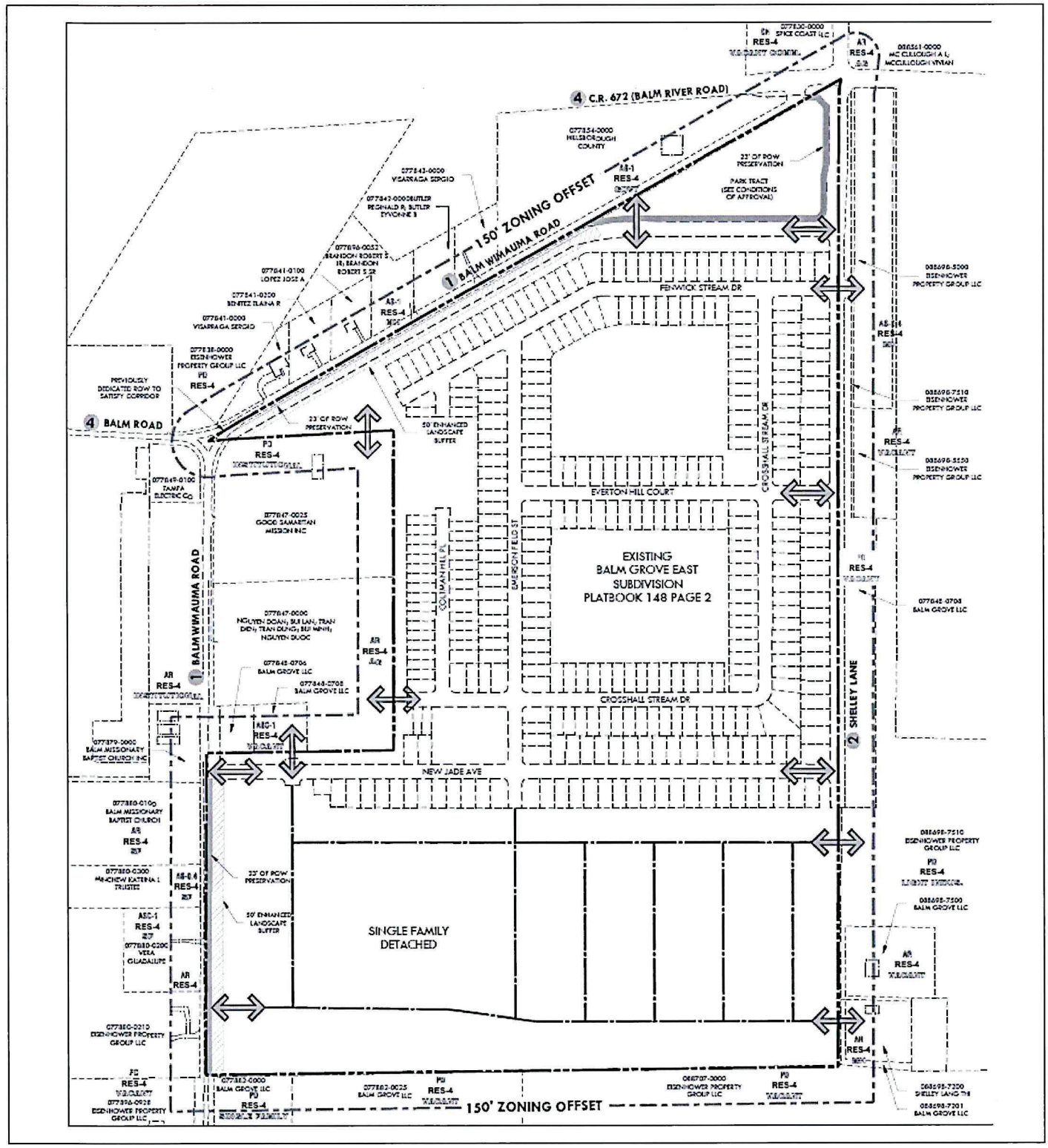
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Balm Wimauma Rd.	County Collector – Urban/Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Shelley Ln.	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Balm Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,080	308	442
Proposed	6,045	438	619
Difference (+/-)	(+)1,965	(+)130	(+)177

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	X	Choose an item.	Choose an item.	Choose an item.
West	X	Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Balm Wimauma Rd/Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands Present
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☒ K-5 ☒6-8 ☒9-12 ☐N/A	☒ Yes ~~☒ No~~	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Single-Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: $13,038 * 344 = $4,485,072 Parks: $2,145 * 344 = $737,880 School: $8,227 * 344 = $2,830,088 Fire: $335 * 344 = $115,240 Total per House: $23,745 * 344 = $8,168,280				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**

Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Applicant seeks to make modifications to the "Grove Parcel" by increasing the number of permitted single-family conventional units, amend lot development standards and remove commercial entitlements.

Property recently went through a Comprehensive Plan Amendment, changing the Future Land Use Category from RP-2 (Residential Planned-2) to RES-4 (Residential-4). Existing PD proposed residential development following the RP-2 requirements, including providing commercial nodes, allowing neighborhood retail uses, throughout the development. These standards are no longer applicable and are not implemented in this zoning.

While the "Rhodine Parcel" is included in this rezoning, no changes to the existing requirements are proposed and conditions pertaining to this area are to remain.

Development Services does not foresee any compatibility concerns with the proposed Planned Development. Residential is appropriate for the area and will not pose any negative impacts to the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Major Modification, subject to the conditions, approvable.

Requirements for Certification:

1. Site plan to delineate 50-foot wide buffer in areas previously approved – the Grove Parcel.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 30th, 2025.

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 onsite 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-or-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 developer shall construct an internal project roadway beginning at Rhodine Road and continuing for a distance of approximately 3,650 ft (i.e. to the south most point of the area of modification shown on the PD site plan for PRS 23-0030, hereafter referred to as the "Rhodine Road Connector"). The Rhodine Road Connector shall be constructed in two segments: (1) first, the southernmost +/- 1,850 ft

(i.e., between the southmost point of the Rhodine Road Connector and the existing entrance into Folio 77420.6000 (the "South Segment"); and, (2) second, from the existing entrance into Folio 77420.6000 to Rhodine Road (the "North Segment").

12.1 Building permit applications for more than 75% of the residential units (i.e. for the 204th-270th residential unit) may not be filed by the developer until the developer has:

a. Substantially completed the South Segment of the Rhodine Road Connector and such facility is open to traffic; and,

b. Posted (and the County has accepted) a performance bond which guarantees construction of the North Segment. Such performance bond shall be issued in an amount equal to 125% of the estimated cost to construct the facility.

12.2 Building permits for more than 75% of the residential units (i.e.for the 204th-270th residential unit) may not be issued by the County until the developer has substantially completed the North Segment of the Rhodine Road Connector and such facility is open to traffic.

12.3 The first 1,800 feet of the Rhodine Road Connector (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~~ 700 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

*when no access is taken from the front yard functioning as the side yard, the setback shall be a minimum of 10 feet. When access is taken from the front yard functioning as the side yard, the setback shall be a minimum of 20 feet. ~~accessed from front yards functioning as side yards shall be setback a minimum of 20 feet.~~
~~**Side yard setback should be 20 feet when used for access~~
~~*~~**Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures

14.1 Land Excavation shall be a permitted use on the Grove Parcel subject to approval of a Special Use Permit per Land Development Code Section 6.11.54. The maximum export permitted shall be 759,000 cubic yards from Pond N, 78,000 cubic yards from Pond SW and 238,000 cubic yards from Pond SE (as depicted in SU 19-1026) for a total of 1,075,000 cubic yards.

Special Use Permit 19-1026 shall expire three years from the date of Operating Permit approval. If an Operating Permit has not been issued for any portion of the land excavation within two years of the date of approval for PD modification 21-0033, as required in condition 2 of Special Use Permit 19-1026, then Special Use Permit 19-1026 shall expire.

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~~1 A 2-car garage ~~and a minimum 18~~16~~ 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~~2 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.~~16. 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-or-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.~~16.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.~~17. A 250-foot wide buffer shall be provided adjacent to folio 77850.0000, as depicted on the general site plan.

~~22.~~18. The developer shall construct the following site access improvements, of which 18.a, 18.b or 18.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.~~18.a An eastbound to southbound right turn lane on CR 672 at Shelley Ln.; [COMPLETED]

~~22.~~18.b A westbound to southbound left turn lane on CR 672 at Shelley Ln.; [COMPLETED]

~~22.~~18.c. A southbound to eastbound left turn lane and a northbound to eastbound right turn lane on Balm Wimauma Rd. into the project's southernmost entrance; and,

~~22~~18.d. A southbound to eastbound left turn lane and a northbound and eastbound right turn lane on Balm Wimauma Rd. into the project's New Jade entrance; and
~~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,~~

18.e.~~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.~~19. 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~~ the intersection with Balm Wimauma Rd, 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.~~20. ~~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.~~ If MM 25-0745 is approved, the County Engineer will approve the Design Exception (dated July 9, 2025), which was found approvable on July 11, 2025, for Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard rural collector roadway, the developer will be required to construct improvements that include 11-foot-wide lanes, 8-foot shoulders with 7 feet paved consistent with the Design Exception.

~~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 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~~ parcels:

~~28.~~21. 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.~~22. 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.~~23. 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.~~24. 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~~25. 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~~26. 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.

27. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

28. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

29. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

~~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~~30. 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.

~~35~~31. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

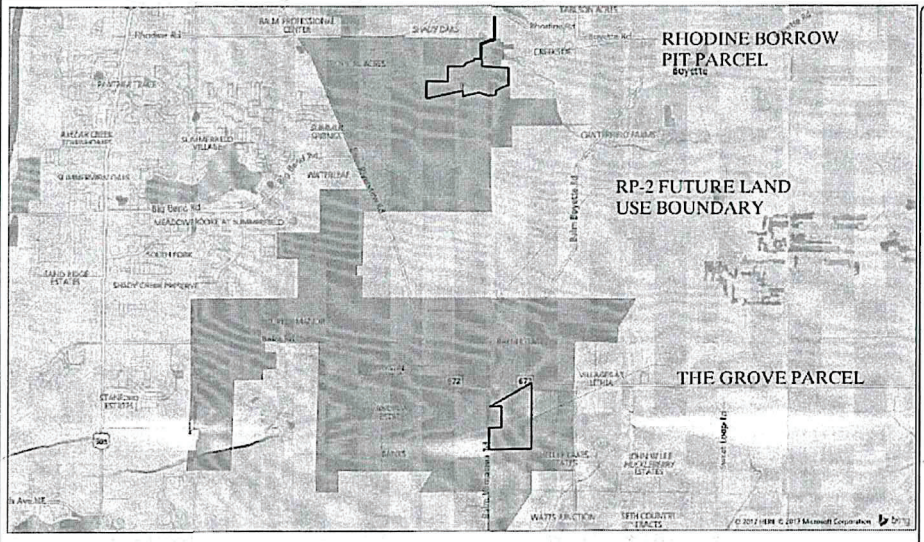
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Page 1 of 4)



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
ENGINEERING ASSOCIATES, INC.

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

APP# RZ-PD 18-0304 EV & BA
CLERK DOC # 18-1259
PAGE 1 OF 6

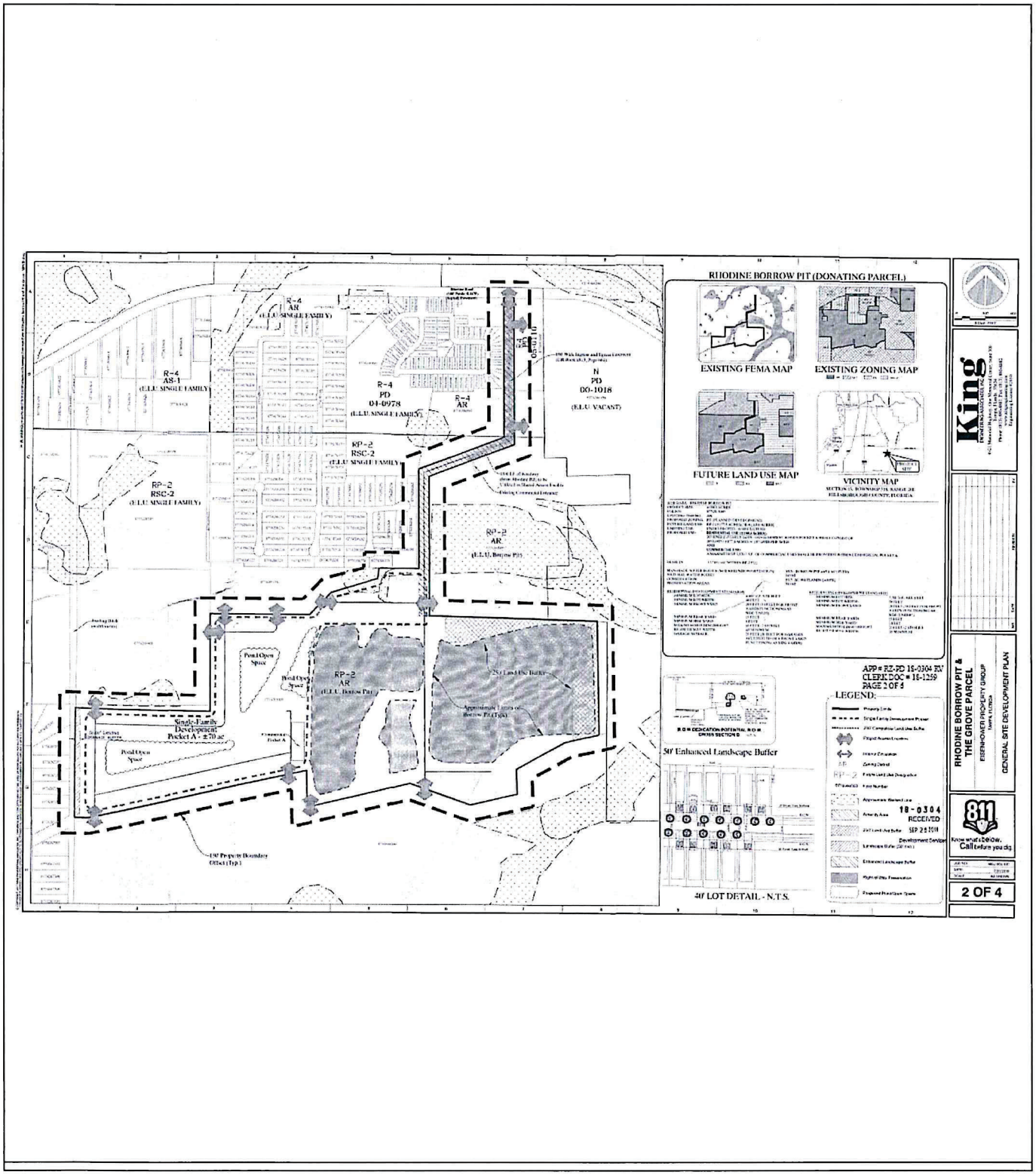
18-0304
RECEIVED
SEP 28 2018
Development Services

Know what's below. Call before you dig

1 OF 4

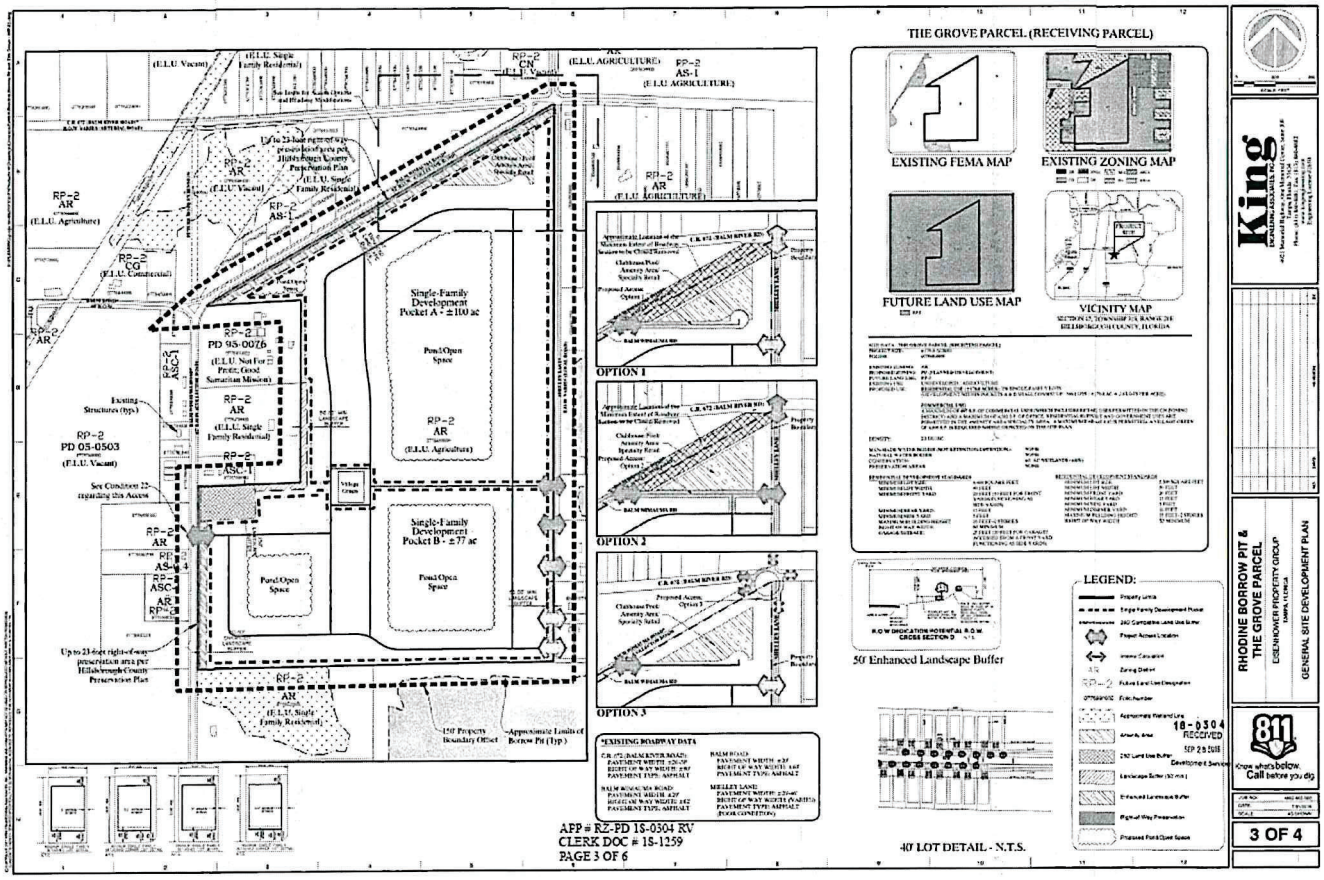
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Page 2 of 4)



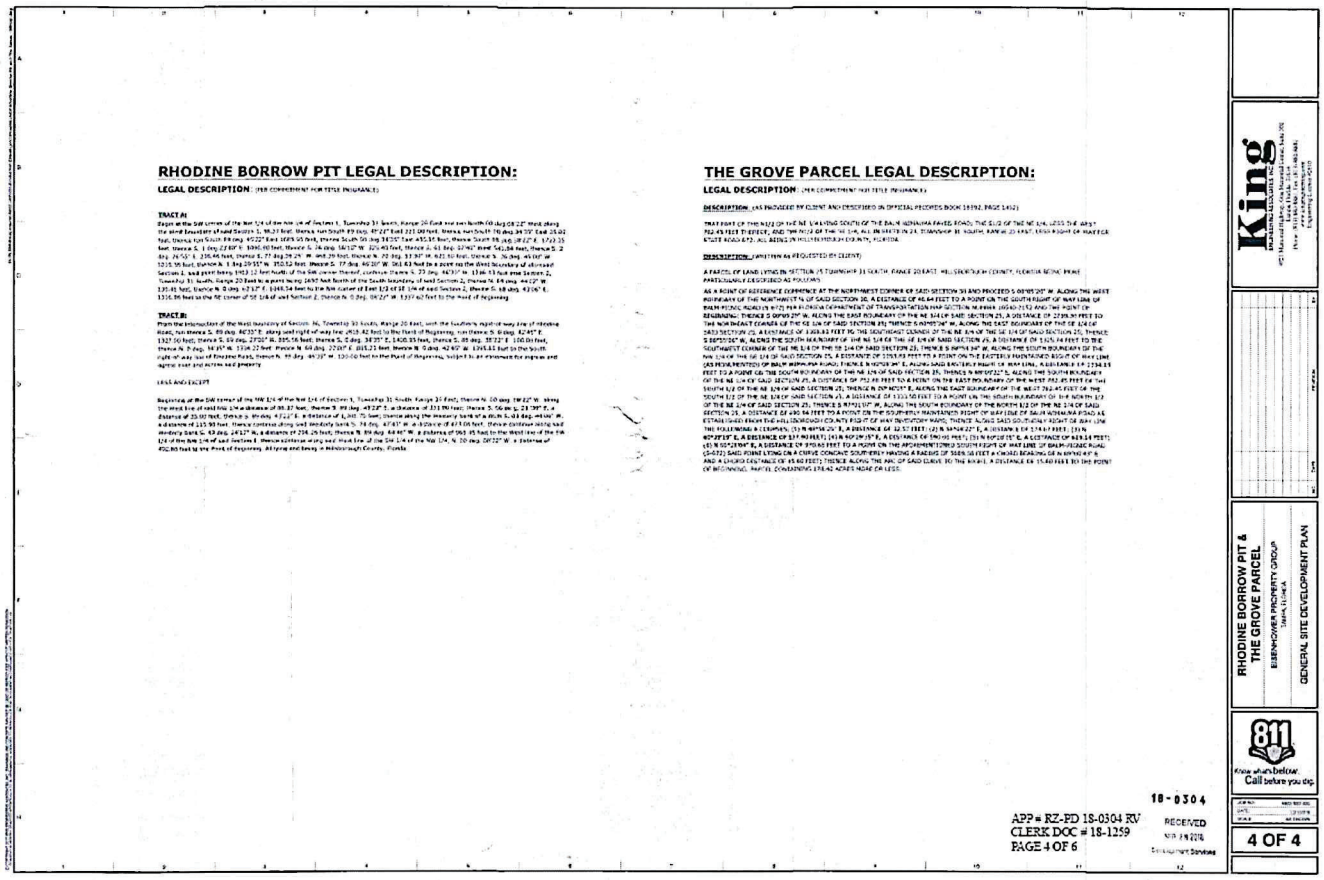
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Page 3 of 4)



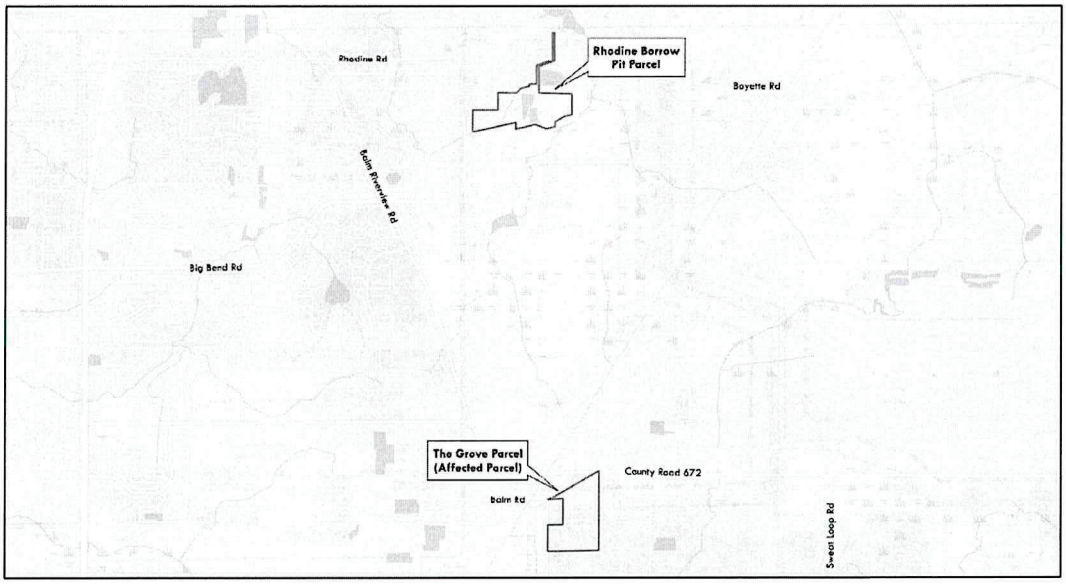
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Page 4 of 4)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 1 of 6)



LOCATION MAP

NOTES

PROJECT DATA TABLE	
PROJECT PARCES	See sheet 6
ADDRESS/INTERSECTION	Near Boyette Rd & CR 672/Rhodine Rd.
EXISTING ZONING	PD
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAUE USE	RES-4
PROPOSED USES	Single Family Detached, Commercial
GROSS ACREAGE	158.3 acres

PROPOSED RESI. DENSITY AND INTENSITY	
PROPOSED DENSITY	2.74 du/acre
MAX. ALLOWABLE DENSITY	4 du/acre
PROPOSED USES	Single Family Detached (du)
Rhodine Borrow Pit Parcel = 158.3 acres	283
The Grove Parcel = 17.8 acres	700
TOTAL = 176.1 acres	983

MM 25-0745
GENERAL DEVELOPMENT PLAN
RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	06.06.2025
RESUBMITTAL	08.06.2025
RESUBMITTAL	09.05.2025

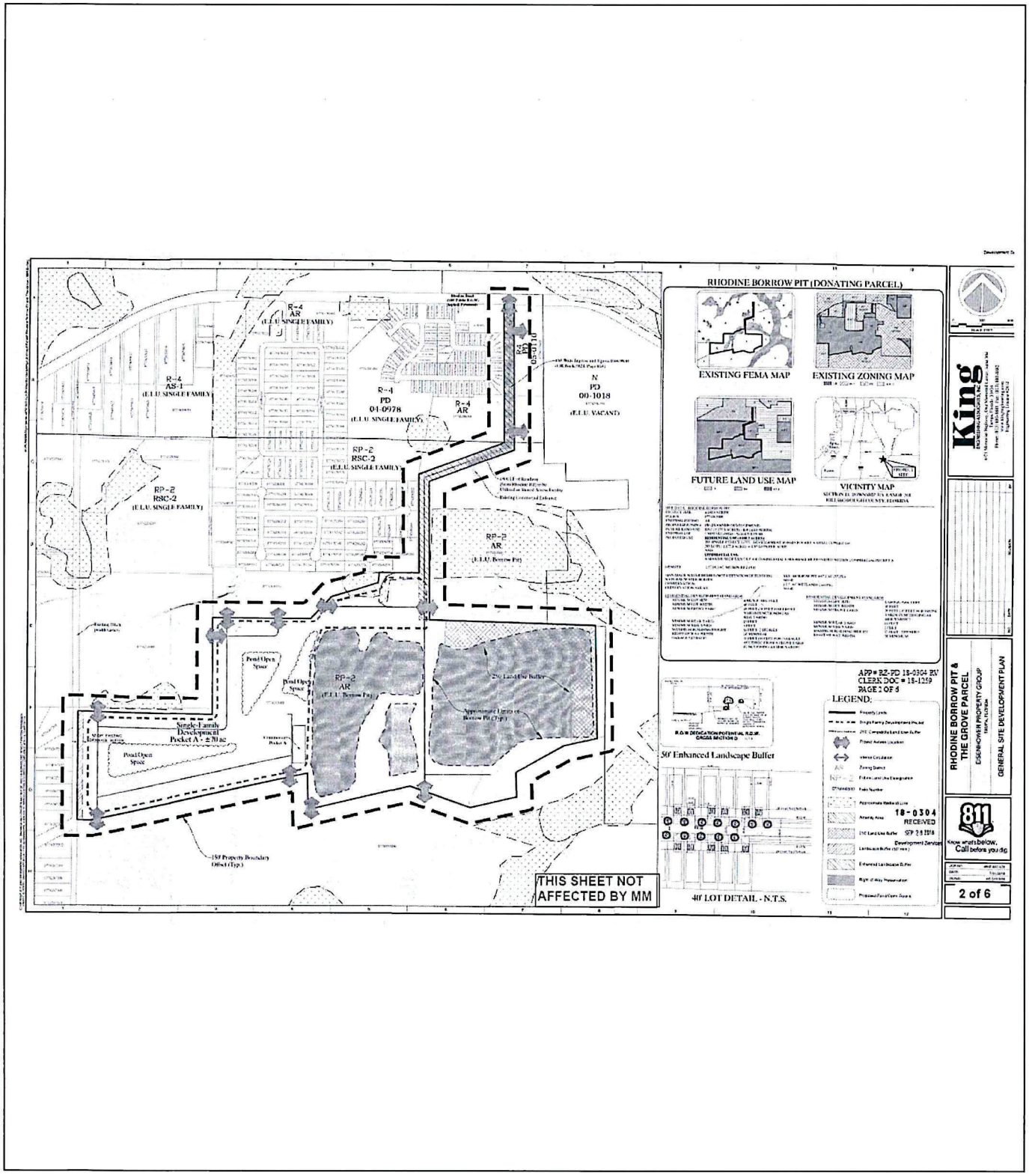
PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite 201
Tampa, Florida 33609
(813) 257-5753

PREPARED BY
Clearview LAND DESIGN, P.L.
Registered Business Number 3761
3428 W Kennedy Blvd, Suite 110, Tampa, Florida 33609
Office 813-707-7616 Fax 813-402-0975

SHEET 1 OF 6

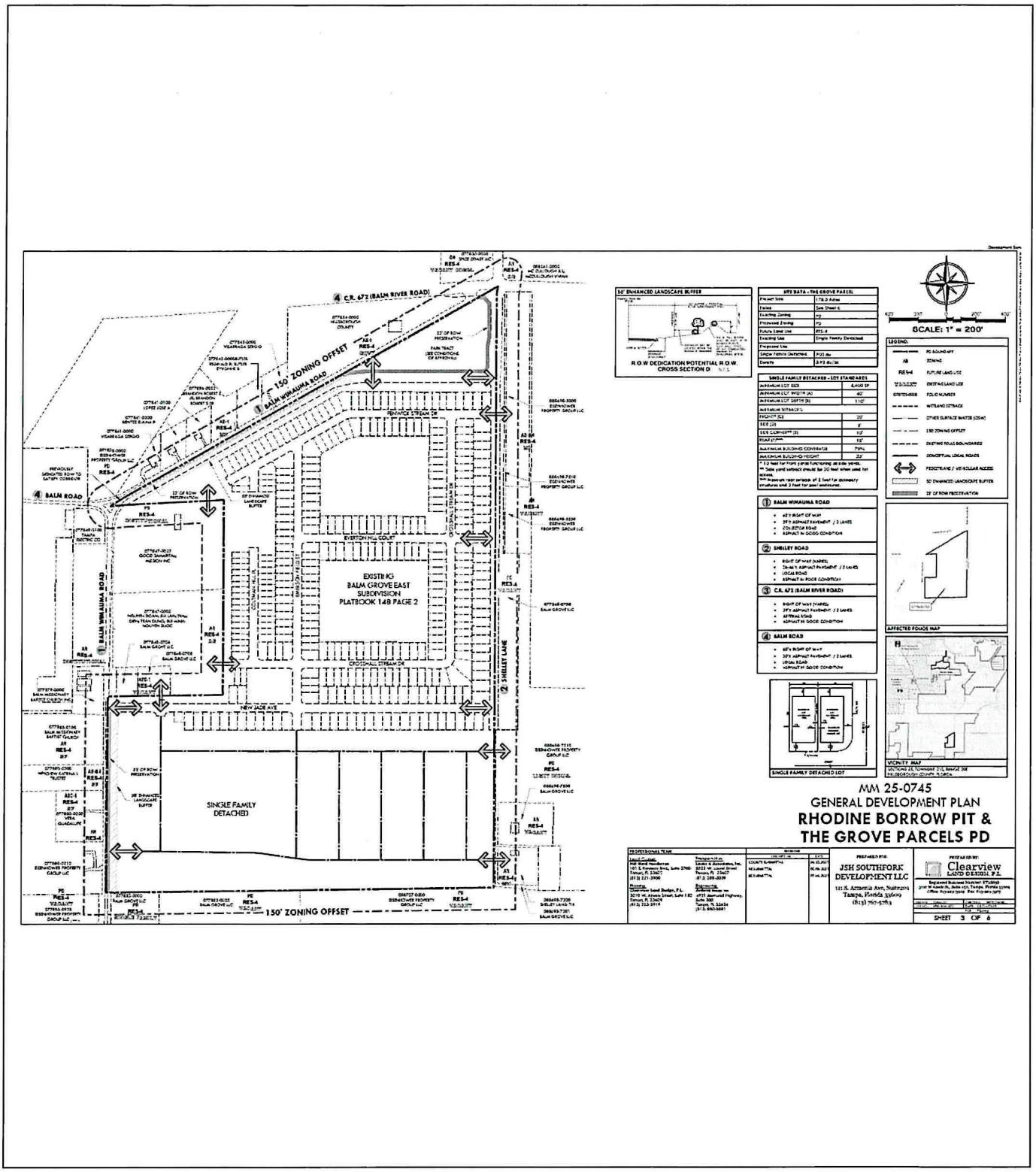
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 2 of 6)



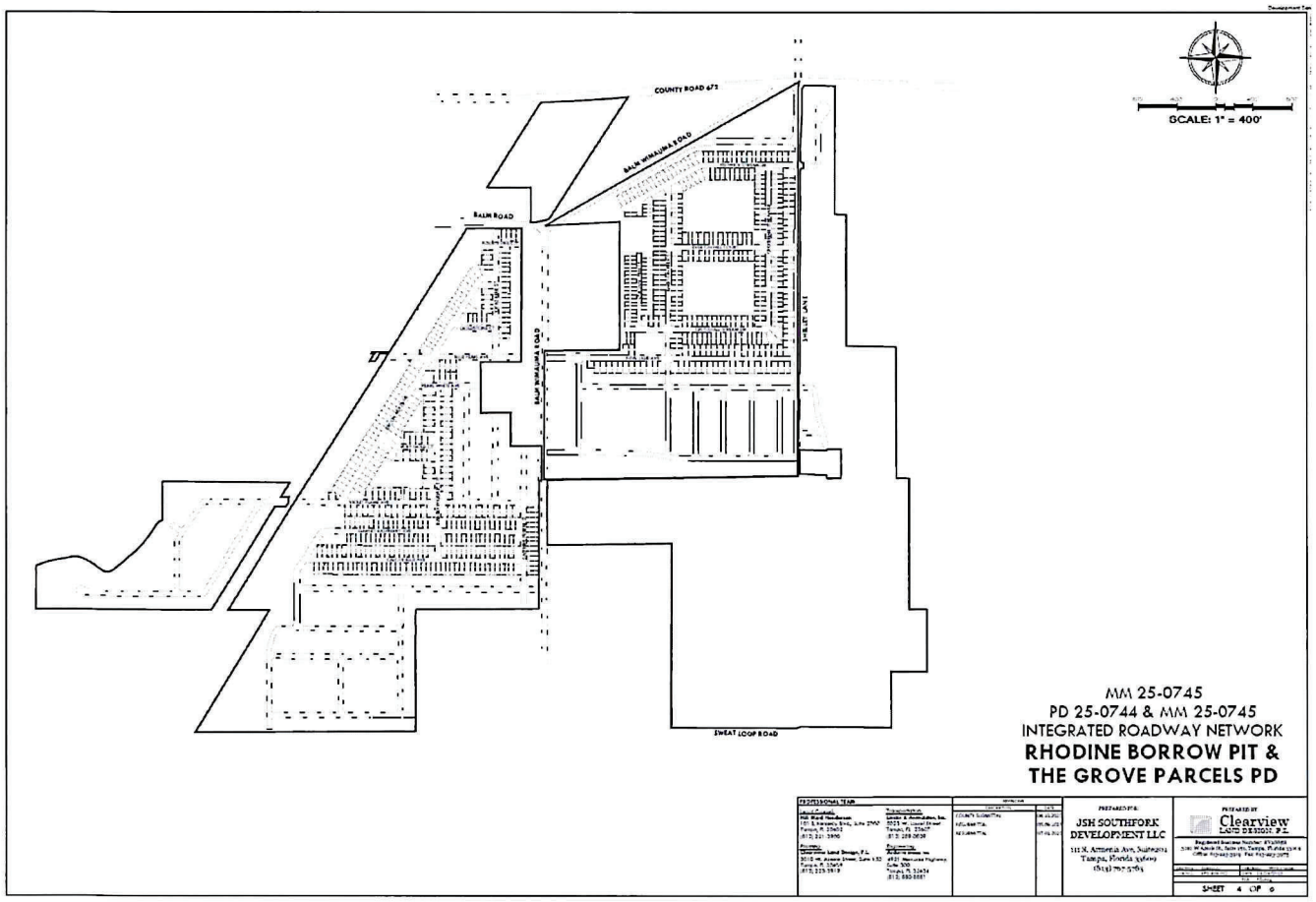
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 3 of 6)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 4 of 6)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 5 of 6)

RHODINE BORROW PIT LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

TRACT A:

Begin at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East and run North 00 deg 58'22" West along the West boundary of said Section 1, 68.37 feet, thence run South 89 deg. 45'27" East 315.20 feet, thence run South 00 deg. 24'35" East 35.00 feet, thence run South 89 deg. 47'22" East 1075.93 feet, thence South 00 deg.24'35" East 450.35 feet, thence South 90 deg.38'22" E. 1737.25 feet, thence S. 1 deg.27'40" E. 1995.90 feet, thence S. 24 deg. 56'10" W. 324.49 feet, thence S. 53 deg. 07'40" West 541.64 feet, thence S. 2 deg. 26'55" E. 238.46 feet, thence S. 77 deg.44'25" W. 464.39 feet, thence N. 70 deg. 52'10" W. 421.66 feet, thence S. 24 deg. 45'00" W. 1015.38 feet, thence N. 1 deg.04'00" W. 350.52 feet, thence S. 77 deg. 40'00" W. 951.63 feet to a point on the West boundary of aforesaid Section 1, said point being 1913.12 feet North of the SW corner thereof, continue thence S. 77 deg.40'00" W. 1810.40 feet, into Section 2, Township 31 South, Range 20 East to a point being 1630 feet North of the South boundary of said Section 2, thence N. 89 deg. 44'02" W. 330.45 feet, thence N. 0 deg. 02'22" E. 3084.54 feet to the NW corner of East 1/2 of SE 1/4 of said Section 2, thence N. 88 deg. 41'00" E. 1314.95 feet to the NE corner of SE 1/4 of said Section 2, thence N. 0 deg. 08'22" W. 1337.42 feet to the Point of Beginning.

TRACT B:

From the Intersection of the West boundary of Section 36, Township 30 South, Range 20 East, with the Southerly right of way line of Rhodine Road, run thence S. 89 deg. 48'20" E. along said right of way line 2814.42 feet to the Point of Beginning, run thence S. 0 deg. 42'43" E. 1327.02 feet, thence S. 89 deg. 27'00" W. 665.36 feet; thence S. 0 deg. 34'35" E. 1400.95 feet, thence S. 88 deg. 38'22" E. 100.00 feet, thence N. 0 deg. 34'35" W. 1334.24 feet; thence N. 89 deg. 27'00" E. 895.73 feet, thence N. 0 deg. 42'43" W. 1391.65 feet to the South right of way line of Rhodine Road, thence N. 89 deg. 48'20" W. 100.00 feet to the Point of Beginning. Subject to an easement for ingress and egress over and across said property.

LESS AND EXCEPT

Beginning at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East, thence N. 00 deg. 58'22" W. along the West line of said NW 1/4 a distance of 68.37 feet; thence S. 89 deg. 45'27" E. a distance of 315.00 feet; thence S. 00 deg. 24'35" E. a distance of 35.00 feet, thence S. 89 deg. 47'22" E. a distance of 1,075.93 feet; thence along the Westerly line of a 66.00 ft. ELECTRIC EASEMENT the following 4 courses: (1) S. 00 deg. 42'00" W. a distance of 155.49 feet; thence continue along said Westerly line S. 24 deg. 42'47" W. a distance of 473.04 feet; thence continue along said Westerly line S. 43 deg. 24'17" W. a distance of 294.26 feet; thence N. 29 deg. 44'45" W. a distance of 265.43 feet to the West line of the SW 1/4 of the NW 1/4 of said Section 1; thence continue along said West line of the SW 1/4 of the NW 1/4, N. 00 deg. 58'22" W. a distance of 962.89 feet to the Point of Beginning. All lying and being in Hillsborough County, Florida.

THE GROVE PARCEL LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE)

DESCRIPTION: (AS PROVIDED BY CLIENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 15142, PAGE 1492)

THAT PART OF THE E1/2 OF THE NE 1/4 LYING SOUTH OF THE BALM-SUMMERFIELD ROAD, THE E1/2 OF THE NE 1/4, LESS THE WEST 792.45 FEET THEREOF AND THE E1/2 OF THE SE 1/4, ALL IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS RIGHT OF WAY FOR STATE ROAD 672, ALL BEING IN HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION: (WRITTEN AS REQUESTED BY CLIENT)

A PARCEL OF LAND LYING IN SECTION 25 TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30 AND PROCEED S 00°05'20" W, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 49.54 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BALM-SUMMERFIELD ROAD (S.R.672) PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NUMBER 10140-2152 AND THE POINT OF BEGINNING, THENCE S 00°05'20" W, ALONG THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 2729.30 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE S 00°51'26" W, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1344.33 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°55'00" W, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1320.74 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 88°54'34" W, ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1332.49 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE (AS ESTABLISHED) OF BALM-SUMMERFIELD ROAD; THENCE N 00°06'34" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1334.19 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25; THENCE N 88°59'22" E, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 252.81 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 792.45 FEET OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE N 00°56'03" E, ALONG THE EAST BOUNDARY OF THE WEST 792.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 1337.38 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, THENCE S 89°58'17" W, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 190.84 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF BALM-SUMMERFIELD ROAD AS ESTABLISHED FROM THE HILLSBOROUGH COUNTY RIGHT OF WAY INVENTORY MAPS; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 4 COURSES: (1) N 50°56'00" E, A DISTANCE OF 32.57 FEET; (2) N 50°06'22" E, A DISTANCE OF 174.47 FEET; (3) N 60°29'34" E, A DISTANCE OF 537.00 FEET; (4) N 60°09'18" E, A DISTANCE OF 190.00 FEET; (5) N 50°29'00" E, A DISTANCE OF 419.34 FEET; (6) N 50°03'00" E, A DISTANCE OF 970.65 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF BALM-RIVERVIEW ROAD (S-672); SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5089.58 FEET & CHORD BEARING OF N 89°08'41" E AND A CHORD DISTANCE OF 13.18 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 13.18 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 178.40 ACRES MORE OR LESS.

MAJOR MODIFICATION LEGAL DESCRIPTION:

BALM GROVE EAST TRACT F-4

MODIFIED BY MM 25-0745

18-0304

APP # RZ-PD 18-0304 RV
CLERK DOC # 18-1259
PAGE 4 OF 6

RECEIVED
SEP 24 2018
Development Services

King
ENGINEERING CONSULTANTS, INC.
4011 Raymond Drive, Oak Harbor, Florida 34683
Phone: (813) 854-6481 Fax: (813) 854-6482
Certificate of Authorization #2293
Engineering License #2293

NO.	DATE	REVISION

RHODINE BORROW PIT & THE GROVE PARCEL
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

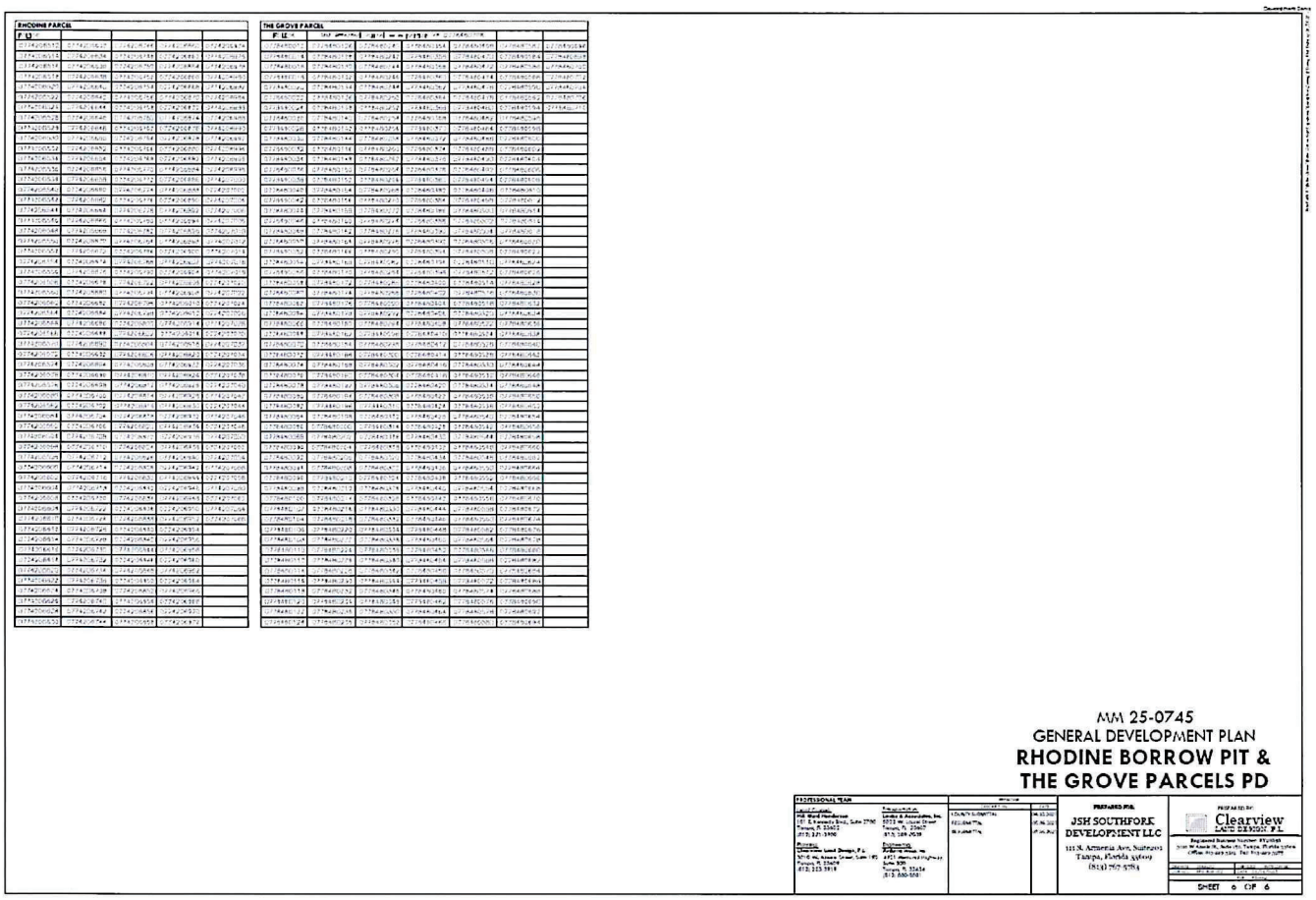
811 Know what's below. Call before you dig.

DRAWN	KRG/BGW
DATE	7/11/2018
SCALE	AS SHOWN

5 of 6

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Page 6 of 6)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 7/15/2025

REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Boyette PETITION NO: MM 25-0745

[ ] This agency has no comments.

[ ] This agency has no objection.

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

[ ] This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

(Applicable only to the East Grove Development Area)

New Conditions:

- Notwithstanding the access shown on the PD site plan to the Park Tract under County ownership, existing and any proposed future access(es) shall comply with the County Land Development Code requirements.

Revised Conditions:

22. 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.; [COMPLETED]
    b. A westbound to southbound left turn lane on CR 672 at Shelley Ln.; [COMPLETED]
    c. A southbound to eastbound left turn lane and a northbound to eastbound right turn lane on Balm Wimauma Rd. into the project's southernmost entrance; and,
    d. A southbound to eastbound left turn lane and a northbound to eastbound right turn lane on Balm Wimauma Rd. into the project's New Jade Ave. entrance; and, ~~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.~~

e. ~~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,~~ [THIS CONDITION HAS BEEN SATISFIED]

~~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~~ the intersection with Balm-Wimauma Rd., 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.~~ If MM 25-0745 is approved, the County Engineer will approve the Design Exception (dated July 9, 2025), which was found approvable on July 11, 2025, for Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard rural collector roadway, the developer will be required to construct improvements that include 11-foot-wide lanes, 8-foot shoulders with 7 feet paved consistent with the Design Exception.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify the East Grove portion of the PD 18-0304, as most recent amended by PRS 23-0030, approved for 5,535 s.f. of commercial uses and 410 single-family detached dwelling units. The request is to eliminate the commercial uses and allow for a maximum of 700 single family detached dwelling units. Additionally, the revised PD site plan removes the inset re-alignment options for Balm Wimauma Rd. which was recently completed with the construction of initial Balm Grove East residential subdivision plat.

The Rhodine Borrow Pit development area is not part of this proposed PD modification.

The applicant submitted a trip generation and site access analysis as required by staff. Since the project will potentially generate more than 50 peak hour trips at buildout, a detailed transportation analysis is required per the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses in the PD Modification Area:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 410 Single-Family Detached Dwelling Units (ITE Code 210)	3,808	296	394
PD, 5,000 s.f. Commercial Uses (ITE Code 822)	272	12	48
Total:	4,080	308	442

Proposed Uses in Modification Area:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 700 Single-Family Detached Dwelling Units (ITE Code 210)	6,045	438	619

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Change:	**+1,965**	**+130**	**+177**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 672 is a 2-lane, undivided, arterial roadway characterized by +/- 12-foot wide travel lanes with +/-5-foot paved shoulders in good 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.

Balm Wimauma Rd. is a 2-lane, undivided, collector roadway characterized by +/- 11-foot wide lanes with 7-foot bike lanes in good condition. The roadway segment north of the intersection with Balm Rd. lies within a +/- 64 to 86 feet wide right-of-way and has curb and gutter on both sides. This segment has sidewalk on the south side with the exception of the +/-1,250 feet east and north of the Balm Park and Community Center driveway where sidewalks are located on both sides. South of the intersection with Balm Rd. the roadway lies within +/-62 to 84 feet of right of way. There are no curb and gutter and only a portion has sidewalk present on the east side of the road. Therefore, there are portions of the roadway that are deemed substandard.

Balm Wimauma Rd. is shown on Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway.

Balm Rd. is a 2-lane collector roadway characterized by +/- 11 foot lanes in good condition. The roadway lies within a +/- 62 to 100-foot wide right-of-way. There is a sidewalk on the south side and bicycle facilities on both sides in the vicinity of the proposed project.

Shelley Ln. is a 2-lane, local roadway characterized by +/- 20-feet of pavement in good condition within +/-60 feet of right of way. There is a 5-foot sidewalks on the east side of the roadway.

SITE ACCESS

The project is taking access to Balm Wimauma Rd. and Shelley Ln. Additional vehicular and pedestrian access connections are proposed to stub out to folio# 77847.0000 and 77847.0025 for future connection in the event said properties redevelop.

The applicant's detailed site access analysis finds that southbound to eastbound left turn lanes are warranted at the two proposed access connections to Balm Wimauma Rd. Additionally, the applicant is proposing to construct northbound to eastbound right turn lanes at Balm Wimauma Rd. access connections.

REQUESTED DESIGN EXCEPTION: BALM WIMAUMA RD.

As Balm Wimauma Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated July 9, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 11, 2025). The developer will be required to construct 11-foot-wide lanes, 8-foot shoulders with 7 feet paved consistent with the Design Exception.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Friday, July 11, 2025 12:43 PM
To: Steven Henry [shenry@lincks.com]
CC: Kami Corbett [kami.corbett@hwhlaw.com]; anna.ritenour@clearviewland.com; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: MM 25-0745 - Design Exception Review
Attachments: 25-0745 DEAd 07-10-25.pdf

Steve,
I have found the attached Design Exception (DE) for PD 25-0745 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov

W: HCFLGov.net

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, July 11, 2025 10:56 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RE: MM 25-0745 - Design Exception Review

Hello Mike,

The attached Design Exception is Approvable to me, please include the following people in your response email:

shenry@lincks.com
kami.corbett@hwhlaw.com
anna.ritenour@clearviewland.com
follinj@hcfl.gov
perezrl@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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

From: Tirado, Sheida
Sent: Friday, July 4, 2025 12:45 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: MM 25-0745 - Design Exception Review

Hello Mike,

The attached Design Exception is Approvable to me, please include the following people in your response email:

shenry@lincks.com
kami.corbett@hwhlaw.com
anna.ritenour@clearviewland.com
follinj@hcfl.gov
perezrl@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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

Received July 10, 2025
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Balm-Wimauma Road - Substandard Road ☐ 4. ☒ 2. Balm-Wimauma Road - Substandard Road ☐ 5. ☒ 3. Balm-Wimauma Road - Substandard Road ☐ 6.
Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*	
Project Name/ Phase	Balm East
Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*	
Folio Number(s)	☒ Check This Box If There Are More Than Five Folio Numbers
Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*	
Current Property Zoning Designation	
Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*	
Pending Zoning Application Number	East 25-0745
Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*	

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LINCKS & ASSOCIATES
A TMC Company

July 9, 2025

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Balm East – PD 25-0745
Folio: See Appendix
Lincks Project No. 19187

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Balm-Wimauma Road from Balm Road to the southern property line.

The subject property is currently zoned PD to allow the following uses:

- Single Family – 356 Dwelling Units
- Retail – 5,000 Square Feet

The developer proposes to amend the PD to allow the following land use:

- Single Family – 700 Dwelling Units

Table 1 provides the trip generation for the approved and proposed project.

The access for the project is proposed to include the following:

- Two (2) full accesses to Balm-Wimauma Road
- Shelley Lane south of the realigned Balm-Wimauma Road

The proposed PD plan is included in the Appendix of this letter.

The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Balm-Wimauma Road is a collector road.

Balm-Wimauma Road from Balm Road to Balm Gardens Lane has been improved by the developer with the following section:

- Eleven (11) foot lanes

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

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Development Services

- Eight (8) foot shoulders with seven (7) feet paved
- Five (5) foot sidewalks along the property frontage

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Balm-Wimauma Road. The segment of Balm-Wimauma Road from Balm Gardens Lane to the southern property line or the limit of the access improvements, whichever is further, is as follows:

- Eleven (11) foot lanes
- Eight (8) foot shoulders with seven (7) feet paved

The following exceptions are requested to accommodate the proposed project:

1. Lane Width – TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.

2. Shoulder – TS-7 has 8 foot shoulder with 5 foot paved. The existing road has limited paved shoulders.

3. Sidewalk – TS-7 has five (5) foot sidewalk on both sides of the road. There are no sidewalks south of the subject property.

The justification for the Design Exception is as follows:

1. The Developer proposes to improve Balm-Wimauma Road from the southern property line or the limits of the access improvements, whichever is further.

    - Eleven (11) foot lanes
    - Eight (8) foot shoulders with seven (7) foot paved
    - Construct turn lanes as warranted
    - Construct five (5) foot sidewalks along the property frontage

Figure 1 provides the proposed typical section.

Based on the above, it is our opinion, the proposed improvements to Balm-Wimauma Road will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
A TMC Company
P.E. #51555

STEVEN J. HENRY
LICENSE
No. 51555
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

_____ **Disapproved**

_____ **Approved**

_____ **Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams

Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

Status	Project	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
						In	Out	Total	In	Out	Total
Approved	Balm West	Single Family	210	373 DU's	3,388	62	185	247	216	127	343
		Retail	822	17,692 SF	963	25	17	42	59	58	117
		Office	710	10,863 SF	118	22	3	25	4	22	26
				Sub-Total	4,469	109	205	314	279	207	486
Approved	Balm East	Single Family	210	356 DU's	3,245	59	178	237	207	121	328
		Retail	822	5,000 SF	272	7	5	12	24	24	48
				Sub-Total	3,517	66	183	249	231	145	376
				Total	7,986	175	388	563	510	352	862
Proposed	Balm West	Single Family	210	1,050 DU's	8,778	158	475	633	571	335	906
	Balm East	Single Family	210	700 DU's	6,045	110	328	438	390	229	619
				Sub-Total	14,823	268	803	1,071	961	564	1,525
Existing	Balm West	Single Family	210	204 DU's	1,705	31	92	123	111	44	155
				Net Increase	13,118	237	711	948	850	520	1,366

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

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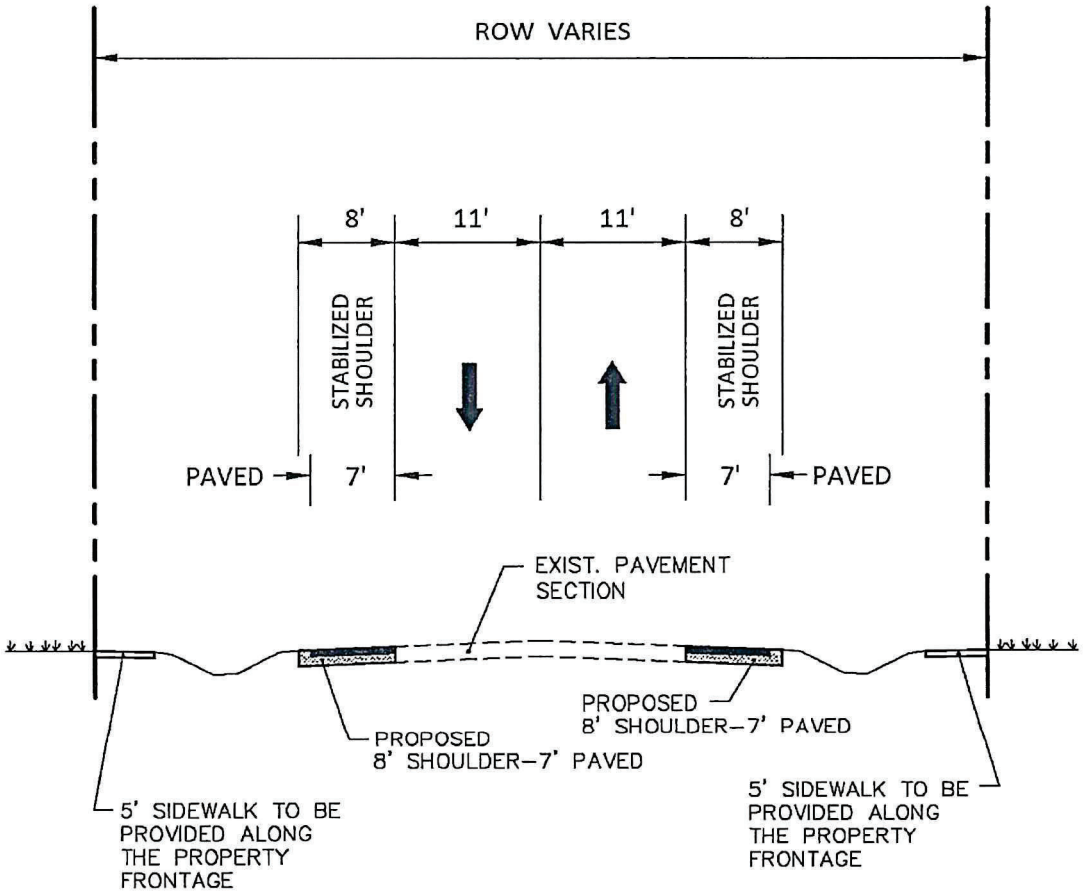
Development Services



TYPICAL SECTION
BALM-WIMAUMA ROAD
REVISED: 07/10/25

FIGURE 1
TYPICAL SECTION

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APPENDIX

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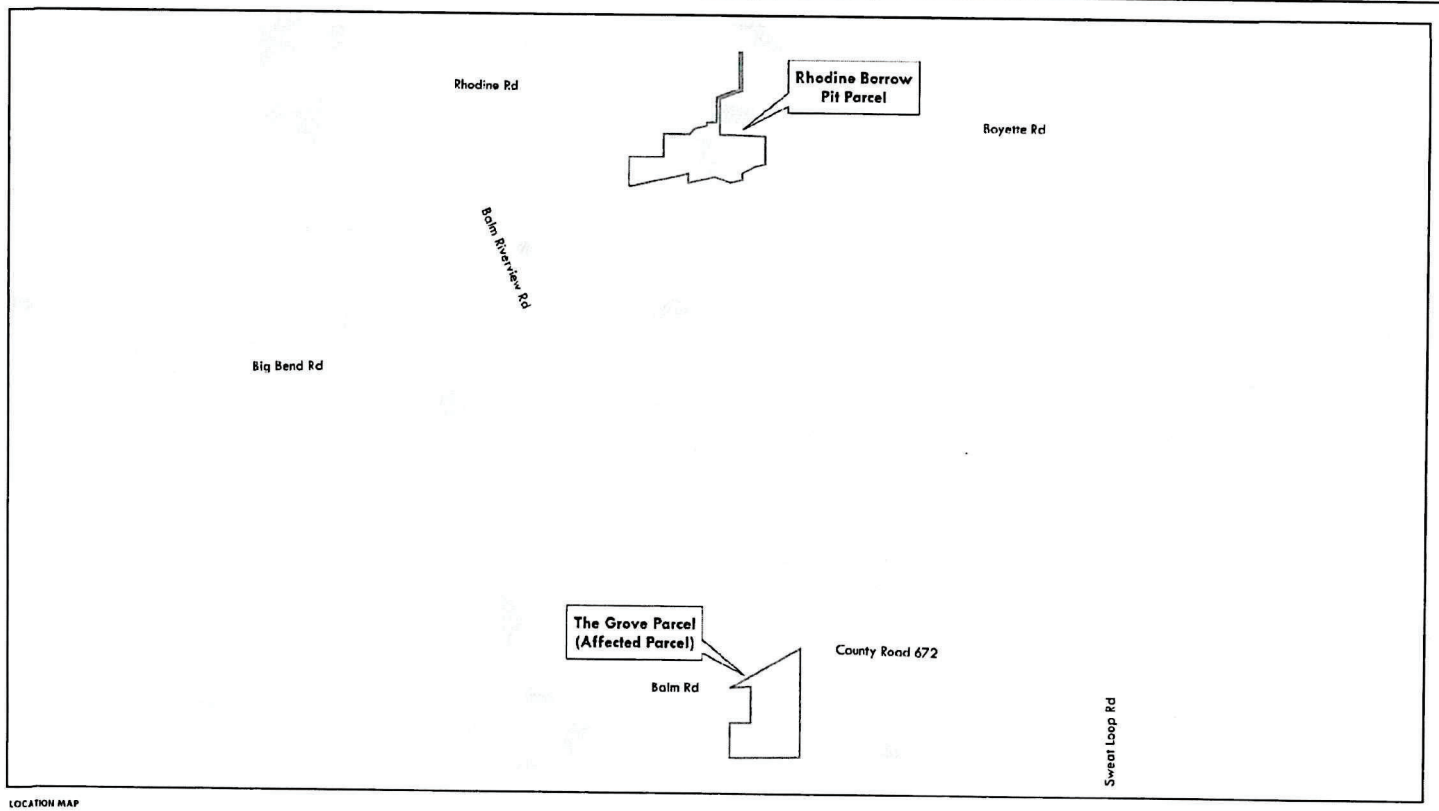
BALM EAST
PD PLAN

LINCKS & ASSOCIATES, A TMC Company



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVERVIEW COMMUNITY PLAN, AND THE SOUTHSHORE AREAWIDE SYSTEMS PLAN.
2. THERE ARE NO WATER BODIES OR ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" PER FEMA FIRM MAP 12057C. IT IS NOT LOCATED IN THE COMM. SURFACE WATER RESOURCE PROTECTION AREA, OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE PARCELS ARE NOT ADJACENT TO OR WITHIN 250 FEET OF A SCENIC CORRIDOR.
6. THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE AS SHOWN.
7. ALL LAND USE AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES, OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE NO EXISTING ROADS OR EASEMENTS ON SITE.
10. NO FLEX REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED. GARAGE SWITCHES MAY BE UP TO 70% OF STREET FACING BUILDING FAÇADE WHERE ALLOTS ARE USED.
12. COMMUNITY GATHERING SPACES SHALL BE PROVIDED AS REQUIRED BY THE LDC SECTION 6.02.16. AT LEAST ONE GATHERING SPACE MUST BE AT LEAST 5,000 SF.
13. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
14. LIGHTING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY LDC UNLESS OTHERWISE SHOWN.
15. POINTS OF INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS SHOWN AND WILL BE LOCAL ROADWAYS. ALL PROJECT ROADWAYS (DRIVE AISLES) MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR EXEMPTIONS BELOW.
16. ACCESS TO ALL LOTS AND OTHER DEVELOPMENTS ARE PROPOSED AS SHOWN.
17. ROW WIDTH, NUMBER OF LANES IN THE ROW WITHIN 150' OF THE SITE ARE AS SHOWN.
18. THE LOCATION OF SIDEWALKS AND TRAFFIC CONTROL DEVICES ON ALL ROADWAYS, ACCESSWAYS, TRAVERSWAYS AND WITHIN 150' OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OR AREAS WITHIN 150' OF THE SITE.
19. POTABLE WATER, SEWAGE DISPOSAL AND STORM WATER WILL BE PROVIDED BY HILLSBOROUGH COUNTY.
20. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150' OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
21. NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
22. EXISTING ACCESS POINTS ARE AS SHOWN.
23. THERE ARE NO NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
24. OPEN SPACE / COMMUNITY GATHERING SPACES WILL BE OWNED/MAINTAINED BY POA OR OTHER ENTITY.
25. AREAS OF ADDITIONAL RIGHT-OF-WAY DEDICATION AND CONVEYANCE, AS WELL AS CORRIDOR PRESERVATION ARE NOT SHOWN DUE TO GRAPHIC SCALE. SEE CONDITIONS OF APPROVAL FOR ADDITIONAL INFORMATION.
26. THE PROJECT IS WITHIN TWO FUTURE LAND USE MAP AMENDMENT AREAS. DO NOT INCLUDE IT WITHIN THE URBAN SERVICE AREA AND CHANGE THE PROPERTY'S FUTURE LAND USE FROM RES-4 TO RES-4.

PROJECT DATA TABLE

PROJECT FOLIOS	See Sheet 5
ADDRESS/INTERSECTION	Balm Boyette Rd & CR 672 Rhodine Rd
EXISTING ZONING	PD
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
PROPOSED USES	Single Family Detached, Commercial
GROSS ACREAGE	358.3 acres

PROPOSED USES, DENSITY AND INTENSITY

PROPOSED DENSITY	2.74 du/acre
MAX. ALLOWABLE DENSITY	4 du/acre
PROPOSED USES:	Single Family Detached (du)
Rhodine Borrow Pit Parcel = 180.3 acres	283
The Grove Parcel = 178.0 acres	700
TOTAL = 358.3 acres	983

MM 25-0745

GENERAL DEVELOPMENT PLAN

RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel
Hill Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

Planning
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 223-3919

Transportation
Lincks & Associates, Inc.
5021 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

Engineering
Anthem Group, Inc.
4021 Memorial Highway, Suite 300
Tampa, FL 33634
(813) 890-8881

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.30.2025
RESUBMITTAL	05.09.2025

PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite 220
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Professional Business Number: 3739
3010 W. Azeele St., Suite 150, Tampa, Florida 33609
Office: 813.223.3919 Fax: 813.223.3975

DRAWN	DESIGN	CHECKED	WITH PMCD
JCB/AC	EPC/JCB/DG	DATE	01.24.2025
		FILE	P1-Plan-2

SHEET 1 OF 5

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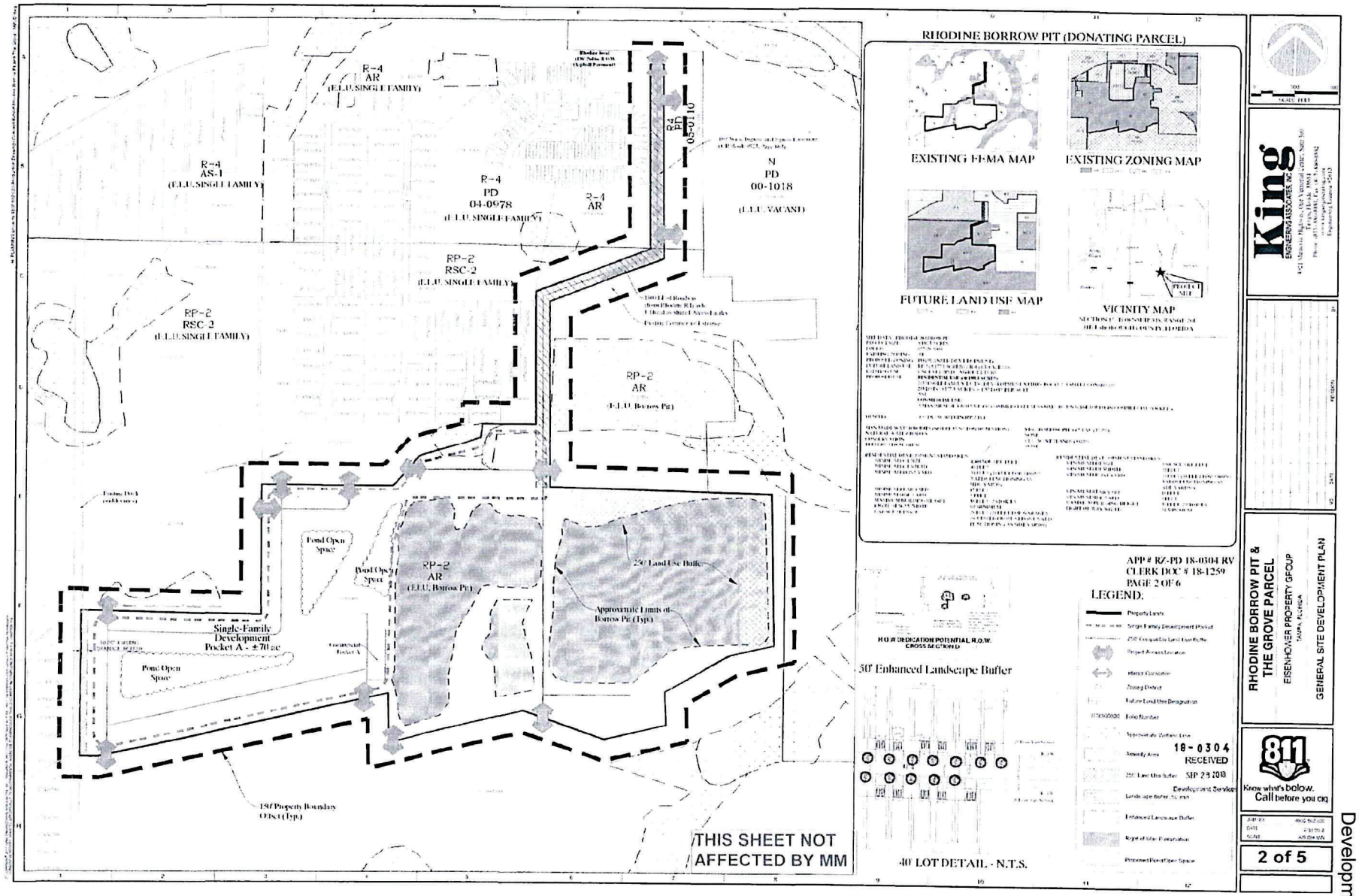

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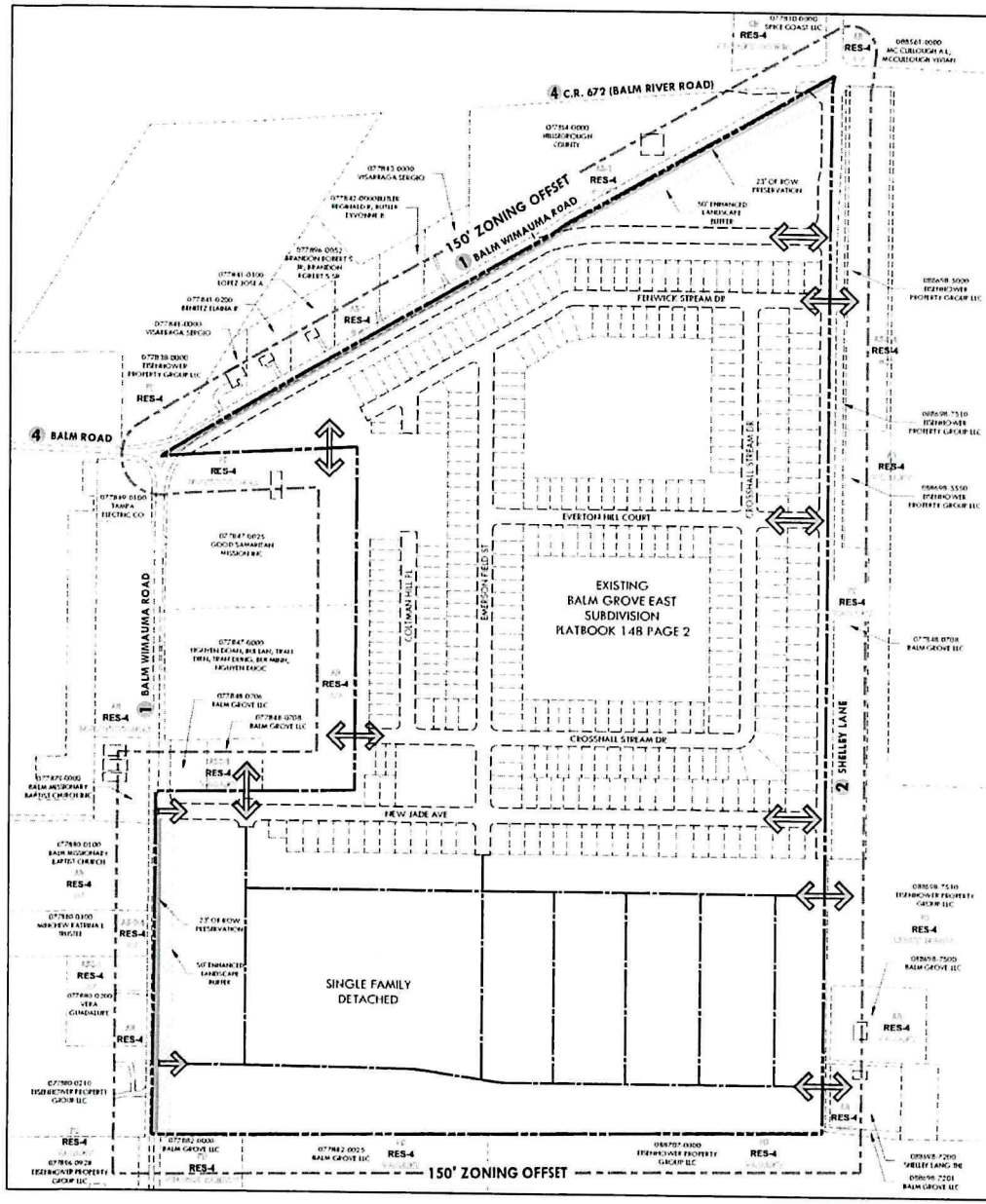


50' ENHANCED LANDSCAPE BUFFER

H.O.W DEDICATION POTENTIAL H.O.W. CROSS SECTION D

SITE DATA - THE GROVE PARCEL	
Project Size	27.80 Acres
Folios	See Sheet 5
Existing Zoning	PD
Proposed Zoning	PD
Future Land Use	RES-4
Existing Use	Single Family Detached
Proposed Use:	
Single Family Detached	709 du
Density	3.93 du/ac

SINGLE FAMILY DETACHED - LOT STANDARDS	
MINIMUM LOT SIZE	4,400 SF
MINIMUM LOT WIDTH (A)	40'
MINIMUM LOT DEPTH (B)	110'
MINIMUM SETBACKS:	
FRONT* (C)	20'
SIDE (D)	5'
SIDE CORNER** (E)	10'
REAR (F)***	15'
MAXIMUM BUILDING COVERAGE	75%
MAXIMUM BUILDING HEIGHT	35'

* 10 feet for front yards functioning as side yards.
** Side yard setback should be 20 feet when used for access.
*** Minimum rear setback of 5 feet for accessory structures and 3 feet for pool enclosures.

1 BALM WIMAUMA ROAD

- 62' RIGHT OF WAY
- 29' ASPHALT PAVEMENT / 2 LANES
- COLLECTOR ROAD
- ASPHALT IN GOOD CONDITION

2 SHELLEY ROAD

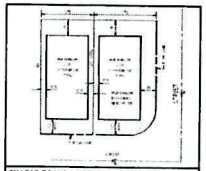
- RIGHT OF WAY (VARIES)
- 26-46' ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN POOR CONDITION

3 C.R. 672 (BALM RIVER ROAD)

- RIGHT OF WAY (VARIES)
- 29' ASPHALT PAVEMENT / 2 LANES
- ARTERIAL ROAD
- ASPHALT IN GOOD CONDITION

4 BALM ROAD

- 60' RIGHT OF WAY
- 20' ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN GOOD CONDITION



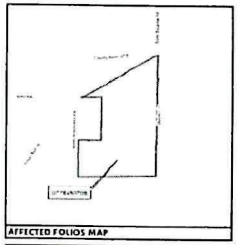
SINGLE FAMILY DETACHED LOT

SCALE: 1" = 200'

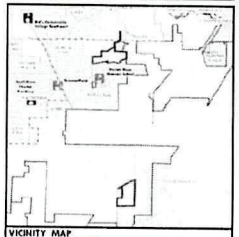
LEGEND:

- PD BOUNDARY
- ZONING
- RES-4 — FUTURE LAND USE
- EXISTING LAND USE
- 079733.0000 — FOLIO NUMBER
- WETLAND SETBACK
- OTHER SURFACE WATER (OSW)
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARIES
- CONCEPTUAL LOCAL ROADS
- PEDESTRIANS / VEHICULAR ACCESS
- 50' ENHANCED LANDSCAPE BUFFER
- 23' OF ROW PRESERVATION

AFFECTED FOLIOS MAP



VICINITY MAP



SECTIONS 25, TOWNSHIP 31S, RANGE 20E
HILLSBOROUGH COUNTY, FLORIDA

MM 25-0745

GENERAL DEVELOPMENT PLAN

RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel
HB Ward Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-3900

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4921 Memorial Highway, Suite 300
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REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
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PREPARED FOR
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite 201
Tampa, Florida 33609
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PREPARED BY
Clearview LAND DESIGN, P.L.
Professional Business Number: 3738
3010 W. Azeele St., Suite 150, Tampa, Florida 33609
Office: 813.223.3919 Fax: 813.223.8175

DRAWN:	CHECKED:
JOB NO.:	DATE: 03.24.2025
	FILE: Fisher

SHEET 3 OF 5

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RHODINE BORROW PIT LEGAL DESCRIPTION:

LEGAL DESCRIPTION (PER CLIENT FOR THIS REPORT)

TRACT A:

Begin at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East and run North 00 deg 00'27" West along the West boundary of said Section 1, 68.32 feet, thence run South 89 deg. 45'22" East 208.00 feet, thence run South 00 deg. 34'35" East 35.00 feet, thence run South 89 deg. 45'22" East 1685.95 feet, thence South 00 deg. 34'35" East 49.55 feet, thence South 89 deg. 34'22" E. 1722.25 feet, thence S. 1 deg. 23'40" E. 1396.90 feet, thence S. 76 deg. 56'10" W. 525.40 feet, thence S. 61 deg. 17'40" West 541.84 feet, thence S. 2 deg. 26'55" E. 233.46 feet, thence S. 77 deg. 00'25" W. 468.29 feet, thence N. 70 deg. 51'30" W. 621.60 feet, thence S. 36 deg. 45'30" W. 1019.36 feet, thence N. 1 deg. 09'57" W. 210.52 feet, thence S. 77 deg. 45'30" W. 963.61 feet to a point on the West boundary of aforesaid Section 1, said point being 1911.12 feet North of the SW Corner thereof, continue thence S. 77 deg. 45'30" W. 1216.43 feet into Section 2, Township 31 South, Range 20 East to a point being 1650 feet North of the South boundary of said Section 2, thence N. 00 deg. 41'02" W. 1224.45 feet, thence N. 2 deg. 02'12" E. 1048.34 feet to the NW corner of East 1/2 of SE 1/4 of said Section 2, thence S. 00 deg. 42'06" E. 1316.96 feet to the NE corner of SE 1/4 of said Section 2, thence N. 0 deg. 00'22" W. 13.7.32 feet to the Point of Beginning

TRACT B:

From the intersection of the West boundary of Section 35, Township 30 South, Range 20 East, with the Southerly right-of-way line of Rhodine Road, run thence S. 89 deg. 16'35" E., along said right-of-way line 2916.42 feet to the Point of Beginning, run thence S. 0 deg. 42'41" E. 1552.00 feet, thence S. 69 deg. 27'00" W. 383.56 feet, thence S. 0 deg. 34'35" E. 1400.0 feet, thence S. 00 deg. 37'22" E. 100.00 feet, thence N. 0 deg. 34'35" W. 1334.23 feet, thence N. 69 deg. 27'00" E. 355.71 feet, thence N. 0 deg. 42'45" W. 1355.35 feet to the South right of way line of Rhodine Road, thence N. 89 deg. 48'15" W. 100.00 feet to the Point of Beginning, subject to an easement for ingress and egress over and across said property.

LESS AND EXCEPT

Beginning at the SW corner of the NW 1/4 of the NW 1/4 of Section 1, Township 31 South, Range 20 East, thence N. 01 deg. 00'22" W. along the West line of said NW 1/4 a distance of 68.32 feet; thence S. 89 deg. 45'22" E. a distance of 131.03 feet; thence S. 00 deg. 21'39" E. a distance of 35.00 feet; thence S. 89 deg. 45'22" E. a distance of 1,381.70 feet; thence along the Westerly bank of a ditch S. 03 deg. 44'06" W a distance of 115.98 feet; thence continue along said Westerly bank S. 24 deg. 47'41" W a distance of 473.04 feet; thence continue along said Westerly bank S. 43 deg. 2'17" W. a distance of 294.26 feet; thence S. 89 deg. 11'47" E. a distance of 955.45 feet to the West line of the SW 1/4 of the NW 1/4 of said Section 1, thence continue along said West line of the SW 1/4 of the NW 1/4, N. 00 deg. 00'27" W. a distance of 1012.58 feet to the Point of Beginning. All lying and being in Hillsborough County, Florida

THE GROVE PARCEL LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PROVIDED BY CLIENT)

DESCRIPTION: (AS PROVIDED BY CLIENT AND DESCRIBED IN OFFICIAL RECORDS BOOK 16192, PAGE 1492)

THAT PART OF THE N1/2 OF THE SE 1/4 LYING SOUTH OF THE PATH SUMMIT EAST ROAD, THE S1/2 OF THE SE 1/4 LESS THE WEST 180.45 FEET THEREOF, AND THE W1/2 OF THE SE 1/4, ALL IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS RIGHT OF WAY FOR STATE ROAD 672-481, BEING IN HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION: (WRITTEN AS REQUESTED BY CLIENT)

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30 AND PROCEED S 00°03'16" W, ALONG THE WEST BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 30, A DISTANCE OF 48.64 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PATH PICNIC ROAD (S-672) PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NUMBER 13510-2152 AND THE POINT OF BEGINNING, THENCE S 00°06'20" W, ALONG THE EAST BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 2299.36 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 25; THENCE S 00°35'26" W, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1309.53 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 00°35'06" W, ALONG THE SOUTH BOUNDARY OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1,325.71 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE S 00°35'24" W, ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 1,092.59 FEET TO A POINT ON THE EASTERLY PROVISIONAL RIGHT OF WAY LINE (AS NUMBERED) OF BALM WIMAUMA ROAD; THENCE N 40°08'35" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,234.19 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25; THENCE N 89°09'22" E, ALONG THE SOUTH BOUNDARY OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 252.95 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 262.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE N 00°16'05" E, ALONG THE EAST BOUNDARY OF THE WEST 262.45 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 1,333.07 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25; THENCE S 89°51'37" W, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 25, A DISTANCE OF 690.94 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF BALM WIMAUMA ROAD AS ESTABLISHED PER THE HILLSBOROUGH COUNTY RIGHT OF WAY INVENTORY MAPS, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 7 COURSES: (1) N 57°55'56" E, A DISTANCE OF 125.51 FEET; (2) N 58°08'26" E, ALONG ARC OF 1,014.67 FEET, (3) N 60°29'19" E, A DISTANCE OF 537.96 FEET; (4) N 60°29'35" E, A DISTANCE OF 590.00 FEET; (5) N 60°29'05" E, A DISTANCE OF 499.11 FEET, (6) N 60°29'04" E, A DISTANCE OF 570.65 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF BALM-PICNIC ROAD (S-672) SAID POINT LYING ON A NON-CONCAVE SOUTHERLY HAVING A RADIUS OF 9639.56 FEET A CHORD BEARING OF N 69°30'43" E AND A CHORD DISTANCE OF 15.40 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 15.40 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 176.40 ACRES MORE OR LESS.

MAJOR MODIFICATION LEGAL DESCRIPTION:

BALM GROVE EAST TRACT F-4

MODIFIED BY MM 25-0745

18-0304

APP# RZ-PD 18-0304 RV
CLERK DOC # 18-1259
PAGE 4 OF 6

RECEIVED
SEP 28 2018
Development Services

King
ENGINEERING ASSOCIATES, INC.
401 Mariner's Highway, One Mariner's Center, Suite 300
Tampa, Florida 33609
Phone: (813) 286-8181 Fax: (813) 286-8182
Engineering License No. 2516

RHODINE BORROW PIT & THE GROVE PARCEL
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

811 Know what's below. Call before you dig

DATE
SCALE AS SHOWN

4 of 5

Received July 10, 2025
Development Services

RHODINE PARCEL					
FOLIOS					
0774206512	0774206632	0774206746	0774206860	0774206974	
0774206514	0774206634	0774206748	0774206862	0774206976	
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THE GROVE PARCEL					
FOLIOS	MM Affected Parcel – A portion of 0778480708				
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0778480124	0778480238	0778480352	0778480466	0778480580	0778480694	

MM 25-0745

GENERAL DEVELOPMENT PLAN

RHODINE BORROW PIT & THE GROVE PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
MB Wood Henderson
101 E. Kennedy Blvd., Suite 3700
Tampa, FL 33602
(813) 221-1900

Planning:
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 223-3919

Transportation:
Lochs & Associates, Inc.
5023 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

Engineering:
Andersen-Gross, Inc.
4921 Memorial Highway, Suite 300
Tampa, FL 33634
(813) 840-8881

REVISIONS	
DESCRIPTION	DATE
TECHNICAL SUBMITTAL	04.01.2025
REVISED SUBMITTAL	09.09.2025

PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite 201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: 3530
3010 W. Azeele St., Suite 150, Tampa, Florida 33609
Office: 813.223.3919 Fax: 813.223.3675

DRAWN	CHECKED	APPROVED
DATE	DATE	DATE
SCALE	FILE	

SHEET 5 OF 5

Received July 10, 2025
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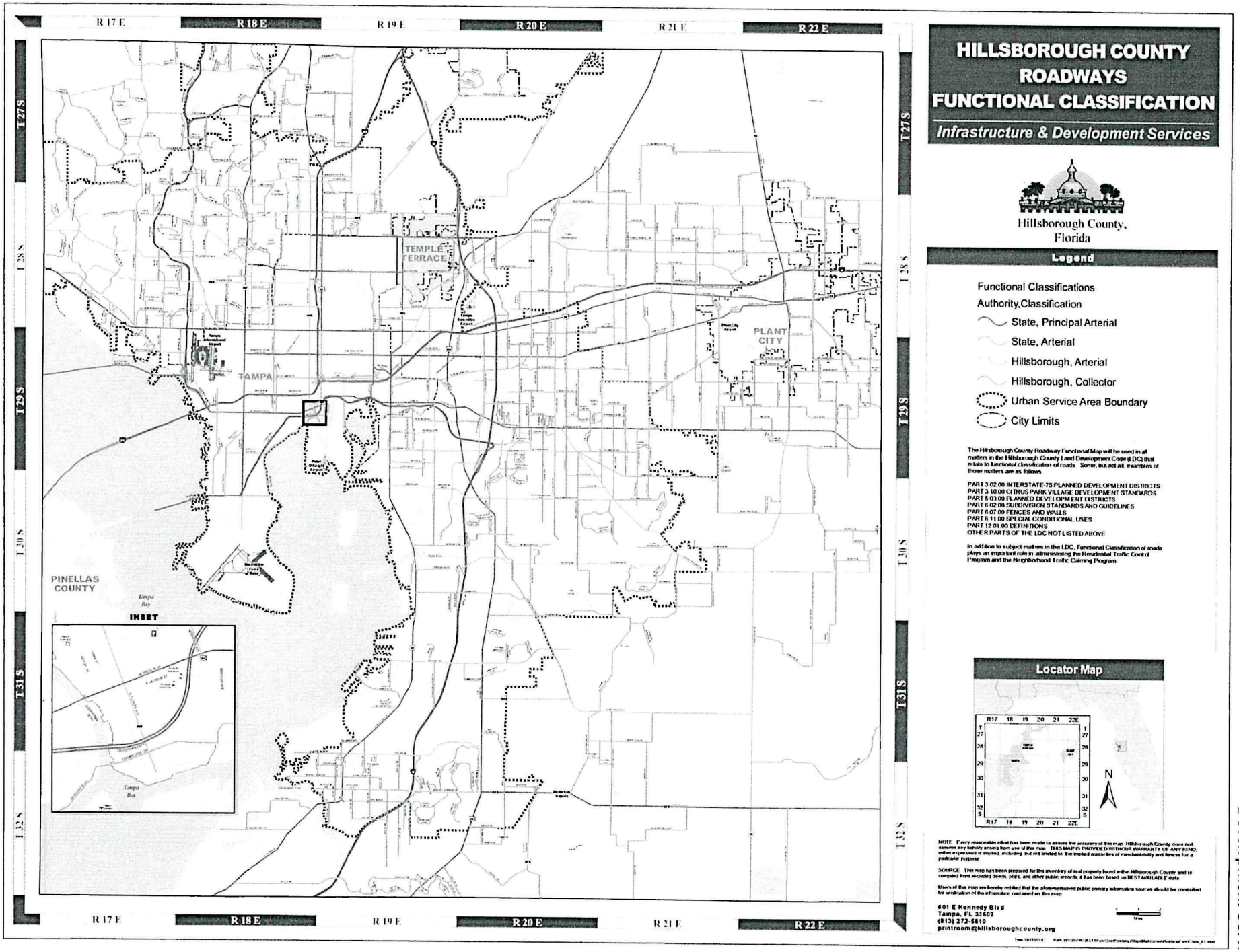
HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP

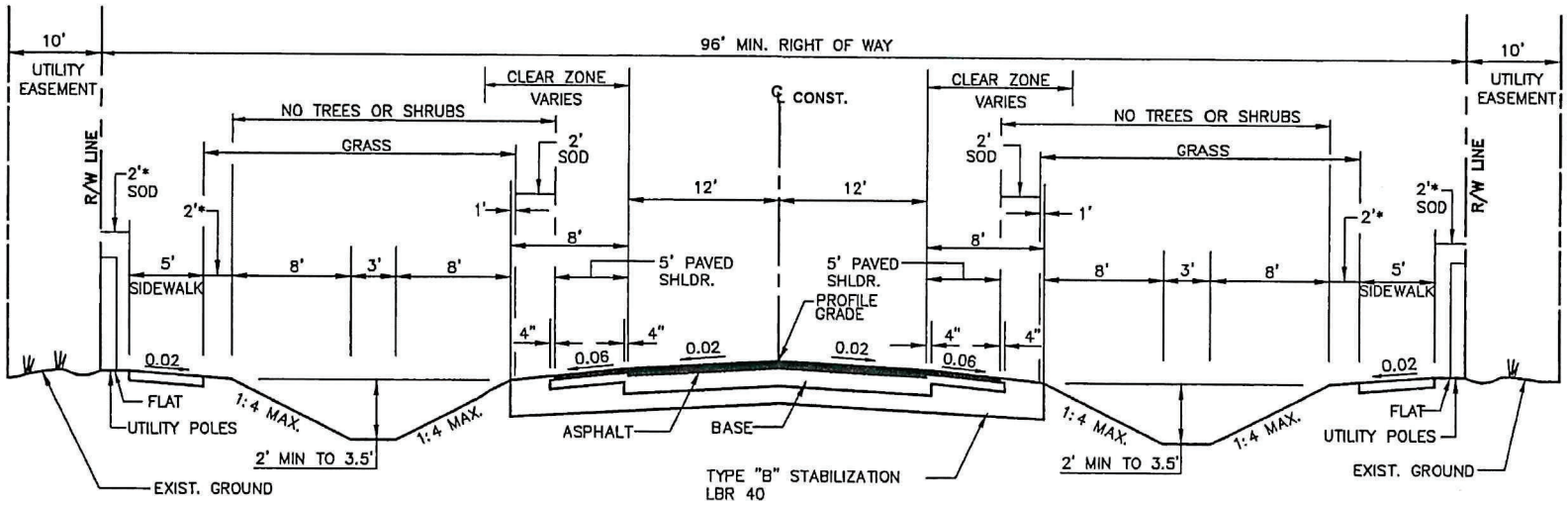


25-0745

Received July 10, 2025
Development Services

Received July 10, 2025
Development Services

TS-7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. * PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7 / SHEET NO. 1 OF 1

Received July 10, 2025
Development Services

PARTY OF RECORD

NONE