

# 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

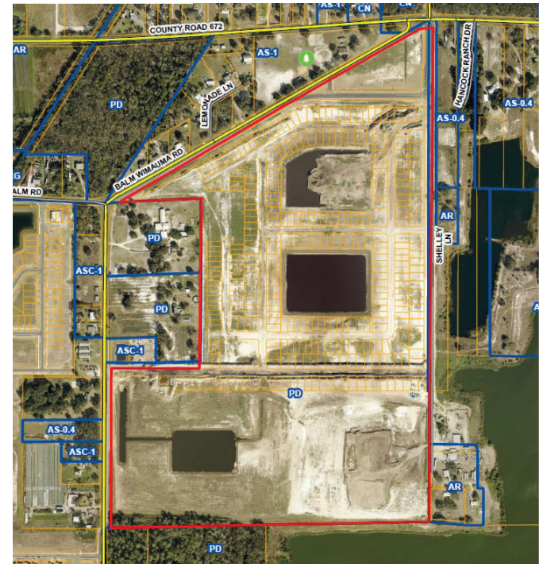
FLU Category: RES-4 (The Grove Parcel)

Service Area: Urban

Site Acreage: 358.3 - Overall PD  
178.0 – The Grove Parcel

Community: Balm, SouthShore Areawide  
Plan Area: 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):                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>The Grove Parcel Entitlements:</b> <ul style="list-style-type: none"><li>- Residential Single-Family: 356 units</li><li>- Non-residential SF: 5,000 square feet</li><li>- Village Green SF: 4,806 square feet</li></ul> Develop as a Planned Village<br>Minimum lot size: 4,400/5,500 square feet<br>Minimum lot width: 40 feet/50 feet | <b>The Grove Parcel Entitlements:</b> <ul style="list-style-type: none"><li>- Residential Single-Family: 700 units</li><li>- Non-residential SF: 0 square feet</li><li>- Village Green SF: 0 square feet</li></ul> No longer to be developed as a Planned Village<br>Minimum lot size: 4,400 square feet<br>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 NUMBER:** MM 25-0745

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Case Reviewer: Jared Follin

**Planning Commission Recommendation:**

Consistent

**Development Services Recommendation:**

Approvable, subject to proposed conditions

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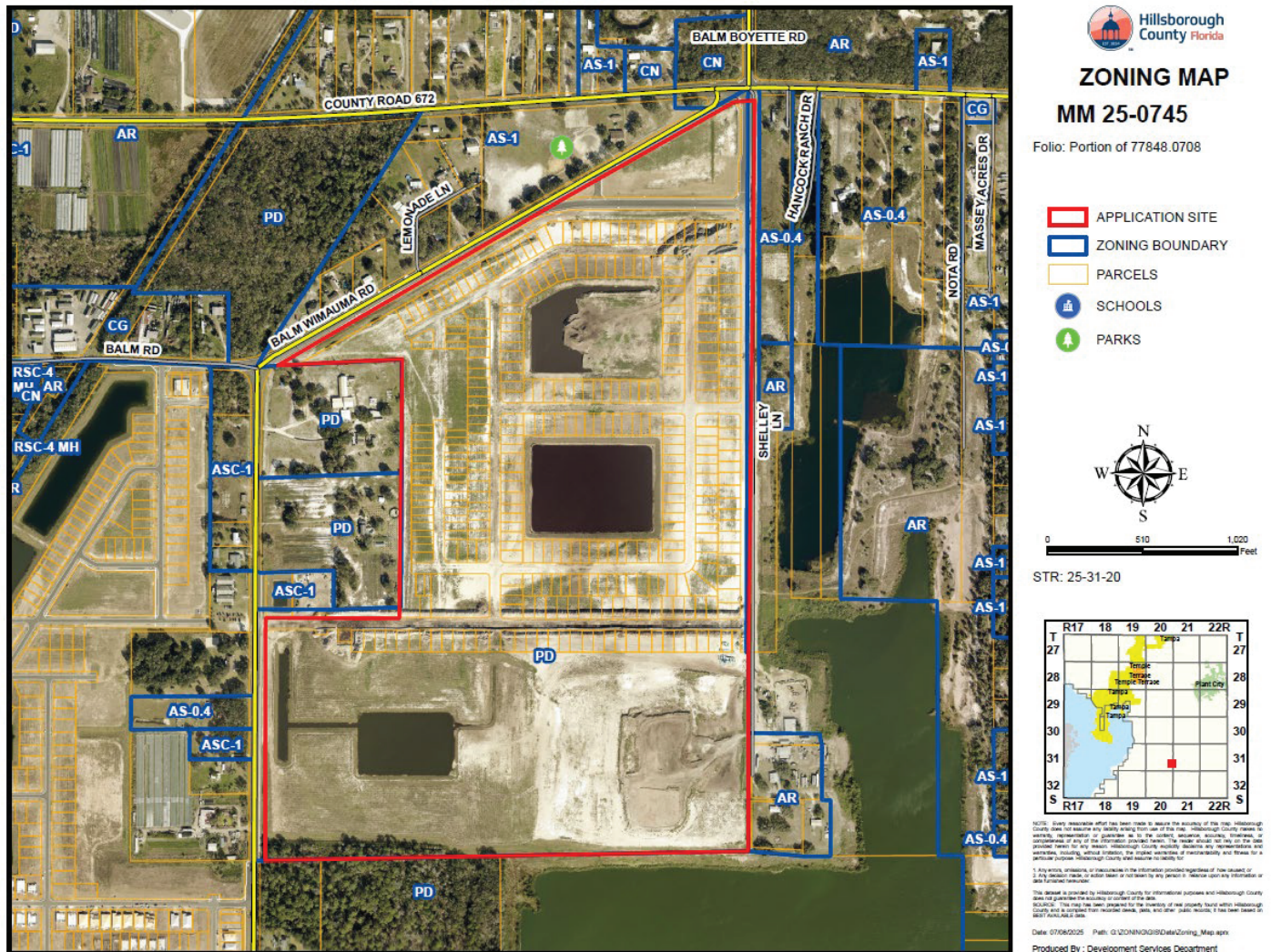


|                                        |                                                                                                                    |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 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

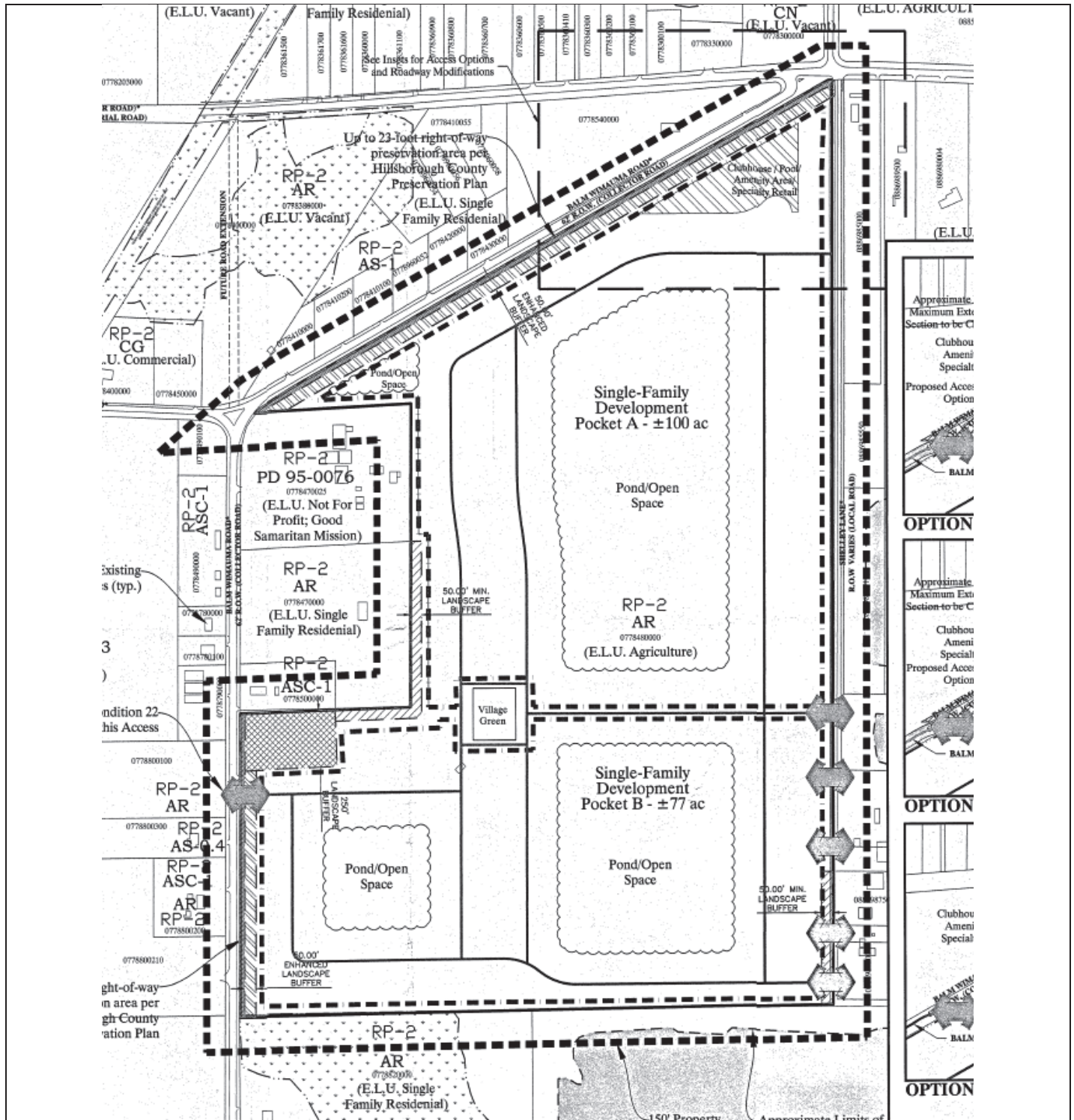


#### Adjacent Zonings and Uses

| 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               |







## 2.5 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<br>– Urban/Rural | 2 Lanes<br><input checked="" type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input checked="" type="checkbox"/> Corridor Preservation Plan<br><input checked="" type="checkbox"/> Site Access Improvements<br><input checked="" type="checkbox"/> Substandard Road Improvements<br><input type="checkbox"/> Other |
| Shelley Ln.                              | County Local -<br>Urban           | 2 Lanes<br><input checked="" type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements<br><input checked="" type="checkbox"/> Substandard Road Improvements<br><input type="checkbox"/> Other                       |
| Balm Rd.                                 | County Collector<br>- Rural       | 2 Lanes<br><input checked="" type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements<br><input type="checkbox"/> Substandard Road Improvements<br><input type="checkbox"/> 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 &amp; AGENCY COMMENTS SUMMARY

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



|                                                                                            |                                         |                                                |                                        |  |
|--------------------------------------------------------------------------------------------|-----------------------------------------|------------------------------------------------|----------------------------------------|--|
| <b>Planning Commission</b>                                                                 |                                         |                                                |                                        |  |
| <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> Inconsistent          | <input type="checkbox"/> Yes           |  |
| <input type="checkbox"/> Locational Criteria Waiver Requested                              | <input type="checkbox"/> No             | <input checked="" type="checkbox"/> Consistent | <input checked="" type="checkbox"/> No |  |
| <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A       |                                         |                                                |                                        |  |

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 30<sup>th</sup>, 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-of-way, use of a six foot high wooden fence shall not be used. Additionally, should the buffer abut a right-of-way, hedges or trees shall not be blocked by a fence/wall from the view of the roadway and properties facing the village.
8. The parcel identified by Folio Number 77420.5000 is adjacent to the Triple Creek Preserve. Per LDC Section 4.01.00, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
9. As Rhodine Road is a substandard collector roadway, the developer shall improve Rhodine Road between the project driveway and the nearest standard roadway to current County standards unless otherwise approved in accordance with Section 6.04.02.B of the Hillsborough County Land Development Code (LDC). Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2 and other applicable sections of the Hillsborough County TTM.
10. Utilization of proposed access points along the project's southern boundary shall require modification of the adjacent Planned Development (to permit such cross access).
11. The developer shall construct the following site access improvements, unless otherwise approved by Hillsborough County Public Works:
  - a. An eastbound to southbound right turn lane on Rhodine Road into the project; and,
  - b. A westbound to southbound left turn lane on Rhodine Road into the project. Such improvements may require the developer to dedicate or otherwise acquire additional right-of-way.
12. The 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-270<sup>th</sup> 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-270<sup>th</sup> 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<br>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.~~

~~15.21 A 2-car garage and a minimum 1816 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.~~

~~15.52 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-of-way, use of a six foot high wooden fence shall not be used. Additionally, should the buffer abut a right-of-way, hedges or trees shall not be blocked by a fence/wall from the view of the roadway and properties facing the village. Any buffers abutting a right-of-way shall be measured from the roadway's preservation line.

~~20.16.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, 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).

- ~~3326.~~ 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.
- ~~3430.~~ 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.
- ~~3531.~~ 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.

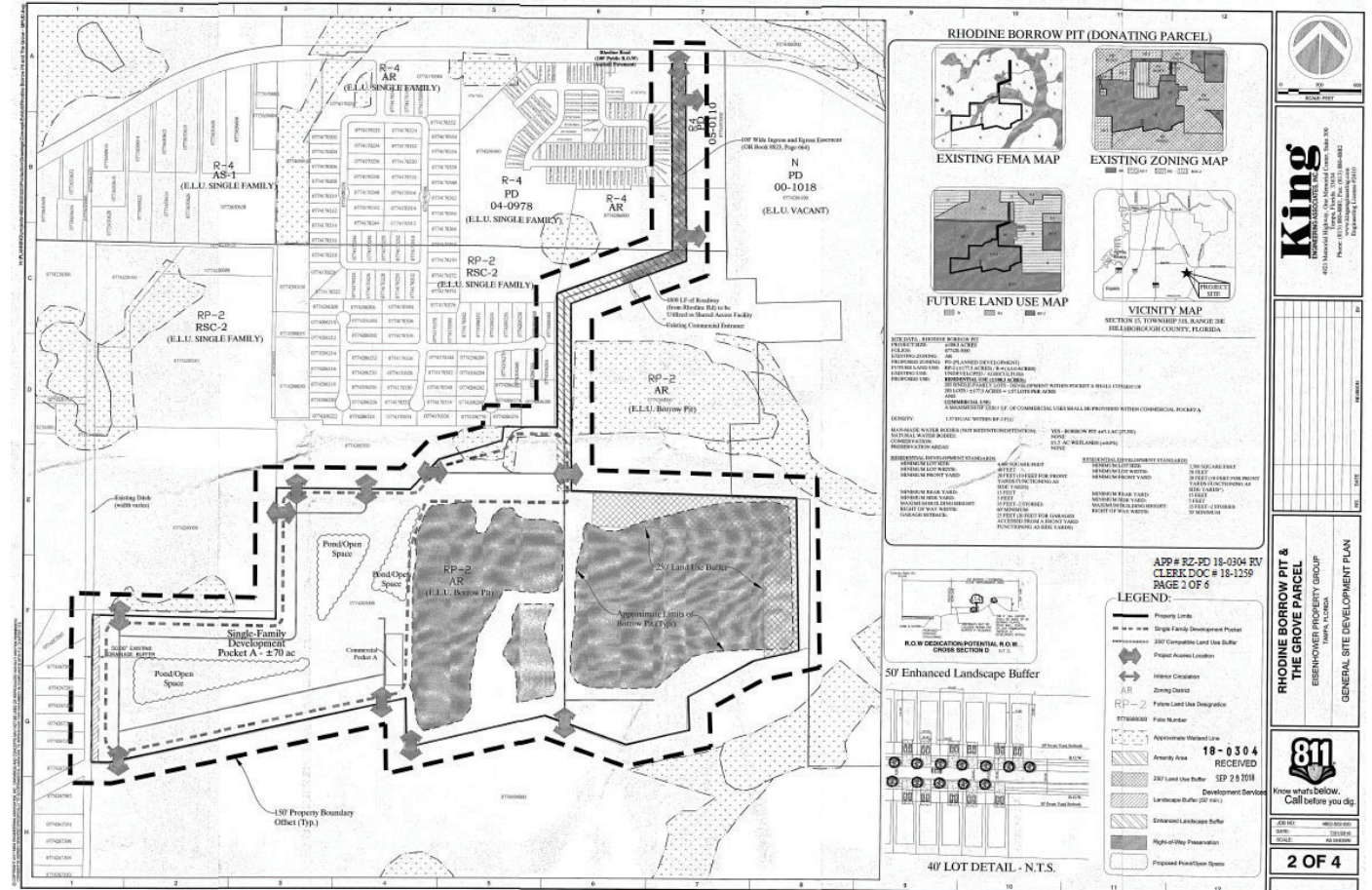
**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**



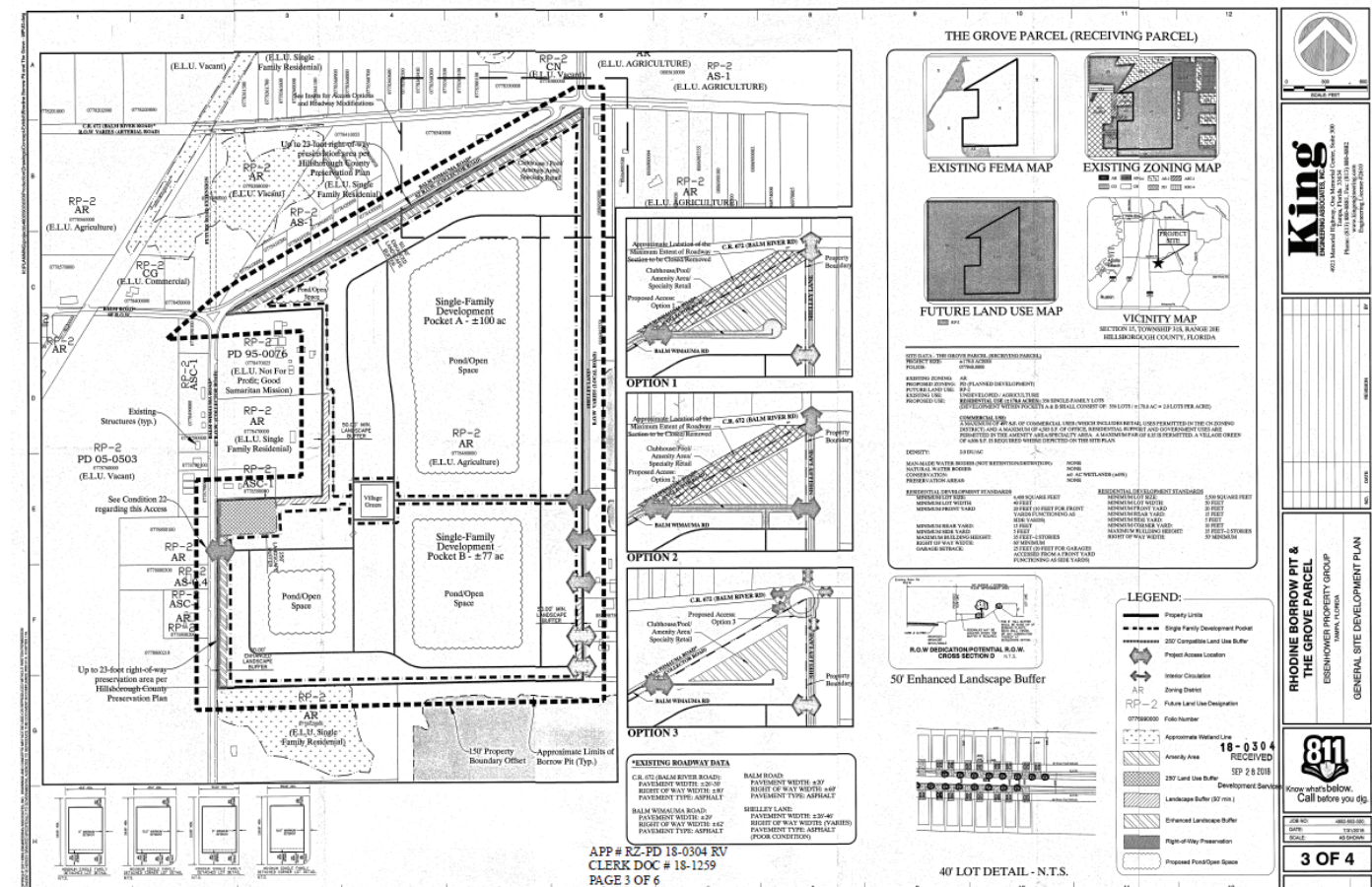


## 8.0 SITE PLANS (FULL)

### 8.1 Approved Site Plan (Page 2 of 4)



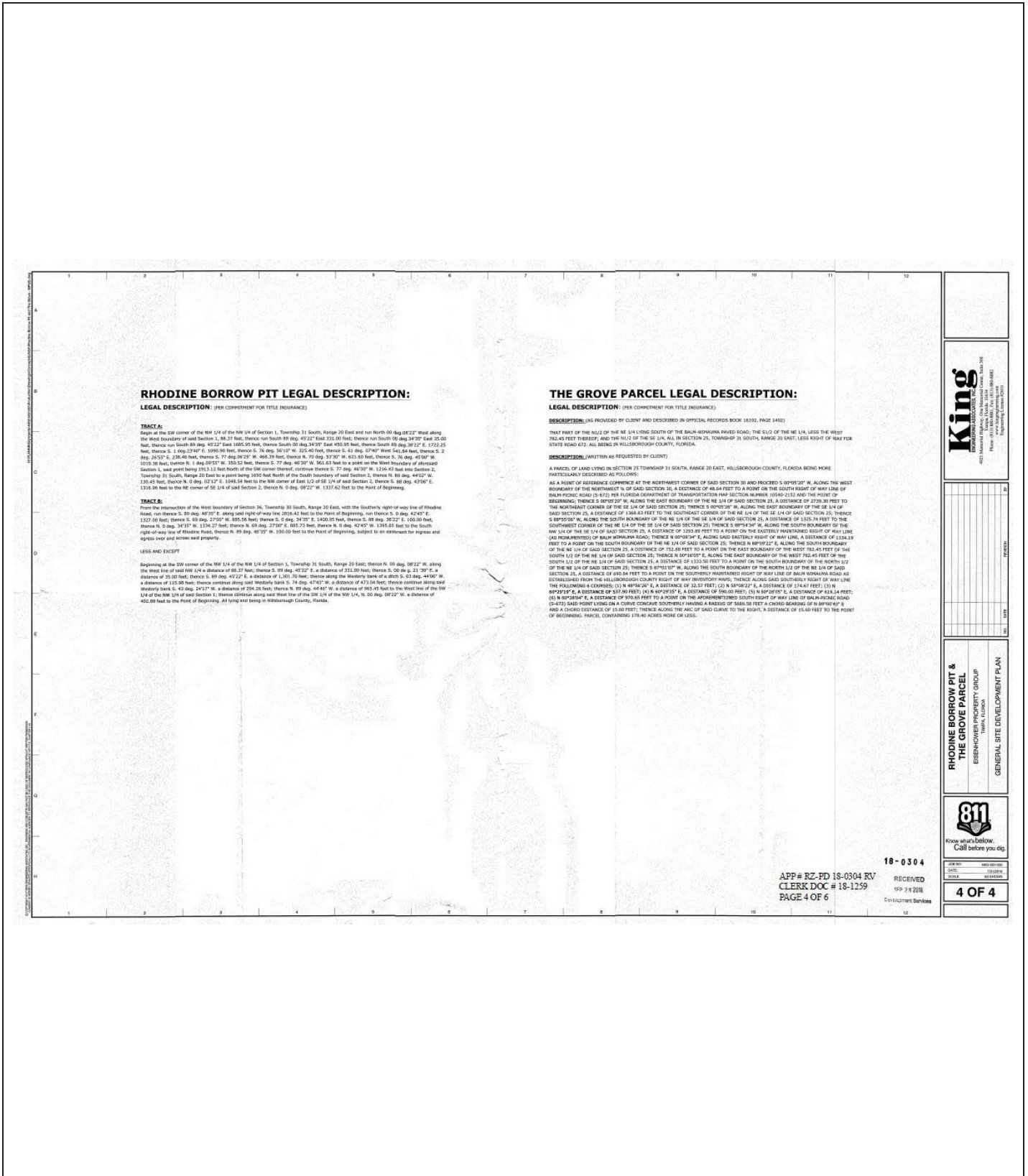
### 8.1 Approved Site Plan (Page 3 of 4)





## 8.0 SITE PLANS (FULL)

### 8.1 Approved Site Plan (Page 4 of 4)

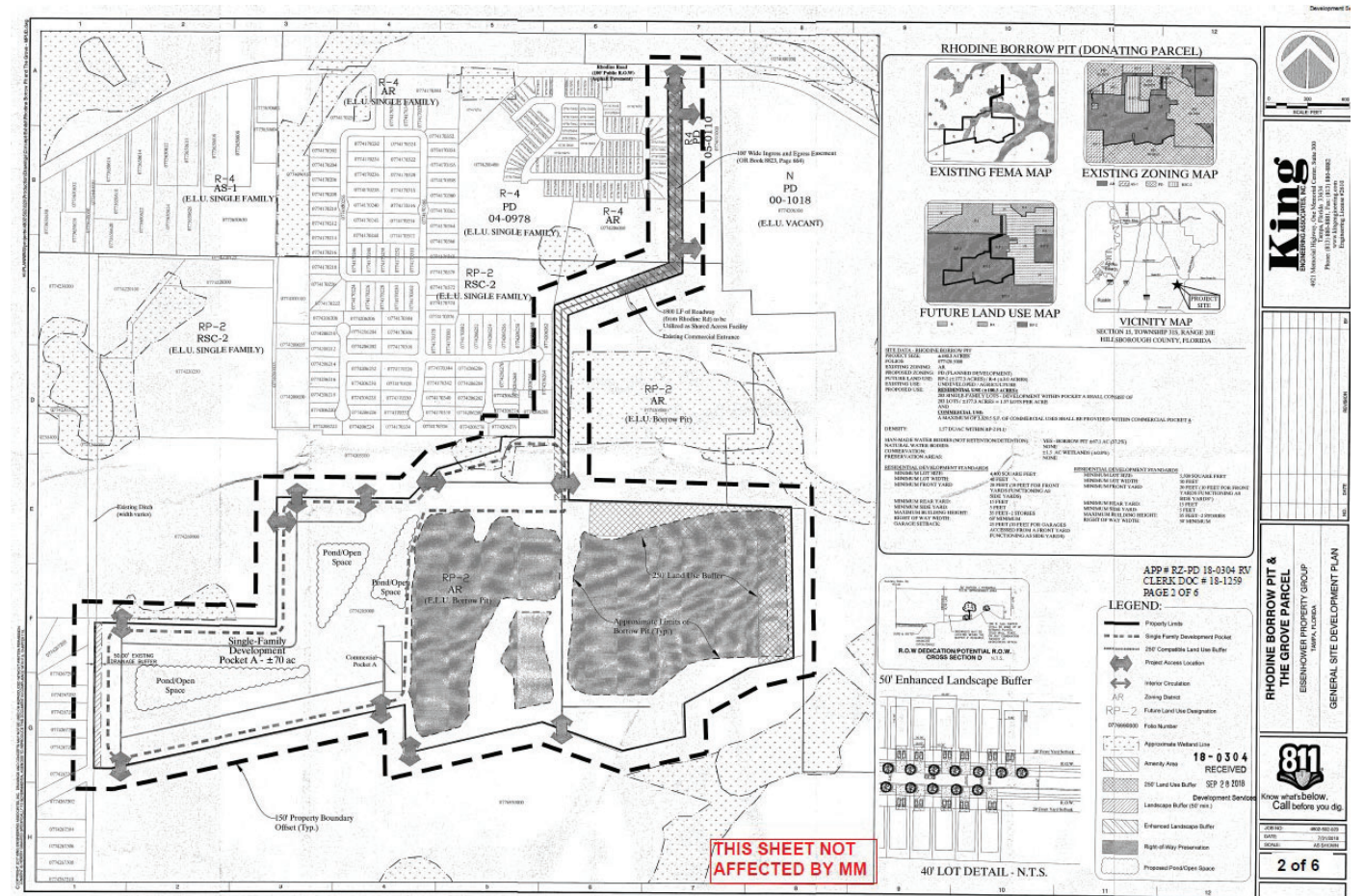






## 8.0 SITE PLANS (FULL)

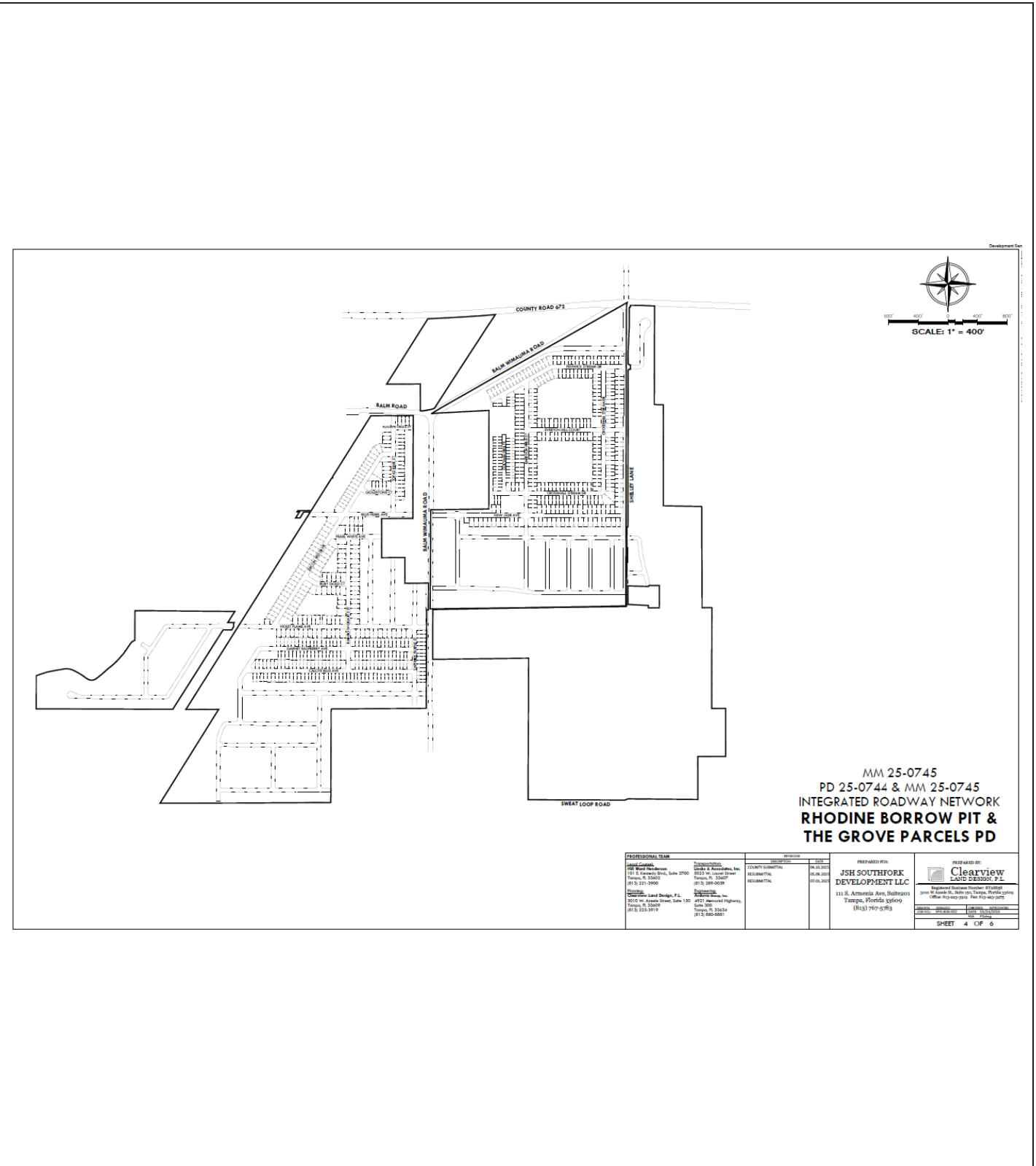
### 8.2 Proposed Site Plan (Page 2 of 6)





## 8.0 SITE PLANS (FULL)

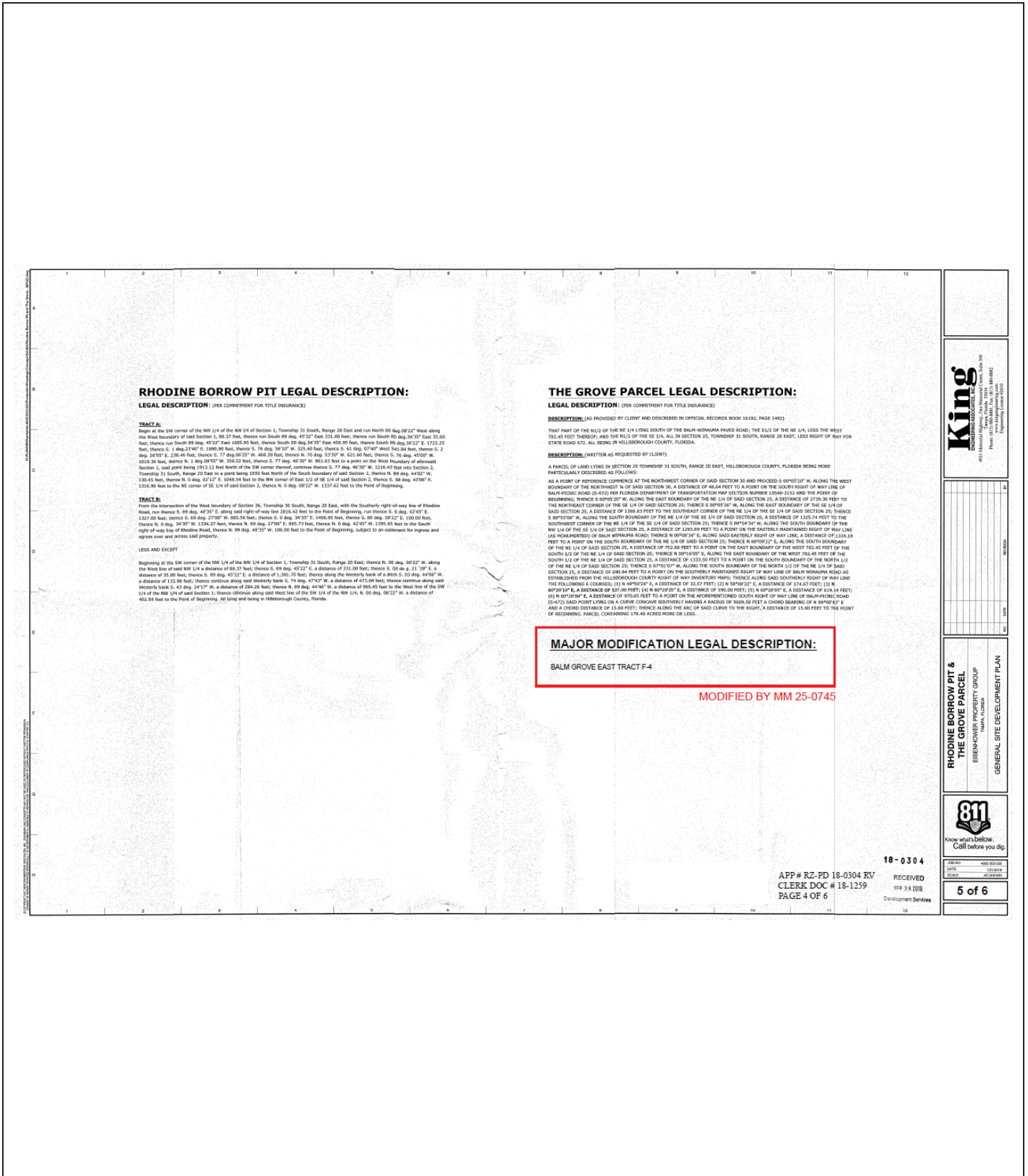
### 8.2 Proposed Site Plan (Page 4 of 6)





## 8.0 SITE PLANS (FULL)

### 8.2 Proposed Site Plan (Page 5 of 6)



## 8.0 SITE PLANS (FULL)

## 8.2 Proposed Site Plan (Page 6 of 6)

| INCISE PARCEL |           |           | THE GROVE PARCEL |           |           |
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| 737405982     | 737405962 | 737405877 |                  |           |           |
| 737405983     | 737405963 | 737405878 |                  |           |           |
| 737405984     | 737405964 | 737405879 |                  |           |           |
| 737405985     | 737405965 | 737405880 |                  |           |           |
| 737405986     | 737405966 | 737405881 |                  |           |           |
| 737405987     | 737405967 | 737405882 |                  |           |           |
| 737405988     | 737405968 | 737405883 |                  |           |           |
| 737405989     | 737405969 | 737405884 |                  |           |           |
| 737405990     | 737405970 | 737405885 |                  |           |           |
| 737405991     | 737405971 | 737405886 |                  |           |           |
| 737405992     | 737405972 | 737405887 |                  |           |           |
| 737405993     | 737405973 | 737405888 |                  |           |           |
| 737405994     | 737405974 | 737405889 |                  |           |           |
| 737405995     | 737405975 | 737405890 |                  |           |           |
| 737405996     | 737405976 | 737405891 |                  |           |           |
| 737405997     | 737405977 | 737405892 |                  |           |           |
| 737405998     | 737405978 | 737405893 |                  |           |           |
|               |           |           |                  |           |           |

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

|                                |                                        |                               |                   |                                       |                   |                                       |                   |
|--------------------------------|----------------------------------------|-------------------------------|-------------------|---------------------------------------|-------------------|---------------------------------------|-------------------|
| <b>PROFESSIONAL TEAM</b>       |                                        | <b>MEMBERS</b>                |                   | <b>PREPARED FOR</b>                   |                   | <b>PREPARED BY</b>                    |                   |
| <b>Lead Counsel</b>            | <b>Trustaguardians</b>                 | <b>CITY/STATE</b>             | <b>DATE</b>       | <b>CITY/STATE</b>                     | <b>DATE</b>       | <b>CITY/STATE</b>                     | <b>DATE</b>       |
| <b>Will Work Under</b>         | <b>Shirley S. Karamidas, Inc.</b>      | <b>01011 N. W. 42nd St.</b>   | <b>06-01-2017</b> | <b>111 S. Armenia Ave., Suite 201</b> | <b>06-01-2017</b> | <b>111 S. Armenia Ave., Suite 201</b> | <b>06-01-2017</b> |
| <b>City, State, Zip</b>        | <b>Tampa, FL 33607</b>                 | <b>FL 33607</b>               | <b>05-01-2017</b> | <b>Tampa, FL 33609</b>                | <b>05-01-2017</b> | <b>Tampa, FL 33609</b>                | <b>05-01-2017</b> |
| <b>Phone</b>                   | <b>(813) 223-5189</b>                  | <b>REGISTRATION:</b>          |                   | <b>REGISTRATION:</b>                  |                   | <b>REGISTRATION:</b>                  |                   |
| <b>Mobile</b>                  | <b>(813) 223-5189</b>                  |                               |                   |                                       |                   |                                       |                   |
| <b>Business Design, P.L.C.</b> | <b>2010 W. Avenue Drive, Suite 101</b> | <b>42721 Memorial Highway</b> |                   | <b>111 S. Armenia Ave., Suite 201</b> |                   | <b>111 S. Armenia Ave., Suite 201</b> |                   |
| <b>City, State, Zip</b>        | <b>Tampa, FL 33605</b>                 | <b>FL 33605</b>               |                   | <b>Tampa, FL 33609</b>                |                   | <b>Tampa, FL 33609</b>                |                   |
| <b>Phone</b>                   | <b>(813) 223-5189</b>                  | <b>REGISTRATION:</b>          |                   | <b>REGISTRATION:</b>                  |                   | <b>REGISTRATION:</b>                  |                   |
| <b>Mobile</b>                  | <b>(813) 223-5189</b>                  |                               |                   |                                       |                   |                                       |                   |

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**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, 11<sup>th</sup> 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          |
| <b>Change:</b> | <b>+1,965</b>          | <b>+130</b>           | <b>+177</b> |

## 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](mailto: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](mailto: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](mailto:Williamsm@HCFL.gov)



W: HCFLGov.net

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**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](mailto:shenry@lincks.com)

[kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)

[anna.ritenour@clearviewland.com](mailto:anna.ritenour@clearviewland.com)

[follinj@hcfl.gov](mailto:follinj@hcfl.gov)

[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

[drapacha@hcfl.gov](mailto:drapacha@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**

**Transportation Review & Site Intake Manager**

Development Services Department

E: [TiradoS@HCFL.gov](mailto:TiradoS@HCFL.gov)

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

**[HCFL.gov](http://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](mailto:WilliamsM@hcfl.gov)>  
**Cc:** Perez, Richard <[PerezRL@hcfl.gov](mailto:PerezRL@hcfl.gov)>; Drapach, Alan <[DrapachA@hcfl.gov](mailto: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](mailto:shenry@lincks.com)  
[kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)  
[anna.ritenour@clearviewland.com](mailto:anna.ritenour@clearviewland.com)  
[follinj@hcfl.gov](mailto:follinj@hcfl.gov)  
[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)  
[drapacha@hcfl.gov](mailto:drapacha@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review & Site Intake Manager**  
Development Services Department  
E: [TiradoS@HCFL.gov](mailto:TiradoS@HCFL.gov)  
P: (813) 276-8364 | M: (813) 564-4676

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**Hillsborough County Florida**

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**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](mailto:deleone@HCFL.gov) or via telephone at (813) 307-1707 if you have questions about how to complete this form.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Request Type</b> (check one)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> Section 6.04.02.B. Administrative Variance<br><input checked="" type="checkbox"/> Technical Manual Design Exception Request<br><input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)<br><input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)                                                                                                                                                                        |
| <b>Submittal Type</b> (check one)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> 1. Balm-Wimauma Road - Substandard Road <input type="checkbox"/> 4.<br><input checked="" type="checkbox"/> 2. Balm-Wimauma Road - Substandard Road <input type="checkbox"/> 5.<br><input checked="" type="checkbox"/> 3. Balm-Wimauma Road - Substandard Road <input type="checkbox"/> 6.                                                                                                                                                                                                                                    |
| <b>Important:</b> 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.                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Project Name/ Phase</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Balm East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Important:</b> 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.                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Folio Number(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers<br><b>Important:</b> 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"). |
| <b>Name of Person Submitting Request</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Steven J. Henry, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Important:</b> All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Current Property Zoning Designation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Important:</b> 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 <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Pending Zoning Application Number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | East 25-0745                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Important:</b> If a rezoning application is pending, enter the application number preceded 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.                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Related Project Identification Number (Site/Subdivision Application Number)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Important:</b> 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".                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



July 9, 2025

Mr. Michael Williams, PE  
County Engineer Development Review Director  
Hillsborough County  
601 East Kennedy Blvd., 20<sup>th</sup> 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](http://www.Lincks.com) Website



Mr. Mike Williams  
July 9, 2025  
Page 2

- 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.

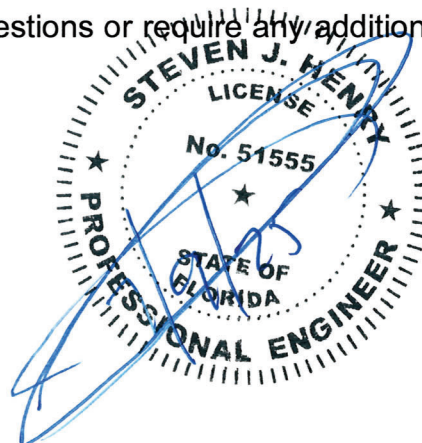
Based on the above, it is our opinion, the proposed improvements to Balm-Wimauma Road will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams  
July 9, 2025  
Page 3

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



---

**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,**

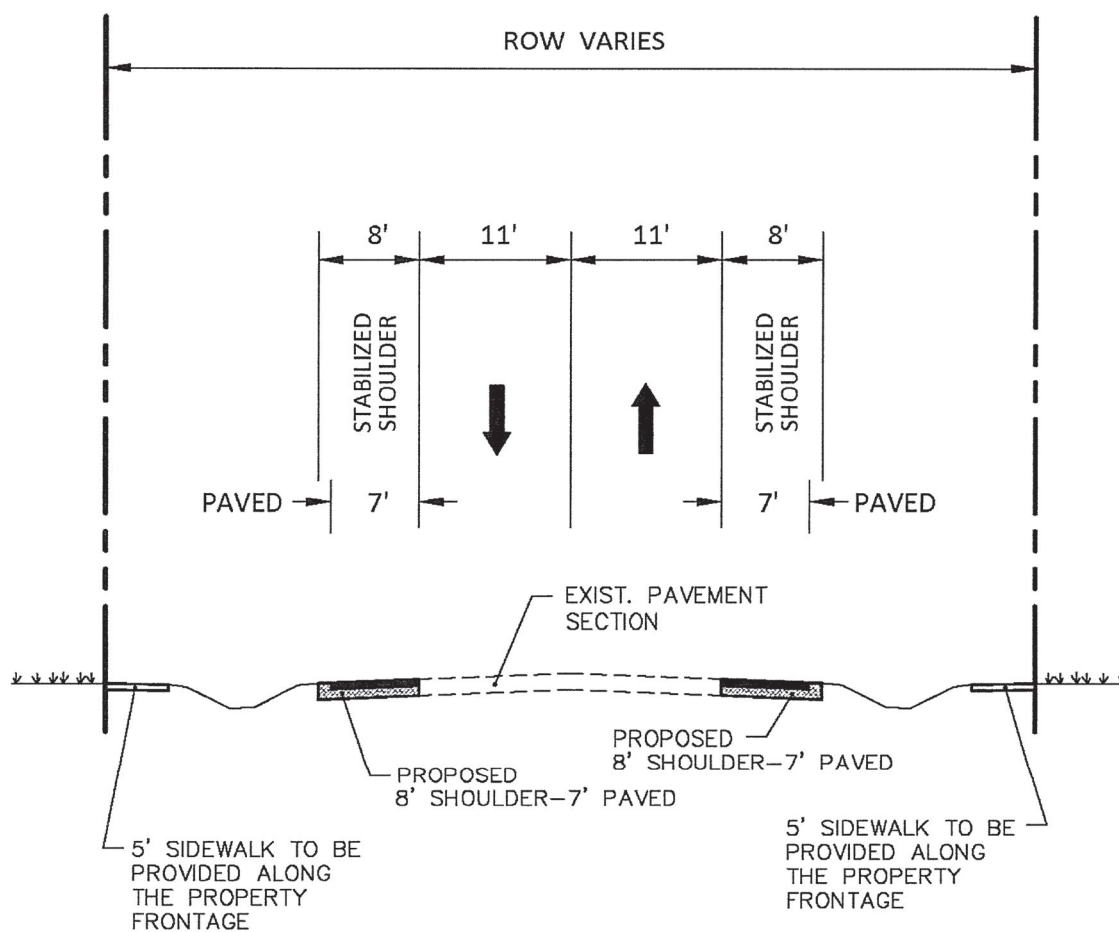
**Michael J. Williams  
Hillsborough County Engineer**

Mr. Mike Williams  
July 9, 2025  
Page 4TABLE 1  
ESTIMATED PROJECT TRIP ENDS (1)

| <u>Status</u> | <u>Project</u> | <u>Land Use</u> | <u>ITE LUC</u> | <u>Size</u>  | <u>Daily Trip Ends</u> | <u>AM Peak Hour Trip Ends</u> |            |              | <u>PM Peak Hour Trip Ends</u> |            |              |
|---------------|----------------|-----------------|----------------|--------------|------------------------|-------------------------------|------------|--------------|-------------------------------|------------|--------------|
|               |                |                 |                |              |                        | <u>In</u>                     | <u>Out</u> | <u>Total</u> | <u>In</u>                     | <u>Out</u> | <u>Total</u> |
| 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    | <u>118</u>             | <u>22</u>                     | <u>3</u>   | <u>25</u>    | <u>4</u>                      | <u>22</u>  | <u>26</u>    |
|               |                |                 |                | 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     | <u>272</u>             | <u>7</u>                      | <u>5</u>   | <u>12</u>    | <u>24</u>                     | <u>24</u>  | <u>48</u>    |
|               |                |                 |                | 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     | <u>6,045</u>           | <u>110</u>                    | <u>328</u> | <u>438</u>   | <u>390</u>                    | <u>229</u> | <u>619</u>   |
|               |                |                 |                | Sub-Total    | 14,823                 | 268                           | 803        | 1,071        | 961                           | 564        | 1,525        |
|               | Balm West      | Single Family   | 210            | 204 DU's     | <u>1,705</u>           | <u>31</u>                     | <u>92</u>  | <u>123</u>   | <u>111</u>                    | <u>44</u>  | <u>155</u>   |
|               |                |                 |                | Net Increase | 13,118                 | 237                           | 711        | 948          | 850                           | 520        | 1,366        |

(1) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.

Mr. Mike Williams  
July 9, 2025  
Page 5



## TYPICAL SECTION BALM-WIMAUMA ROAD

REVISED: 07/10/25

**FIGURE 1**  
**TYPICAL SECTION**



APPENDIX



BALM EAST  
PD PLAN





## NOTES

- [illegible]

| PROJECT DATA TABLE  |                                          |
|---------------------|------------------------------------------|
| PROJECT FILES       | See Sheet 5                              |
| DORIES/INTERSECTION | Beebe Boyette Rd & CR 677 (Shoelace Rd.) |
| EXISTING ZONING     | PD                                       |
| PROPOSED ZONING     | PD                                       |
| EXISTING LAND USE   | Vacant, Agriculture, Residential         |
| FUTURE LAND USE     | RR-4                                     |
| PROPOSED USES       | Single Family Detached, Commercial       |
| CROSS-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) |
| Positive Barrow Pit Parcel = 180.3 acres | 263                         |
| Net Grove Parcel = 178.0 acres           | 700                         |
| TOTAL = 358.3 acres                      | 963                         |

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

|                                                                                                                    |                                                                                                     |                                                                                                                       |  |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--|
| <b>PROFESSIONAL TEAM</b>                                                                                           |                                                                                                     | <b>PREPARED BY:</b>                                                                                                   |  |
| <b>Lead Architect</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500           | <b>Architect</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500 | <b>JSH SOUTHWEST<br/>DEVELOPMENT LLC</b><br>111 S. Armenia Ave., Suite 2109<br>Miami, Florida 33139<br>(305) 467-7583 |  |
| <b>General Contractor</b><br>3015 W. Atlantic Street, Suite 140<br>Fort Lauderdale, FL 33311<br>(954) 221-3519     |                                                                                                     | <b>Clearview<br/>LAND DESIGN, P.L.</b><br>3810 W. Sunrise, Suite 100<br>Fort Lauderdale, FL 33309<br>(954) 221-3575   |  |
| <b>Construction Manager</b><br>4255 MacArthur Highway,<br>Fort Lauderdale, FL 33324<br>(954) 221-3519              |                                                                                                     | <b>Engineer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500                    |  |
| <b>Interior Designer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500        |                                                                                                     | <b>Interior Designer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500           |  |
| <b>Landscaper</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500               |                                                                                                     | <b>Landscaper</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500                  |  |
| <b>Lighting Designer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500        |                                                                                                     | <b>Lighting Designer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500           |  |
| <b>MEP Engineer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500             |                                                                                                     | <b>MEP Engineer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500                |  |
| <b>Structural Engineer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500      |                                                                                                     | <b>Structural Engineer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500         |  |
| <b>Surveyor</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500                 |                                                                                                     | <b>Surveyor</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500                    |  |
| <b>Transportation Engineer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500  |                                                                                                     | <b>Transportation Engineer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500     |  |
| <b>Urban Planner</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500            |                                                                                                     | <b>Urban Planner</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500               |  |
| <b>Water Resources Engineer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500 |                                                                                                     | <b>Water Resources Engineer</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500    |  |
| <b>Wetland Specialist</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500       |                                                                                                     | <b>Wetland Specialist</b><br>101 E. Riverside Dr., Suite 3700<br>Fort Lauderdale, FL 33301<br>(954) 221-3500          |  |











\_\_\_\_\_

HILLSBOROUGH COUNTY ROADWAYS  
FUNCTIONAL CLASSIFICATION MAP





# HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



## Legend

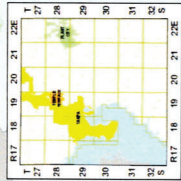
- Functional Classifications**
- Authority Classification**
- State, Principal Arterial
  - State, Arterial
  - Hillsborough, Arterial
  - Hillsborough, Collector
  - Urban Service Area Boundary
  - City Limits

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

PART 3.00.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS  
PART 3.10.00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS  
PART 5.00.00 PLANNED DEVELOPMENT DISTRICTS  
PART 6.00.00 PLANNED DEVELOPMENT DISTRICTS  
PART 6.00.00 FENCES AND WALLS  
PART 11.00.00 SPECIAL CONDITIONAL USES  
PART 12.00.00 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.

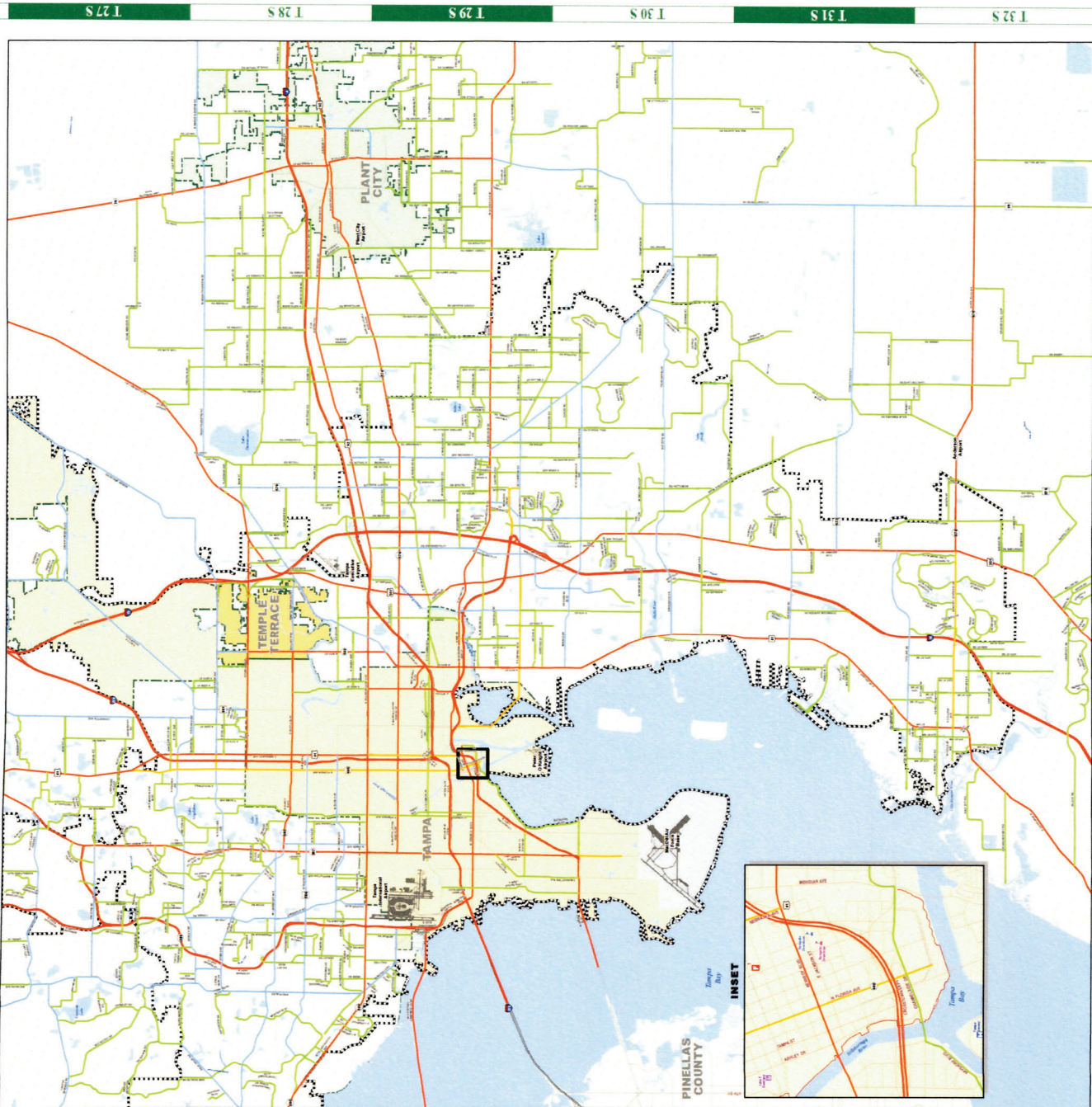
## Locator Map



**NOTE:** Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of this map. This map is provided without warranty of any kind, including but not limited to, the accuracy, completeness, or timeliness of the information contained herein. The user of this map assumes all liability for any errors or omissions. The user of this map assumes all liability for any errors or omissions. The user of this map assumes all liability for any errors or omissions.

**SOURCE:** This map has been prepared for the inventory of all property located within Hillsborough County and its unincorporated areas. The map is based on the most current data available from the Hillsborough County GIS Department. The map is based on the most current data available from the Hillsborough County GIS Department. The map is based on the most current data available from the Hillsborough County GIS Department.

801 E Kennedy Blvd  
Tampa, FL 33602  
(813) 272-6810  
printroom@hillsboroughcounty.org



TS-7







N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

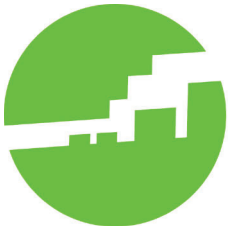
1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE 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.

**LOCAL & COLLECTOR RURAL ROADS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**



# TRANSPORTATION TECHNICAL MANUAL

REVISION DATE:  
10/17



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

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



|                        |      |
|------------------------|------|
|                        |      |
| <b>Evacuation Area</b> | None |

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

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

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

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- WATER NATURAL LULC\_Wet\_Poly
- AGRICULTURAL MINING-120 (.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. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user of this map will verify the accuracy of the information shown on this map with the appropriate authorities. Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the user of this map will verify the accuracy of the information shown on this map with the appropriate authorities. Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. It is the most current data and information, and the appropriate authorities.



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