

PD Modification Application: MM 25-0479

Zoning Hearing Master Date: May 19, 2025

BOCC Land Use Meeting Date: July 22, 2025



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Gerry Dedenbach, AICP+LEED AP

FLU Category: Agricultural/Rural (A/R)

Service Area: Rural

Site Acreage: 473 MOL

Community Plan Area: Balm, SouthShore Areawide Systems

Overlay: None



Introduction Summary:

This property consists of two parcels totaling 473 acres within PD 03-0250. The applicant requests to modify the Planned Development (PD) to modernize conditions, increase non-residential UF/IFAS Extension research area, and add a limited number of onsite graduate housing units for graduate students who are conducting research onsite and residing on the farm during the course of study. The applicant proposes a maximum of seven (7) dormitory units with a total of 64 student residents, 219,117 sf of office & laboratory uses and 322,362 sf of Agricultural Field Support Facilities for a total of 541,479 sf of nonresidential uses.

Existing Approval(s):	Proposed Modification(s):
41,758 sf of office and laboratory uses	219,117 sf office and laboratory uses
118,416 sf of agricultural field support facilities	322,362 sf of agricultural field support facilities
2 dormitory units with a total of 16 student residents	7 dormitory units with a total of 64 student residents

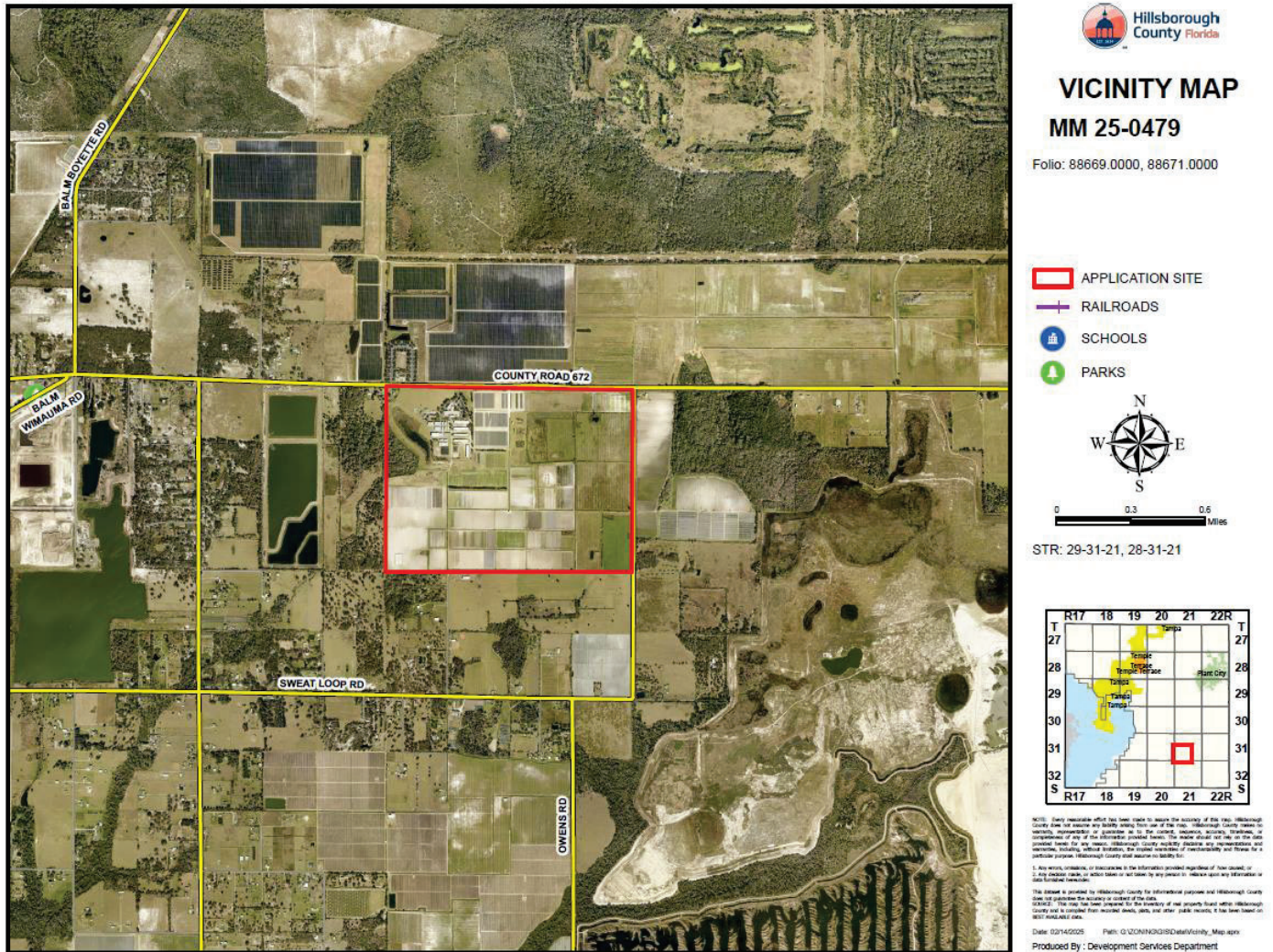
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

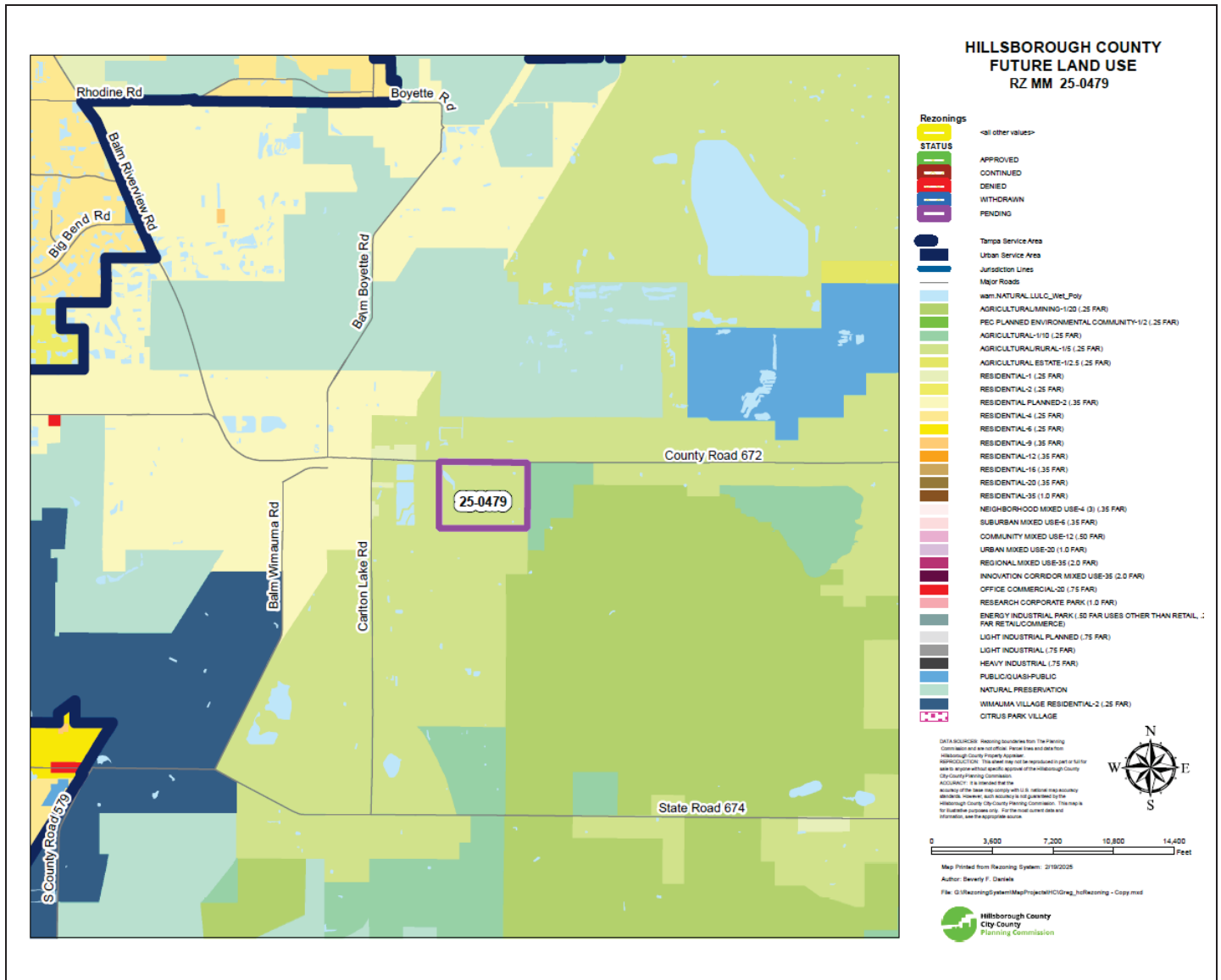


Context of Surrounding Area:

The 473-acre property is comprised of two parcels and is generally located at the southwest corner of the intersection of Sweat Loop Road and Highway 672 in Balm. The property is in the Rural Service Area and is within the Balm and Southshore Community Plans. The surrounding area is predominantly a mixture of single-family residential and agricultural. To the north across County Road 672 is single-family residential, agricultural, and farm worker housing zoned AR. Adjacent to the south is a mobile home park zoned PD 92-0396 and agricultural zoned AR. To the east across Sweat Loop Road is agricultural zoned A. Adjacent to the west is a vacant parcel zoned PD 06-1613 and single-family residential zoned AR.

2.0 LAND USE MAP SET AND SUMMARY DATA

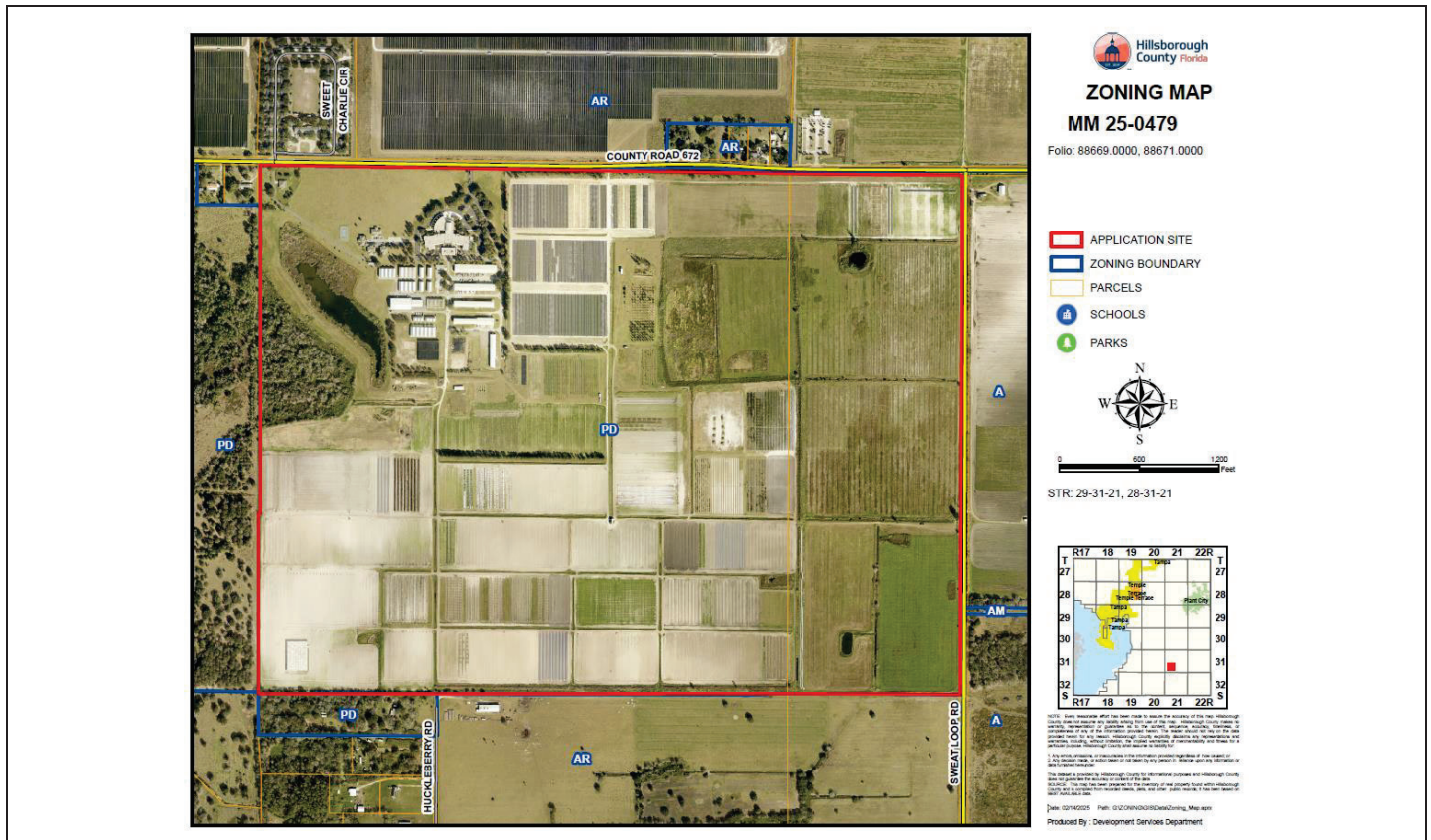
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Agricultural/Rural (A/R)
Maximum Density/F.A.R.:	1 du/5 ga; 0.25 F.A.R.
Typical Uses:	Farms, ranches, feed lots, residential, neighborhood commercial, offices, industrial uses related to agricultural uses and mining related activities.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

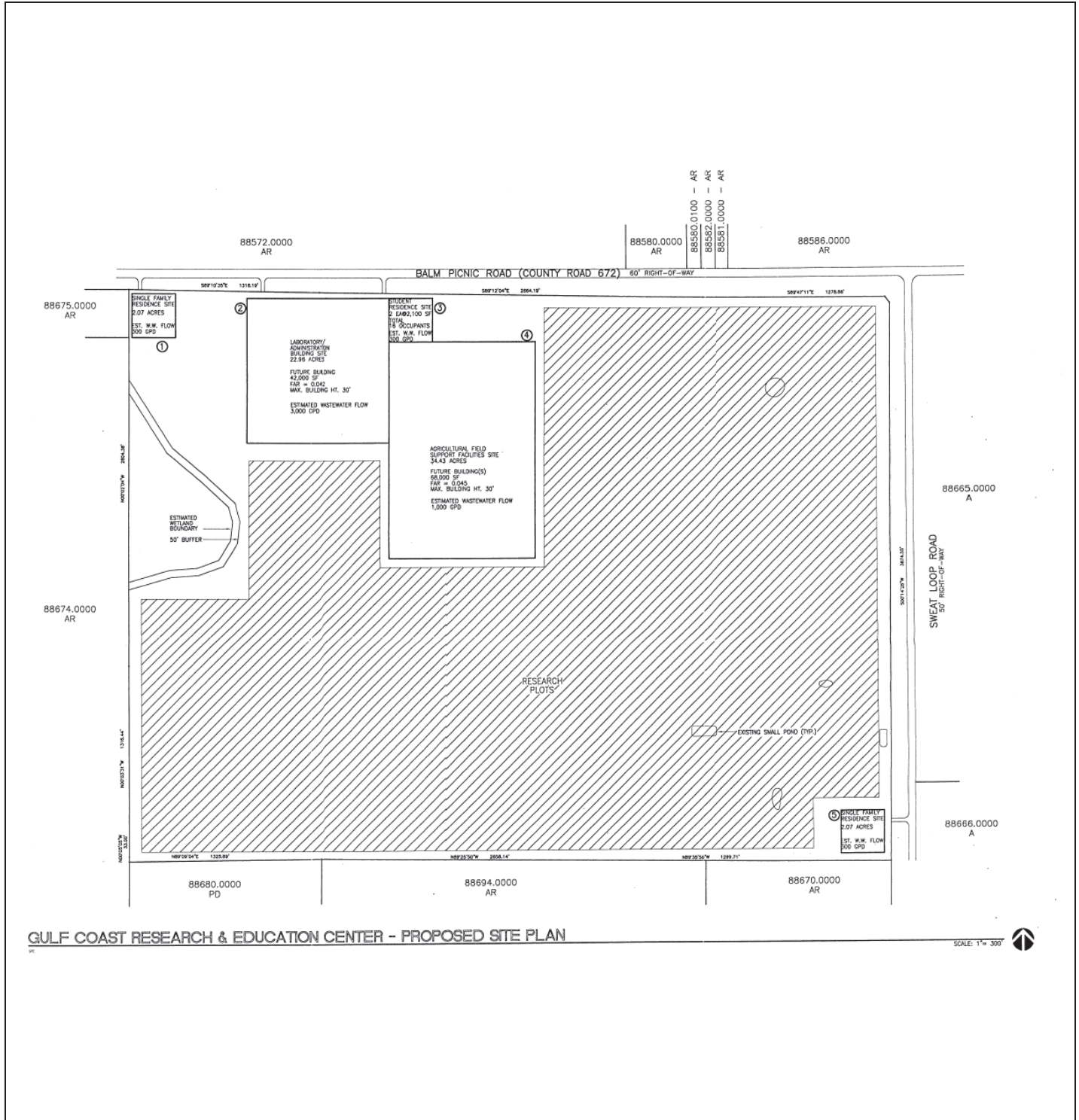


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/5 ga	Single-Family Residential/ Agricultural	Single-Family Residential, Agricultural, Farm Worker Housing
South	PD 92-0396, AR	Per PD, 1 du/5 ga	Mobile Home Park, Single-Family Residential/Agricultural	Mobile Home Park, Agricultural
East	A	1 du/ 10 ga	Agricultural	Agricultural
West	PD 06-1613, AR	Per PD, 1 du/5 ga	Paintball Field, Single-Family Residential/Agricultural	Vacant, Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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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
CR 672	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	380	28	40
Proposed	673	50	71
Difference (+/-)	(+) 293	(+) 22	(+) 31

*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	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East		Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Other:				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Research Facility (Per 1,000 s.f.) Mobility: \$1,338 * 350.916 = \$469,525.61 Fire: \$95 * 350.916 = \$33,337.02				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 473-acre property is comprised of two parcels and is generally located at the southwest corner of the intersection of Sweat Loop Road and Highway 672. The property is in the Rural Service Area and is within the Balm and Southshore Community Plans. The surrounding area is predominantly a mixture of single-family residential and agricultural. To the north across County Road 672 is single-family residential, agricultural, and farm worker housing zoned AR. Adjacent to the south is a mobile home park zoned PD 92-0396 and agricultural zoned AR. To the east across Sweat Loop Road is agricultural zoned A. Adjacent to the west is a vacant parcel zoned PD 06-1613 and single-family residential zoned AR.

The current PD 03-0250 is already approved for student housing, laboratory and agricultural support uses; the expansion of those uses would provide essential educational support and agricultural research. Adequate buffering and screening of the 474-acre facility will be provided. In addition, the surrounding uses are similar to the request, residential and agricultural. Therefore, the modification of PD 03-0250 to allow a maximum of seven (7) dormitory units with a total of 64 student residents, 219,117 sf of office & laboratory uses and 322,362 sf of Agricultural Field Support Facilities for a total of 541,479 sf of nonresidential uses would be consistent with the existing zoning pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions

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.

6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:

- a. Modify the label reading “Limited Secondary Ingress/Egress” to instead read “Existing Limited Purpose Access – See Conditions of Approval”;
- b. Modify the label reading “Limited Access for Agricultural/TICO Use Only” to instead read “Existing Limited Purpose Access – See Conditions of Approval”;
- c. Modify the label reading “Limited Secondary Ingress/Egress” to instead read “Potential Limited Purpose Access – See Conditions of Approval”;
- d. Modify the label reading “(60’ ROW TWO (2) 12’ LANES, +/- 3’ Shoulders)” to instead read “Right-of-Way Varies Between +/- 60-feet and +/- 100-feet (See Generate Note 6 for More Information) - TWO (2) 12’ LANES, +/- 3’ Shoulders”.
- e. Add General Note 6 which states “+/- CR 672 consists of a +/- 60-foot maintained right-of-way corridor east and west of the project. Along the project’s frontage the right-of-way is +/- 100-feet, given past right-of-way dedication of +/- 70-feet from the subject parcel – reference Hillsborough County Official Records Book 12920 Page 0846 and Hillsborough County BOCC Resolution R03-065.
- f. Correct the right-of-way linework along the project’s frontage to reflect the 40-foot offset along the project’s boundary, pursuant to General Note 6.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 6, 2025:

1. The development on the site shall be limited to the following:
 - ~~41,758~~ 219,117 square feet of office and laboratory uses
 - ~~118,416~~ 322,362 square feet of Agricultural Field Support facilities
 - 2 single-family residential sites
 - ~~2~~ 7 dormitory units with a total of ~~16~~ 64 student residents
2. Agricultural field support facilities shall be defined as storage buildings for field equipment, research equipment, pesticides and fertilizers; greenhouse/shadehouse buildings; research buildings with walk-in coolers and freezers, and; research and field equipment maintenance facilities, such as but not limited to solar and telecommunications/wifi equipment (excluding Wireless Communication Support Structures).
3. Residential uses shall have a maximum building height of 40 feet, or four (4) stories, whichever is greater.
4. The remaining uses shall be limited to a maximum building height of 50 feet.
5. There shall be a minimum 20-foot wide buffer along the northern perimeter of the site. Within this

buffer area, screening shall be achieved through the use of a type B vegetative screen.

6. There shall be a minimum 70 foot open buffer around the eastern, western property boundaries and a minimum 20 foot open buffer along the southern perimeter of the site.
7. Internal to the site, there shall be a minimum 5-foot wide buffer with type “A” screen, around the portions of the single family residences that are located on the southeastern and northwestern corners of the site.
8. Lighting within the project shall be fully shielded to diffuse glare off site. On-site light poles shall be limited to a maximum height of 25 feet.
9. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures.
- ~~10. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval. Any jurisdictional wetlands existing on the property, as delineated by the Hillsborough County Environmental Protection Commission, as well as the required 30-foot wetland conservation area setback line from all conservation areas, must be shown on any construction site plans.~~
- ~~11.~~10. The general design and number of the access points shall be regulated by the Hillsborough County Access Management regulations. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall be served by and limited to one (1) primary access connection to CR 672. Notwithstanding the above, the project shall be permitted the following additional connections:
 - 10.1 One (1) access connection to CR 672, located west of the primary access connection, which shall be limited to serving traffic to/from the existing structure located in the northwest corner of the PD;
 - 10.2 One (1) access connection to CR 672, located east of the primary access connection, which shall be limited to serving traffic to/from agricultural uses within the project, and for use by TECO.
 - 10.3 One (1) access connection to Sweat Loop Rd., which shall be limited to serving traffic to/from agricultural uses within the project.
11. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
12. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
13. Prior to or concurrent with each increment of development, the developer shall submit a trip generation

and site access analysis which will be used to determine whether turn lanes are warranted pursuant to LDC Sec. 6.04.04.D. The analysis shall consider the cumulative effect of existing traffic, plus traffic associated with the proposed increment. The developer shall construct all such turn lanes found to be warranted.

14. As CR 672 is a substandard arterial roadway, the developer will be required to improve CR 672, between the project access and the nearest roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.
- ~~12.15. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.~~
- ~~13. Within ninety days of approval of RZ 03 0250 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~
- ~~14. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~
16. 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.
17. 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.
18. 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).
19. 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.
20. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions

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

21. 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.

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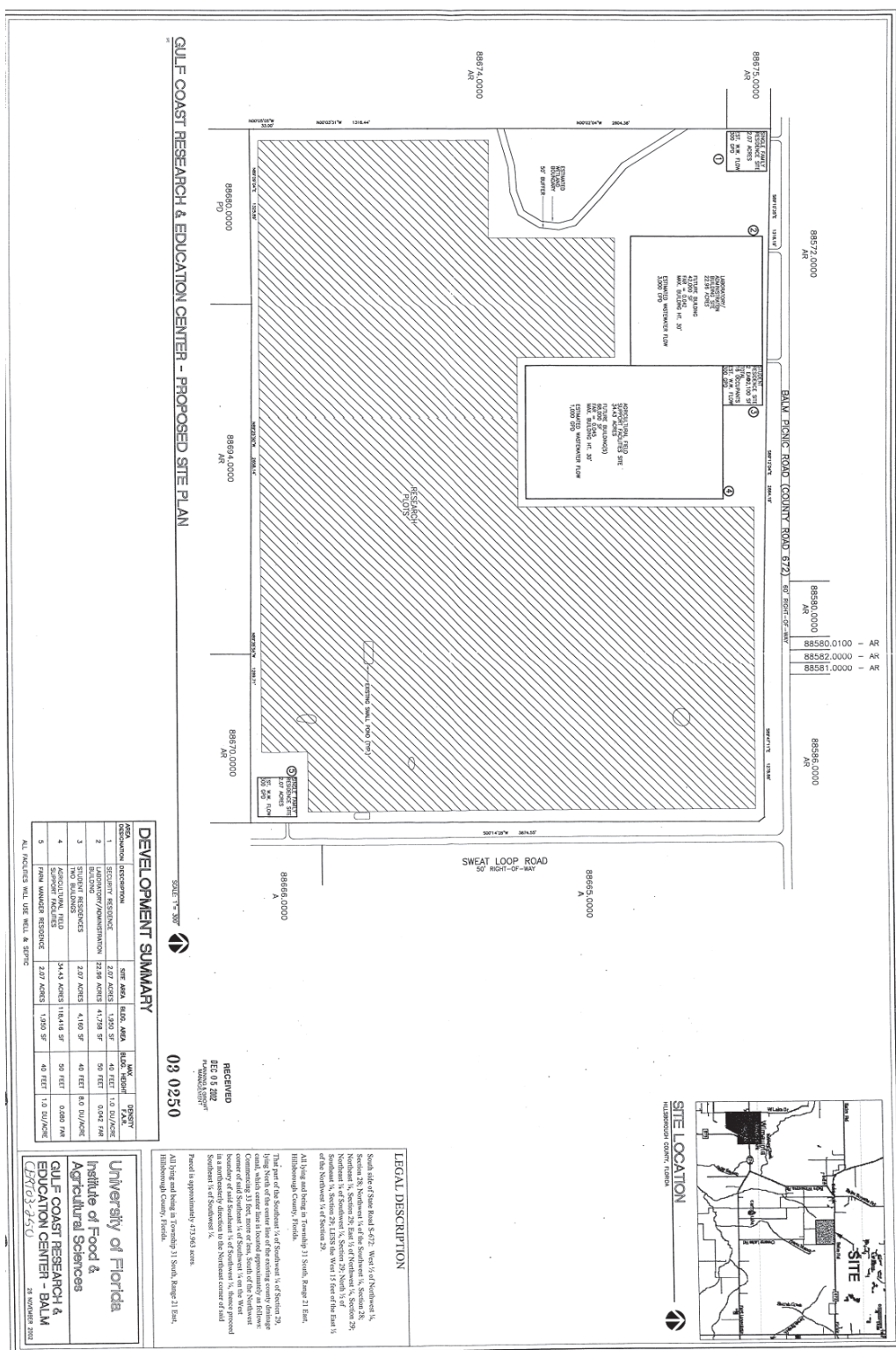
Case Reviewer: Chris Grandlienard, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

8.1 Approved Site Plans (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 05/12/2025

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/ RV

PETITION NO: MM 25-0243

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

11. ~~The general design and number of the access points shall be regulated by the Hillsborough County Access Management regulations. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County Planning and Growth Management Department and/or the Florida Department of Transportation may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~ The project shall be served by and limited to one (1) primary access connection to CR 672. Notwithstanding the above, the project shall be permitted the following additional connections:
- 11.1 One (1) access connection to CR 672, located west of the primary access connection, which shall be limited to serving traffic to/from the existing structure located in the northwest corner of the PD;
- 11.2 One (1) access connection to CR 672, located east of the primary access connection, which shall be limited to serving traffic to/from agricultural uses within the project, and for use by TECO.
- 11.3 One (1) access connection to Sweat Loop Rd., which shall be limited to serving traffic to/from agricultural uses within the project.

[Transportation Review Section staff is proposing to modify this condition to reflect the proposed entitlement changes.]

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- Prior to or concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which will be used to determine whether turn lanes are warranted pursuant to LDC Sec. 6.04.04.D. The analysis shall consider the cumulative effect of existing traffic, plus traffic associated with the proposed increment. The developer shall construct all such turn lanes found to be warranted.
- As CR 672 is a substandard arterial roadway, the developer will be required to improve CR 672, between the project access and the nearest roadway meeting applicable standards, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County Land Development Code (LDC). Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7 and other applicable sections of the TTM.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:
 - Modify the label reading “Limited Secondary Ingress/Egress” to instead read “Existing Limited Purpose Access – See Conditions of Approval”;
 - Modify the label reading “Limited Access for Agricultural/TICO Use Only” to instead read “Existing Limited Purpose Access – See Conditions of Approval”;
 - Modify the label reading “Limited Secondary Ingress/Egress” to instead read “Potential Limited Purpose Access – See Conditions of Approval”;
 - Modify the label reading “(60’ ROW TWO (2) 12’ LANES, +/- 3’ Shoulders)” to instead read “Right-of-Way Varies Between +/- 60-feet and +/- 100-feet (See General Note 6 for More Information) - TWO (2) 12’ LANES, +/- 3’ Shoulders”.
 - Add General Note 6 which states “+/- CR 672 consists of a +/- 60-foot maintained right-of-way corridor east and west of the project. Along the project’s frontage the right-of-way is +/- 100-feet, given past right-of-way dedication of +/- 70-feet from the subject parcel – reference Hillsborough County Official Records Book 12920 Page 0846 and Hillsborough County BOCC Resolution R03-065.
 - Correct the right-of-way linework along the project’s frontage to reflect the 40-foot offset along the project’s boundary, pursuant to General Note 6.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to +/- 474.1 ac. Planned Development (PD) #03-0250. The existing PD is approved for the following uses:

The development on the site shall be limited to the following:

- 41,758 square feet of office and laboratory uses
- 118,416 square feet of Agricultural Field Support facilities
- 2 single-family residential sites
- 2 dormitory units with a total of 16 student residents

Agricultural field support facilities shall be defined as storage buildings for field equipment, research equipment, pesticides and fertilizers; greenhouse/shadehouse buildings; research buildings with walk-in coolers and freezers, and; research and field equipment maintenance facilities.

The applicant is proposing to modify the PD to allow the following:

The development on the site shall be limited to the following:

- ~~41,758~~ 219,117 square feet of office and laboratory uses
- ~~118,416~~ 322,362 square feet of Agricultural Field Support facilities
- 2 single-family residential sites
- ~~2~~ 5 dormitory units with a total of ~~16~~ 64 student residents

Agricultural field support facilities shall be defined as storage buildings for field equipment, research equipment, pesticides and fertilizers; greenhouse/shadehouse buildings; research buildings with walk-in coolers and freezers, and; research and field equipment maintenance facilities, such as but not limited to solar and telecommunications/wifi equipment.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Given the unique nature of the use, ITE Trip Generation data was not available to analyze project impacts. As such, the applicant studied existing traffic volumes generated by the existing facility, and proportionally increased the trip generation by the percentage of increase between existing and proposed uses.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing data presented in the applicant's transportation analysis.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Existing Count Data from Transportation Analysis	380	28	40

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Existing Count Data from Transportation Analysis + Adjustment for New Entitlements	673	50	71

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	(+) 293	(+) 22	(+) 31

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

CR 672 is a 2-lane, undivided, publicly maintained, arterial roadway. The roadway is characterized by 12-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 60-feet and +/- 100-feet in width). Along the project's frontage there appears to be +/- 100-feet of right-of-way. There are no sidewalks or bicycle facilities present in the vicinity of the proposed project.

The roadway is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, which requires a minimum of 108 feet for a rural typical section. The existing right-of-way was approximately 60-feet, and the property previously dedicated and conveyed 40 additional feet along the project's frontage. As such, no additional right-of-way is needed from the subject property.

SITE ACCESS AND CIRCULATION

The existing zoning was approved using old language which provided flexibility in the number and location of access connections. In accordance with current practice, staff has proposed to modify the zoning conditions to reflect the existing/intended access. There is one (1) regular access to serve the site and up to three (3) limited purpose access connections as further described in the conditions of approval. Staff notes that the applicant's study indicates they intend an initial increment of development which may not trigger turn lanes pursuant to Sec. 6.04.04.D.; however, the ultimate buildout of the project may trigger turn lanes. As such, staff has proposed a condition allowing the applicant to study trip generation and site access with each increment of development. The developer will not be required to construct the turn lane until warranted.

SUBSTANDARD ROAD

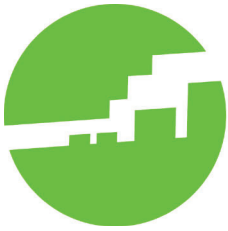
CR 672 is a substandard arterial roadway. Consistent with recent policy changes, the applicant has chosen to defer a determination regarding substandard road improvements to the site/construction plan review phase. The applicant will be required to improve the public roadway network to standards, request a Section 6.04.02.B. Administrative Variance and/or pursue relief to applicable design standards through the Transportation Technical Manual (TTM) Design Exception process, concurrent with the next increment of development.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
CR 672	Balm Riverview Rd.	Balm Boyette Rd.	D	B
CR 672	US 301	Balm Riverview Rd.	D	B

Source: Hillsborough County 2020 Level of Service Report.



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 19, 2025 Report Prepared: May 8, 2025	Case Number: MM 25-0479 Folio(s): 88671.0000 & 88669.0000 General Location: South of County Road 672 and west of Sweat Loop Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Agricultural/Rural-1/5 (1 du/5ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	Balm & SouthShore Areawide Systems
Rezoning Request	Major Modification (MM) to Planned Development (PD) 03-0250 to modernize conditions and increase the residential and non-residential uses
Parcel Size	473 ± acres
Street Functional Classification	County Road 672 – County Arterial Sweat Loop Road – County Collector
Commercial Locational Criteria	N/A
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Agricultural/Rural-1/5	PD	Public/Quasi-Public/Institutions
North	Agricultural/Rural-1/5 + Natural Preservation	AR	Public Communications/Utilities + Public/Quasi-Public/Institutions + Multi-Family
South	Agricultural/Rural-1/5 + Agricultural/Mining-1/20	AR + PD	Agriculture + Vacant Land + Single Family
East	Agricultural/Rural-1/5 + Agricultural/Mining-1/20 + Agricultural-1/10	A + AM + AR	Agriculture + Vacant Land + Single Family
West	Agricultural/Rural-1/5 + Residential Planned-2	PD + AR + AS-1 + AS-0.4	Agriculture + Vacant Land + Single Family + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The 473 ± acre subject site is located south of County Road 672 and west of Sweat Loop Road. The subject site is in the Rural Area and is within the limits of the Balm Community Plan and SouthShore Areawide Systems Plan. The applicant is requesting a Major Modification to modernize conditions, increase the non-residential University of Florida/Institute of Food and Agricultural Sciences (UF/IFAS Extension research area, and add a limited number of onsite graduate housing units for graduate students who are conducting research onsite and residing on the farm during the course of study.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is established to designate on the Future Land Use Map the location for areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area. Agricultural uses are currently on the subject site. Agricultural uses extend to the south, east and west. Public communications/utilities, public/quasi-public/institution and multi-family uses are north of the property. Single-family uses are also to the north, south, west and further east down along County Road 672. The proposed modification meets the intent of FLUS Objective 1.2 as it is compatible with the surrounding area.

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 subject site is in the Agricultural/Rural-1/5 (A/R-1/5) Future Land Use category. The A/R-1/5 designation allows for the consideration of farms, ranches, feed lots, residential, neighborhood commercial, offices, industrial uses related to agricultural uses and mining related activities. The proposal meets the intent of FLUS Objective 2.2 as residential and agricultural uses are allowed in this category.

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 does meet 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 of agriculture, public/quasi-public/institution and single-family uses. FLUS Policy 4.4.1 states that 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 the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. FLUS Objective 5.1 notes that in recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County should promote the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations. Accordingly, FLUS Policy 5.1.5 states that in the rural land use categories, where the clustering concept is allowed to promote the continuation of agricultural activities, minimum acreage needs for various agricultural commodities shall be established by the Hillsborough County Agriculture Economic Development Council coordinating with appropriate research and educational institutions, such as the University of Florida's Institute of Food and Agricultural Sciences, and then correlated to a regulation requiring a minimum amount of acreage for a parcel both before and after clustering is exercised. This is done to ensure that the remaining acreage is indeed agriculturally viable. Legal methods shall be developed to assure, either by virtue of deed restrictions, zoning restrictions, or other restrictions, that the development potential of the open or agricultural space will not be misrepresented in the public records or that subsequent development of the property cannot take place unless increased density or intensity is determined to be appropriate by Hillsborough County government. The request is similar in nature to the surrounding development and would allow for the continuation of agricultural uses, and therefore, is consistent with FLUS Objective 4.4, FLUS Policy 4.4.1, FLUS Objective 5.1 and FLUS Policy 5.1.5.

The site is located within the limits of the Balm Community Plan and SouthShore Areawide Systems Plan. Goal 3 of the Balm Community Plan strives for Balm residents, business stakeholders, and land owners strongly support the viability and profitability of agricultural businesses in order to provide a strong, diversified economic base for the community. The plan recommends the community to protect agricultural uses in the area. Goal 1 under the Cultural/Historic Objective of the SouthShore Areawide Systems Community Plan promotes sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. The proposed request is consistent with the goals of the Balm Community Plan and SouthShore Areawide Systems Plan in the Livable Communities Element of the Comprehensive Plan.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area and does support the vision of Balm Community Plan and SouthShore

Areawide Systems Plan. The proposed Major Modification 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 proposed conditions by the Development Services Department.

FUTURE LAND USE SECTION

Rural Areas

Objective 1.2: *The Rural Area is intended to provide areas for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas.*

Policy 1.2.1: *Within the Rural Area, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities.*

Compatibility

Policy 3.1.3: *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.*

Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

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.*

Relationship to Land Development Regulations

Objective 4.1: *All 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 as 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.

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.*

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

Agriculture

Objective 5.1: *In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall promote the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations.*

Policy 5.1.5: *In the rural land use categories, where the clustering concept is allowed to promote the continuation of agricultural activities, minimum acreage needs for various agricultural commodities shall be established by the Hillsborough County Agriculture Economic Development Council coordinating with appropriate research and educational institutions, such as the University of Florida's Institute of Food and Agricultural Sciences, and then correlated to a regulation requiring a minimum amount of acreage for a parcel both before and after clustering is exercised. This is done to ensure that the remaining acreage is indeed agriculturally viable. Legal methods shall be developed to assure, either by virtue of deed restrictions, zoning restrictions, or other restrictions, that the development potential of the open or agricultural space will not be misrepresented in the public records or that subsequent development of the property cannot take place unless increased density or intensity is determined to be appropriate by Hillsborough County government.*

LIVABLE COMMUNITIES ELEMENT: BALM COMMUNITY PLAN

Goal 3: *Balm residents, business stakeholders, and land owners strongly support the viability and profitability of agricultural businesses in order to provide a strong, diversified economic base for the community.*

Balm community members recommend...

- *Expansion of traditional agricultural uses and the production of new, sustainable agriculture uses including but not limited to organic farming and alternative energy or bio fuel production. (Examples of existing businesses: Goodson Farms, Jaymar Farms, Davis Farms, etc.)*
- *Balancing agriculture's need for protection from incompatible uses while acknowledging the market conditions affecting its continued viability.*

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

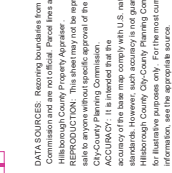
Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

1. *Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*
 - a. *Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore.*

**HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ MM 25-0479**



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