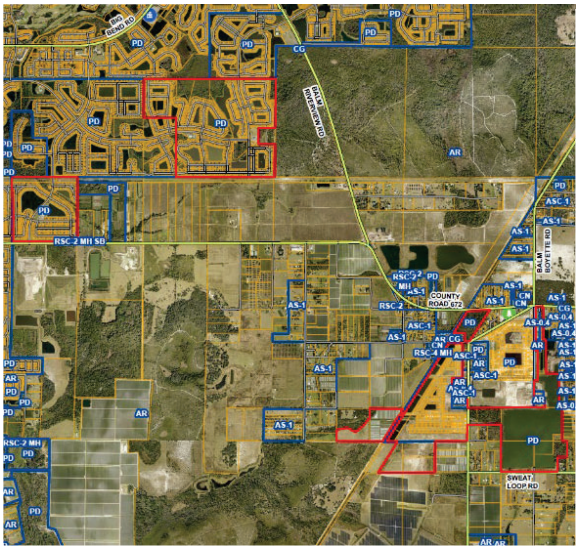
Rezoning Application:	PD 25-0744
Zoning Hearing Master Date:	July 21, 2025
BOCC CPA Public Hearing Date:	September 9, 2025

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	JSH Southfork Lakes Development, LLC
FLU Category:	RES-4
Service Area:	Urban
Site Acreage:	~1,083.91
Community Plan Area:	Balm and SouthShore Areawide Systems
Overlay:	None



Introduction Summary:

This is a request to rezone a site currently zoned Planned Development (PD) 17-0619 (as most recently modified by PRS 23-0789), AR and AS-0.4 to a new Planned Development (PD) in order to increase residential entitlements, add land, modify 40-foot-wide lot requirements, remove RP-2 Village requirements, and remove non-residential entitlements to the "Balm Parcel". Subject site is comprised of three non-contiguous areas, referred to as the "South Fork Parcel", "Carlton Parcel", and the "Balm Parcels." This rezoning request seeks to only make modifications to the "Balm Parcels" while the "South Fork Parcel" & the "Carlton Parcel" will retain the conditions under the current Planned Development (PD 17-0619). Recently adopted CPAs (CPA 24-46 and 24-47) changed the site from the RP-2 to RES-4 Future Land Use Category and the service area from Rural to Urban. As a result, "Balm Parcel" is no longer to be developed as a Planned Village under the RP-2 Future Land Use regulations and seeks to remove conditions related to required commercial nodes and other developmental requirements.

Zoning:	Existing			Proposed
District(s)	PD 17-0619	AR	AS-0.4	PD 25-0744
Typical General Use(s)	Single-Family, Commercial, Office, Personal Service, general recreation, residential support	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural	Single-Family, Commercial, Office, Personal Service, Residential Support Single-Family Detached (Balm Parcel)
Acreage	965.2 (Overall) 400.02 (Balm Parcel)	~132.74	~5.26	~1,083.91 acres (Balm Parcel - 518.91)
Density/Intensity	1.93 DU per acre (Overall) 0.9 DU per acre (Balm Parcel)	1 DU per 5 acres	1 DU per 2.5 acres	2.34 DU/AC (Balm Parcel - 2.02 DU/AC)
Mathematical Maximum*	1,867 dwelling units (Overall) 373 dwelling units (Balm Parcel)	26 dwelling units	2 dwelling units	2,544 dwelling units (Balm Parcel – 1,050 dwelling units)

*number represents a pre-development approximation

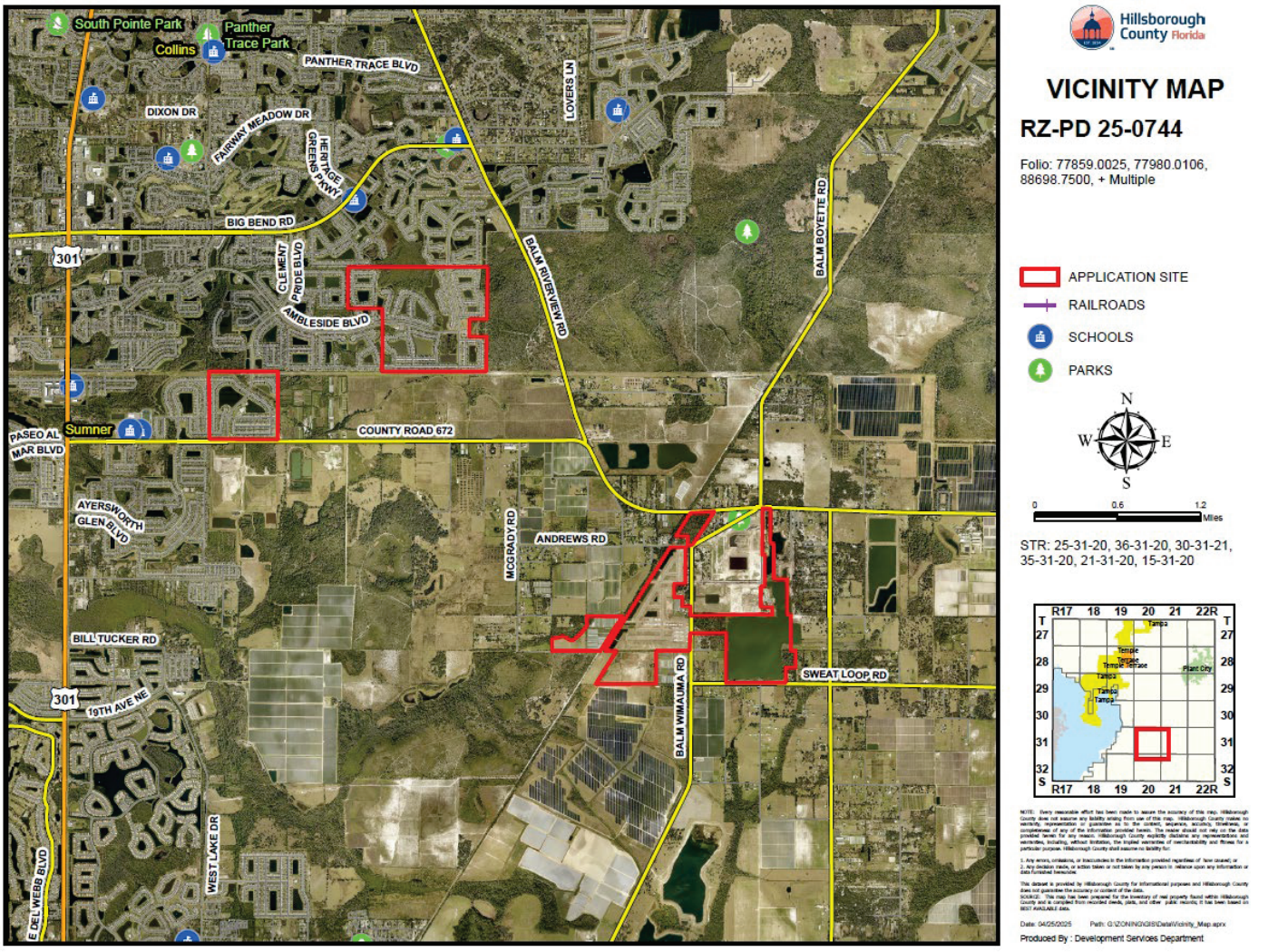
Development Standards:	Existing			Proposed
District(s)	PD 17-0619 (Balm Parcel)	AR	AS-0.4	PD 25-0744 (Balm Parcel)
Lot Size / Lot Width	4,400/5,500 sf 40'/50'	217,800 sf / 150'	108,900 sf / 150'	4,000 sf / 40' (Balm Parcel)
Setbacks/Buffering and Screening	Front: 20' (Garage 25') Side: 5' (Corner 10') Rear: 15'	Front: 50' Side: 25' Rear: 50'	Front: 50' Side: 25' Rear: 50'	Front: 20') Side: 5' (10' side yards functioning as front yards Rear: 15'
Height	35' (2 stories)	50'	50'	35'

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



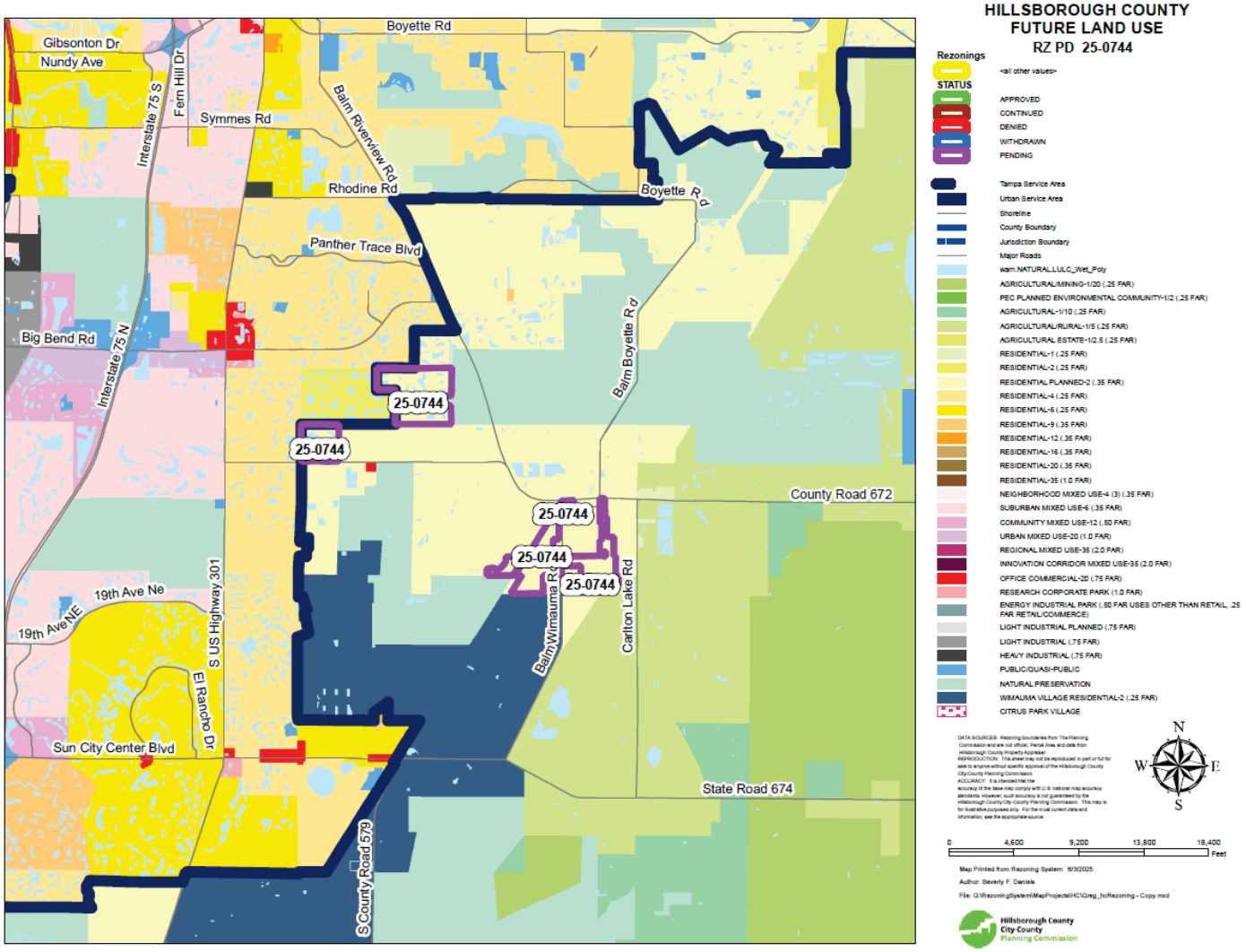
Context of Surrounding Area:

Subject site is divided into three distinct areas, all primarily surrounded by residential or agricultural uses. The area around the “Balm Parcels”, the site subject to changes, also includes some small-scale commercial uses and is near a large solar farm. They are within the Balm Community Area and in the Urban Service Area.

The Balm Parcels are located along County Road 672, Balm Wimauma Road, and Sweat Loop Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

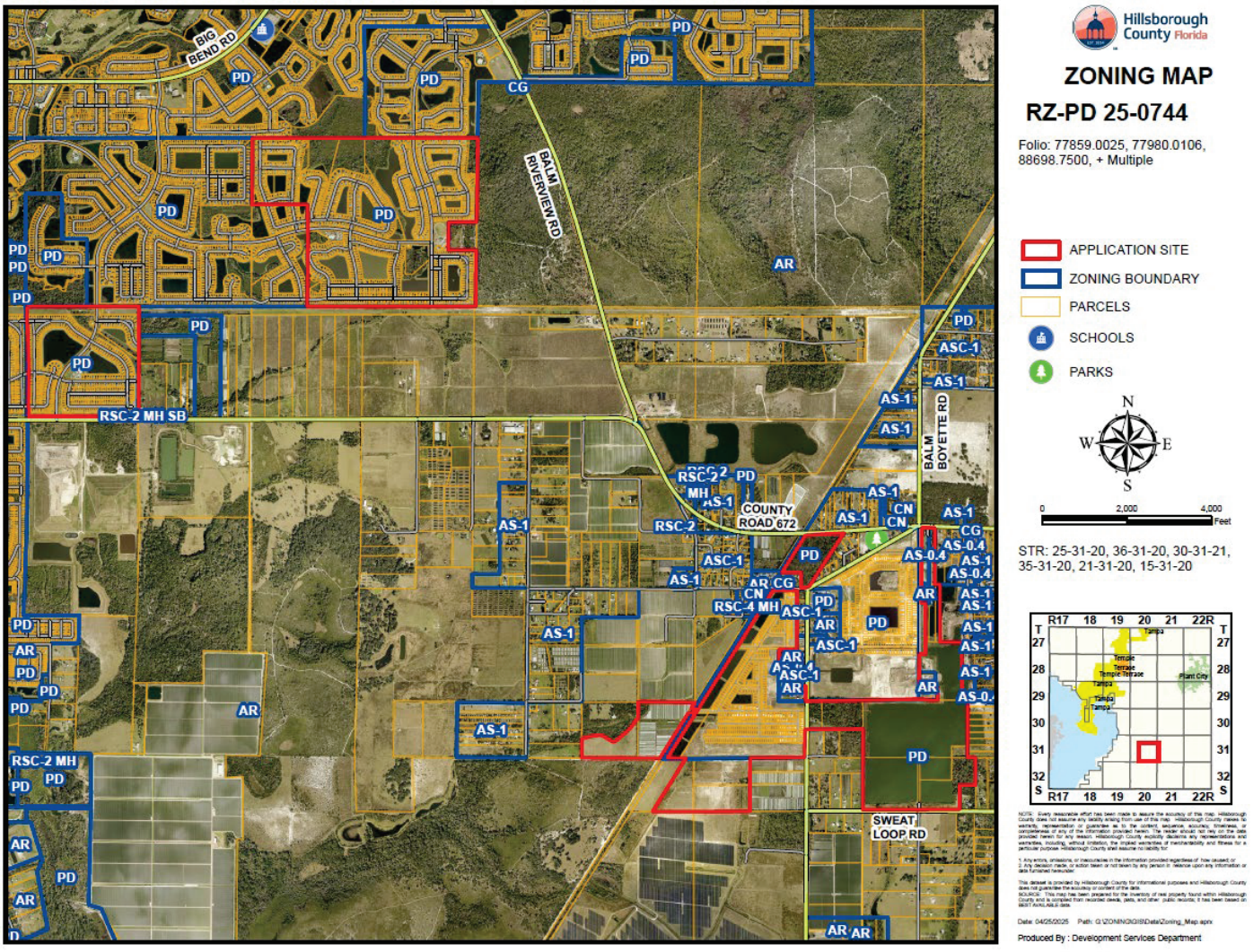
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

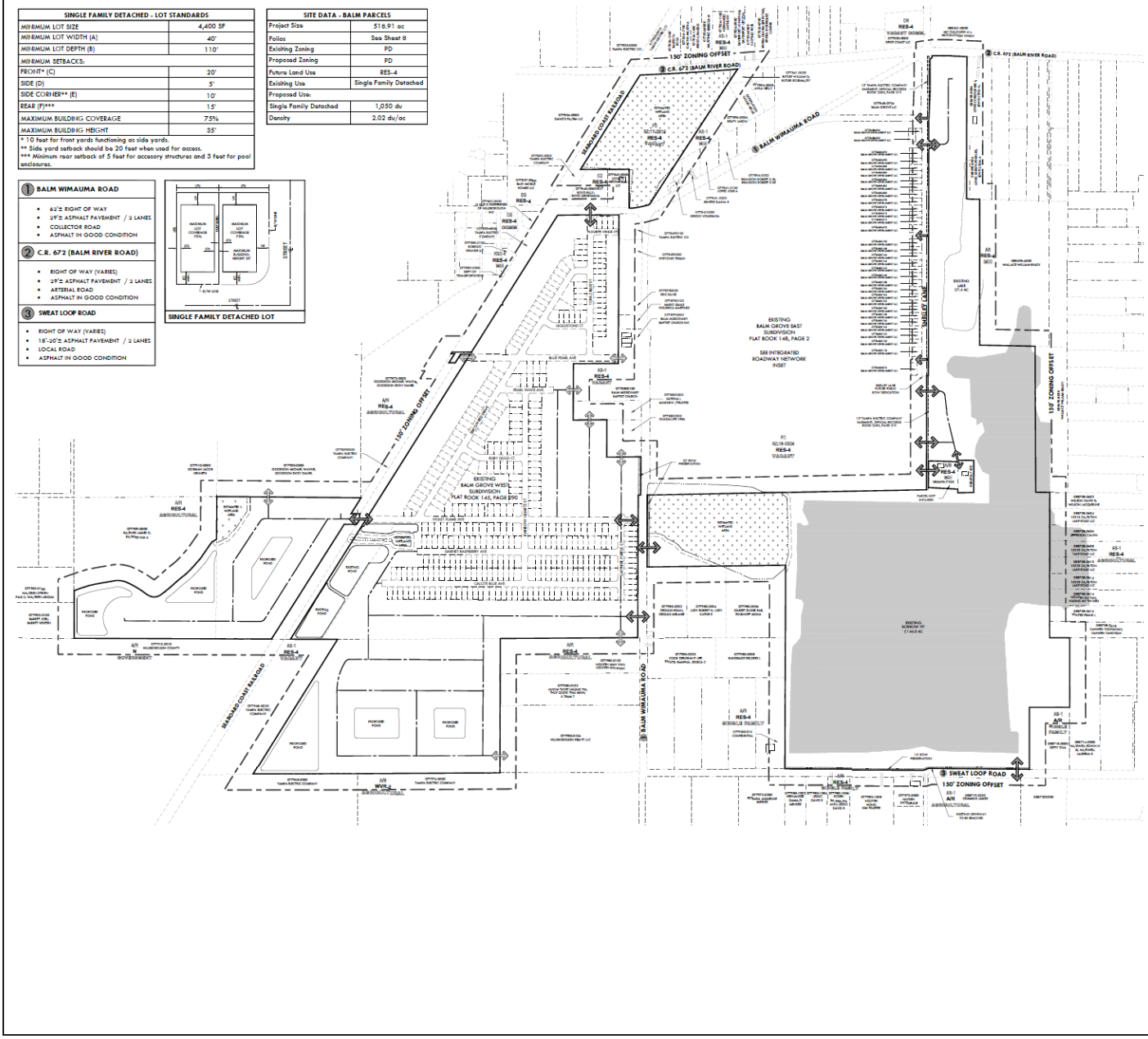


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
Balm Parcels				
North	CG	.27 FAR	Single-Family Conventional	Equipment Storage / Residential
	AS-1	1 dwelling unit per acre	Single-Family / Agriculture	Residential
	AR	1 dwelling unit per 5 acres	Single-Family / Agriculture	Undeveloped
	AS-0.4	1 dwelling unit per 2.5 acres	Single-Family / Agriculture	Residential

South	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Residential, Agriculture
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Residential, Agriculture
	AS-0.4	1 dwelling unit per 2.5 acres	Agriculture/Single-Family Conventional	Residential, Agriculture
	AS-1	1 dwelling unit per acre	Agriculture/Single-Family Conventional	Residential, Agriculture
West	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Agriculture, Residential
	RSC-4 MH	1 dwelling per 0.22 acres	Single-Family Conventional / Mobile Home	Residential
South Fork Parcels				
North	PD 08-1270	2 dwelling units per acre / 0.09 FAR	Single-Family / Commercial / Medical / Office	Single-Family
	PD 81-0339A	4.45 dwelling units per acre / 0.20 FAR	Single Family / Commercial / Office / Community Services	Single-Family
South	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Undeveloped / Utility Easement
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Undeveloped
West	PD 05-1950	2.7 dwelling units per acre	Single-Family Conventional / School / childcare center	Single-Family Conventional
Carlton Parcels				
North	PD 05-1950	2.7 dwelling units per acre	Single-Family Conventional / School / childcare center	Single-Family Conventional
	PD 06-1001	1.7 dwelling units per acre	Single-Family Conventional	Single-Family Conventional
South	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Recycling
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Agriculture / Utility Easement
	RSC-2	0.5 dwelling units per acre	Single-Family Conventional	Agriculture
	PD 93-0005	4 dwelling units per acre	Single-Family Conventional	Agriculture
West	PD 02-0212	4 dwelling units per acre	Single-Family Conventional / Wireless Communications Support Structure (WCSS)	Single-Family Conventional / Wireless Communications Support Structure (WCSS)

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 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
CR 672	County Arterial - Rural	2 Lanes ☐Substandard Road ☐Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other – Improvements Previously Completed
Balm Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Balm Wimauma Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Sweat Loop Rd.	County Collector - Rural	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - Deminimis

Project Trip Generation (Balm Parcels Only) ☐Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,222	337	557
Proposed	8,778	633	906
Difference (+/-)	**(+) 3,556**	**(+) 296**	**(+) 349**

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

Design Exception/Administrative Variance ☐Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands present
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☒ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☒ Adjacent to ELAPP property ☐ Other			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Staff Report
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☒ K-5 ☒6-8 ☒9-12 ☐N/A	☒ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: $13,038 * 677 = $8,826,726 Parks: $2,145 * 677 = $1,452,165 School: $8,227 * 677 = $5,569,679 Fire: $335 * 677 = $226,795 Total per House: $23,745 * 677 = $16,075,365				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Applicant seeks to amend the "Balm Parcel" by increasing the number of permitted single-family conventional units, amend 40-foot-wide lot development standards and remove commercial entitlements. Additional land has also been incorporated into the zoning boundary.

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 CG uses, throughout the development. These standards are no longer applicable and are not implemented in this zoning.

The proposed lot size, lot width, setbacks and height requirements remain as previously approved. The RP-2 Village requirements for perimeter buffering and on-site commercial will be removed.

While the "Carlton Parcel" and the "South Fork Parcel" are included in this rezoning, no changes to the existing requirements are proposed and conditions pertaining to these areas 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 Planned Development district, subject to the conditions, approvable.

Requirements for Certification:
1. Single-family lot detail to correct the minimum lot depth from 100 to 110 feet.

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, 2025.

1. The South Fork receiving parcel shall be permitted a maximum of 1,068 single-family lots with following development standards:

Minimum lot size:	4,400 square feet/5,500 square feet
Minimum lot width:	40 feet/50 feet
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*this additional garage setback for standard and corner lots shall not apply to the following folio numbers:
77714.1084, 77714.1094, 77714.1096, 77714.1098, 77714.1100, 77714.1102, 77714.1104, 77714.1106, 77714.1108, 77714.1126, 77714.1128, 77714.1130, 77714.1132, 77714.1134, 77714.1136, 77714.0488, 77714.0490, 77714.0492, 77714.0494, 77714.0496, 77714.0498, 77714.0500, 77714.0504, 77714.0564, 77714.0566, 77714.0568, 77714.0360, 77714.0362, 77714.0364, 77714.0366, 77714.0368, 77714.0370, 77714.0372, 77714.0374, 77714.0376, 77714.0378, 77714.0740, 77714.0838, 77714.0842, 77714.0850, 77714.0742, 77714.0744, 77714.0786, 77714.0810, 77714.0812, 77714.0814, 77714.0738, 77714.0818, 77714.0724, 77714.0732, 77714.0756, 77714.0760, 77714.0762, 77714.0764, 77714.0766, 77714.0768, 77714.0770, 77714.0772, 77714.0778, 77714.0800, 77714.0836 and 77714.0872.

Additionally, this additional garage setback for standard and corner lots shall not apply to lots developed with a lot width of 50 feet or more within Pockets 4, 5, 6, 7 and 8. Excluding the above referenced folio numbers, all lots within Pocket 1, 2 and 3 shall provide a 25-foot minimum garage setback.

1.1 Along the southern and western common boundaries adjacent to PD 05-1950, single family residential lots/units shall be permitted to be partially located in both the subject PD and PD 05-1950 as part of a unified plan of development. For lots platted after the approval of PRS 18-0455 along the southern and western common boundaries, lots shall be assigned to the density of either the subject PD or the adjacent PD 05-1950 during the platting process. Should previously platted lots along the common boundaries need reassignment to the density of the adjacent PD or should lots previously double counted need reassignment to the density of only one of the PDs, subsequent plats shall provide a new accounting of the lots assigned to each

PD. These lots/units along the common boundaries shall be platted and developed in accordance with the 5,500 square foot lot standards below. Cross access along the southern and western common boundaries shall be permitted.

2. The maximum number of 4,400 square foot lots shall be 267.

3. Lots at a width of less than 50 feet shall provide a 2-car garage and a minimum 18-foot-wide driveway, as depicted on the general site plan.

4. Residential units shall be arranged to provide a maximum number of dwelling units that have views across internal open spaces or perimeter buffers of the South Fork receiving parcel. Where there are a significant number of interior lots, then the design shall incorporate interior open spaces in the forms of village greens or natural corridors.

5. A minimum of 9,558 square feet of neighborhood retail uses and/or day care center uses shall be provided within the 3.5-acre South Fork Village Node, as depicted on the general site plan. Neighborhood retail shall include: grocery store/market/food product stores, convenience stores (without gas sales), pharmacies and other retail uses permitted in the CN zoning district. The following shall apply:

   5.1 The South Fork Village Node may also contain improved open space/community gathering areas, and a maximum of 43,803 square feet of office uses, personal service uses, general indoor/outdoor recreational uses and residential support uses such as churches, adult care centers and daycare centers. With exception to the day care center uses, square footage for these uses shall not count towards the minimum square footage required for on-site commercial/retail specified in condition 5 above. The maximum F.A.R. permitted over the entire South Fork Village Node is 0.35.

   5.2 The South Fork Village Node shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.

   5.3 No minimum building setbacks shall be required.

   5.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent property lines of differing land use classifications.

   5.5 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height where adjacent to a street.

   5.6 Roads adjacent to and within the South Fork Village Node shall be limited to a maximum of two lanes (excluding turn lanes, acceleration and deceleration lanes, on-street parking, etc.).

   5.7 Buildings within the South Fork Village Node shall be architecturally finished on all sides.

5.8 Parking lots in the South Fork Village Node shall be located at the rear or to the side of buildings, or to the interior of a block.

5.9 Signage within the South Fork Village Node shall be limited to monument signs.

6. Prior to the issuance of building permits for more than 75% of the residential units (lots 801-1,068), Certificates of Occupancy shall be issued for a minimum of 50 percent of the 9,558 s.f. of required on-site commercial and/or day care center uses in the South Fork Village Node.

7. The western "clubhouse/pool/amenity area" shall be located where depicted on the site plan and shall serve as a Village Square. This Village Square shall be at least 4,509 square feet (.10 acres) in size. The Village Square shall be bound on all sides by streets and internally improved with landscaping, walkways, benches, fountains, gazebos and/or other similar amenities to encourage and accommodate use by community residents. Building setbacks and maximum building height within this Village Square shall be in accordance with the South Fork residential development standards.

8. The developer shall provide a pedestrian network of sidewalks and/or stabilized pathways, a minimum of 5 feet in width, throughout the South Fork receiving parcel providing pedestrian connections between the residential, open space, the South Fork Village Node and the South Fork Village Square areas.

9. A waiver from the 250-foot buffer requirement found in Land Development Code Section 5.04.02.G (Compatibility with Adjacent Uses) has been granted, with the exception of a 180-foot buffer along the eastern boundary as depicted on the general site plan, Sheet 2. The buffer can be reduced to a minimum of 40 feet, as noted on the general site plan, Sheet 2, in the event (per condition 10 herein), mitigation of Significant Wildlife Habitat within the buffer is provided for in accordance with the Land Development Code mitigation provisions for upland signification wildlife habitat. No stormwater ponds, or other site improvements, shall be located within the buffer. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity.

10. An evaluation of this property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map (including the 180' eastern buffer). The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.

11. The eastern area of the South Fork receiving parcel is located adjacent to the Balm-Boyette Scrub Nature Preserve. As required by Land Development Code Section 4.01.11 (Natural Preserves), a compatibility plan will need to be submitted at the time of site development plan review. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.

12. The developer shall construct the Ambleside Boulevard extension from the western South Fork area boundary and the roadway shall be constructed as a 2-lane collector roadway consistent with the

County's Transportation Technical Manual. The developer shall construct the north/south collector from the northern South Fork boundary (connecting Pradera Reserve Boulevard) to the southern South Fork boundary and the roadway shall be constructed a 2-lane collector roadway consistent with the County's Transportation Technical Manual.

13. Residential homes are restricted from fronting on Ambleside Boulevard and the north/south collector.

14. All project roadways shall be consistent with the County's Transportation Technical Manual, unless otherwise approved through the Public Works Design Exception Process. Notwithstanding anything shown on the general site plan to the contrary, the number, location and spacing of access points shall comply with all applicable access management standards, unless otherwise approved by Hillsborough County Public Works. Internal roadways may be public or private and if private, may be gated; however, Ambleside Boulevard and the north/south collector shall remain a freely traversable, ungated roadway.

The following shall apply to the Carlton receiving parcel:

15. The Carlton receiving parcel shall be permitted a maximum of 426 single-family lots with following development standards:

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet/50 feet
Minimum lot depth:	120' along the western boundary only
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.
Minimum side yard setback:	5 feet

16. Lots of 4,400 square feet are permitted in the following areas of the Carlton receiving parcel:

16.1 Pocket 1 (previously delineated as Pocket 3 in PD 13-0124);

16.2 Pocket 2 (previously delineated as the southern area of Pocket 4 in PD 13-0124); and,

16.3 The southwestern area of the Carlton receiving parcel bound by Carlton Fields Drive to the north, Clement Pride to the east, CR 672 to the south and the PD boundary to the west (previously delineated as Pocket 5 in PD 13-0124).

17. All lots with less than 50 feet in width shall provide a 2-car garage and a minimum 18-foot-wide driveway, as depicted on the general site plan.

18. Lots with less than 50 feet in width within the noted southwestern area (Pocket 5 in PD 13-0124) shall provide staggered front yard setbacks of 20 feet and 30 feet. Garages shall be setback an additional 5 feet. Additionally, there shall be no two identical garage doors adjacent to one another.

19. A waiver to the required on-site commercial square footage (Village Node) has been approved. Therefore, a minimum 1.0 acre Carlton Village Square (noted as a Village Center on PD 13-0124) shall be provided where depicted on the site plan. The Village Square shall bound on all sides by streets and internally improved with landscaping, walkways, benches, fountains, gazebos and/or other similar amenities to encourage and accommodate use by community residents. Building setbacks and maximum building height within this Carlton Village Square shall be in accordance with the Carlton residential development standards.

20. Three pond/open space/park areas shall be provided as depicted on the site plan. These spaces will be owned/maintained by the HOA, CDD or other entity. Pond/Open Space/Park areas A and B shall provide an active recreational area consisting of a mulched or grassed path around the pond. Pond A shall provide a 36" - 48" high decorative fence along the rear lot lines of the adjacent single-family lots.

21. The developer shall provide a pedestrian network of sidewalks and/or stabilized pathways, a minimum of 5 feet in width, throughout the Carlton receiving parcel providing pedestrian connections between the residential, open space and the Carlton Village Square areas.

22. A waiver from the 250-foot buffer requirement found in Land Development Code Section 5.04.02.G (Compatibility with Adjacent Uses) has been granted. However, buffering along the south and east may be required in accordance with the below:

    22.1 If the adjoining use to the east of the Carlton receiving parcel is not developed with a comparable use, then a 50-foot-wide buffer shall be provided.

    22.2 Landscaping along Balm Road, as shown on the general site plan, shall include a 100-foot buffer with a minimum of 15 feet of Florida-friendly landscaping and grass. Trees shall be planted on 30-foot centers and can be grouped to meet design consideration. Otherwise, screening shall be a Type B, including a solid wall or fence, per the Land Development Code, with a 100-foot buffer. Screening can also be achieved within a 100-foot buffer by use of a berm and hedge with trees at intervals. The hedge shall be a minimum of 3 feet in height and 75% opaque at time of planting. The final screening design shall be subject to Natural Resources approval. The buffer area may be reduced to address right-of-way improvements for the entrance of the residential development.

    22.3 The planting of trees shall be sensitive to overhead utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed electric utility line.

23. The applicant shall construct a north-south collector road (Clement Pride Boulevard extension) to extend Clement Pride Boulevard from the northern PD boundary to Balm Road (CR 672) and shall be designed as shown on the general site plan.

24. The applicant shall construct an eastbound 455-foot left turn lane at the south end of the Clement Pride Boulevard extension along Balm Road.

25. The applicant shall construct a westbound 405-foot right turn lane at the south end of the Clement Pride Boulevard extension along Balm Road.

26. Prior to Final Plat approval, the developer shall dedicate up to a total of thirty-one (31) feet of right-of-way on Balm Road (CR 672). The right-of-way shall be dedicated to allow for the future construction of Balm Road as a four (4) lane, divided roadway.

The following shall apply to the Balm parcel:

27. The Balm parcel shall be permitted a maximum of 1,050 single-family detached lots (which includes the existing structure to remain on folio 77970.0000) and shall be developed in accordance with the following development standards:

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

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

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

28.1 Each unit shall provide a 2-car garage.
28.2 Each unit's primary entrance door shall face the roadway.

29. Project access to CR 672 shall be as follows:

29.1.1 The developer shall construct the northern +/- 650 feet of Shelley Ln. to current County standards for a Typical Section - 4 (TS-4) urban collector roadway as detailed within the Hillsborough County Transportation Technical Manual (TTM); [THIS CONDITION HAS BEEN SATISFIED.]

29.1.2 The developer shall construct a northbound to westbound exclusive left turn lane, and a shared northbound to eastbound through/right turn lane on Shelley Ln. onto CR 672. [THIS CONDITION HAS BEEN SATISFIED.];

29.1.3 The developer shall construct a shared southbound to westbound through/right turn lane, and a southbound to eastbound exclusive left turn lane on Balm Boyette Rd. onto CR 672. [THIS CONDITION HAS BEEN SATISFIED.]; and,

29.1.4 Prior to or concurrent with the initial increment of development during the plat/site/construction plan review process, conduct a signal warrant analysis at the intersection of County 672 and Balm Boyette Rd./Shelley Ln. Such signal warrant analysis shall examine existing traffic, project traffic, and vested project trips (for approved Planned Developments within 1.5 miles of the above referenced intersection). Additionally:

29.1.4.1 The developer shall design the signal infrastructure and adjacent interconnects concurrent and install the signals with the initial phase of development; and,

29.1.4.2 The traffic signal shall not be activated until warrants are met.

[THIS CONDITION HAS BEEN SATISFIED].

29.1.5 As Shelley Ln. is a substandard local roadway the developer shall improve Shelley Ln., between the southernmost project access and its intersection with Balm Wimauma Rd. to Typical Section - 3 (TS-3) standard, residential subtype, as found with Hillsborough County Transportation Technical Manual (TTM) unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

30. As Sweat Loop Rd. is a substandard collector roadway, if more than 10 homes which take direct or indirect access to Sweat Loop Rd. are constructed, the developer shall improve Sweat Loop Rd., between the project's easternmost driveway and the nearest standard roadway, to current County standards for a Typical Section – 7 (TS-7) rural local/collector roadway as detailed within the Transportation Technical Manual (TTM).

31. As CR 672 (Balm-Picnic Rd.) is a substandard arterial roadway, the developer will be required to improve Balm Rd. (between its easternmost and westernmost Balm Rd. access driveways, as well continuing west to the nearest standard roadway) 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.

Notwithstanding the above, the developer has proffered construction of certain improvements to CR 672 which—irrespective of any Section 6.04.02.B Administrative Variances or Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC—shall result (at a minimum) in the following improvements to the facility:

31.1 Between the project's western project boundary and the western limits of the eastbound left and right turn lanes plus transitions at the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

31.1.1 Widen the road as may be necessary to ensure there are 12-foot-wide travel lanes; and,

31.1.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

[THIS CONDITION (31.1) HAS BEEN SATISFIED].

31.2 Between the western limits of the eastbound left and right turn lanes plus transitions and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

31.2.1 Widen the road as may be necessary to ensure there are 12-foot-wide travel lanes;

31.2.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved;

31.2.3 Construct a 12-foot -wide eastbound to northbound left turn lane on CR 672 onto Balm Boyette Rd.; and,

31.2.4 Construct a 12-foot wide eastbound to southbound right turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (31.2) HAS BEEN SATISFIED].

31.3 Between the eastern limits of the westbound left turn lane and transition and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

31.3.1 Widen the road as may be necessary to ensure there are 12-foot wide travel lanes;

31.3.2 Construct 8-foot wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved; and,

31.3.3 Construct a 12-foot wide westbound to southbound left turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (33.3) HAS BEEN SATISFIED].

32. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated July 9, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard collector roadway, the developer shall be required to construct certain improve to Balm Wimauma Rd. consistent with the Design Exception. Specifically:

32.1 Between Balm Rd. and Balm Gardens Ln. the developer shall:

32.1.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

32.1.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

32.1.3 Construct 5-foot-wide sidewalks along the property frontages.

[THIS SECTION (32.1) HAS BEEN SATISFIED].

33.2 Between Balm Gardens Ln. and the southern PD boundary or the southernmost limit of access improvements, whichever is results in a greater distance, the developer shall:

33.2.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

33.2.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

33.2.3 Construct 5-foot-wide sidewalks along the property frontages.

34. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated June 13, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Rd. is a substandard roadway, the developer shall be required to construct certain improvements to Balm Rd. (between the western property boundary or westernmost limits of the turn lane improvements, whichever is greater and Balm Wimauma Rd.) consistent with the Design Exception. Specifically:

34.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

34.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

34.3 Construct 5-foot-wide sidewalks along the property frontages.

35. Portions of the subject application (Folio Nos. 77909.0100 & 77900.0100) are adjacent to the Balm Scrub Preserve. Per LDC 4.01.11, 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.

36. Unless otherwise approved by Hillsborough County Public Works the developer shall relocate the speed table on Balm Rd.

37. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 22 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 west 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.

38. 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.

39. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Control Devises (MUTCHD), the developer shall place signage which identifies roadway stub outs as a "Future Roadway Connection."

40. Project access connections and stubouts shall be constructed as shown on the PD site plan.

41. Prior to or concurrent with the initial increment of additional development, the developer shall construct the following site access improvements:

    a. A westbound to southbound left turn lane on Balm Rd. onto Blue Topaz St.;
    b. An eastbound to southbound right turn lane on Balm Rd. onto Blue Topaz St;
    c. A northbound to westbound left turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    d. A southbound to westbound right turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    e. A northbound to westbound left turn lane on Balm Wimauma Rd. at the southernmost access driveway; and,
    f. A southbound to westbound right turn lane on Balm Wimauma Rd. at the southernmost access driveway.

The following conditions shall apply to the entire Planned Development:

42. Access shall be provided as shown on the PD site plan unless otherwise provided for herein these conditions. Internal roadways may be public or private, and if private, roadways may be gated.

43. 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.

44. Prior to or concurrent with plat/site/construction plan review for each increment of development, the developer shall submit a trip generation and site access analysis which evaluates whether auxiliary (turn) lanes or other site access improvements are warranted. Any required improvements may require the developer to convey or otherwise acquire additional right-of-way.

45. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission 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.

46. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

47. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/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).

48. An evaluation of the properties identified a number of mature trees that appear to include grand oaks. The potential stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.

49. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area or Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.

50. 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.

51. Stormwater management systems shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.

52. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or Land Development Code (LDC) requirements, the more restrictive regulation shall apply, unless specifically conditions 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.

53. 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.

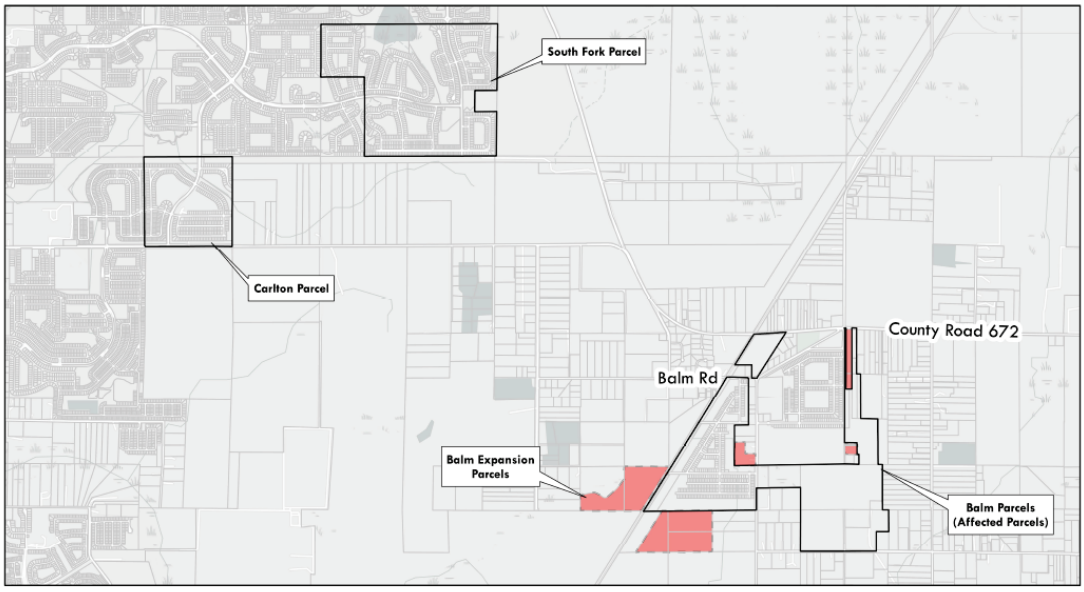
Zoning Administrator Sign Off:	J. Brian Grady

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 (See following pages)

8.0 PROPOSED SITE PLAN (FULL)



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVERVIEW COMMUNITY PLAN AND SOUTHSHORE ADVANCE SYSTEMS PLAN BOUNDARIES.
2. THE PROJECT IS NOT LOCATED IN A WELLHEAD PROTECTION AREA LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE 'AE' AND 'X' AS SHOWN ON FEMA FIRM MAP NO. 12057C0520H, 12057C0529H, 12011C0513B AND 12011C0530C. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE CARLTON PARCEL IS ADJACENT TO THE BALM ROAD/CR 672 SCENIC CORRIDOR. THE REMAINING PARCELS ARE NOT ADJACENT TO OR WITHIN 1.50' OF THE PROJECT AREA AS SHOWN.
6. THERE ARE PLATTED LOTS WITHIN THE PROJECT AND ALSO WITHIN 150' OF THE SITE AS SHOWN.
7. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE PROPERTY LINES ARE AS SHOWN ON THE PLAN AS SHOWN.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE EXISTING ROADS ON SITE, AS SHOWN. THERE ARE NO RELEVANT EXISTING EASEMENTS ON SITE.
10. NO FLEX IS REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
12. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
13. THE ENTIRE SOUTHERN BOUNDARY OF THE SOUTH FORK PARCEL ABUTS A TECO POWERLINE EASEMENT WHICH WILL REQUIRE COORDINATION AND A POTENTIAL EASEMENT FROM TECO TO ALLOW FOR CROSS ACCESS. THE ENTIRE EASTERN BOUNDARY OF SOUTH FORK PARCEL ABUTS 'TBT/COUNTRY' (BALM BOYETTE SCRUB/COUNTY PARK) OWNERSHIP. ALL OTHER BOUNDARIES HAVE NO PHYSICAL BARRIERS TO ACCESS AS SHOWN ON THE GENERAL SITE PLAN.
14. THE CARLTON PARCEL HAS A 200' TECO EASEMENT ON SITE.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
16. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PROJECT ROADWAYS/DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR COUNTY PROS BLVD.
17. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED.
18. THE PROJECT IS NOT LOCATED IN A TRANSIT OVERLAY. WITHIN 150 FEET OF THE SITE IS AS SHOWN. THERE ARE NO MIDMAN WITHIN 150 FEET OF THE SITE.
19. THE LOCATION OF SIDEWALKS AND TYPE OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING AND WITHIN 150 FEET OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OF BIKEWAYS WITHIN 150 FEET OF THE SITE.
20. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
21. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150 FEET OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
22. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
23. EXISTING ACCESS POINTS ARE AS SHOWN.
24. THERE ARE NON RESIDENTIAL USES PROPOSED WITHIN THE PD.
25. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD OR OTHER ENTITY.
26. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS AND OTHER SIMILAR USES.

SOUTH FORK, CARLTON & BALM PARCELS PD	
PROJECT DATA TABLE	
PROJECT POLICIS	See Sheet 9
ADDRESS/INTERSECTION	Balm Rd & Balm Wimauma Rd
EXISTING ZONING	PD, AR-0.4, AR
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
GROSS ACREAGE	1083.91 ac

PROPOSED USES, DENSITY AND INTENSITY			
GROSS DENSITY	2.34 DU/AC		
MAX ALLOWABLE DENSITY	4 DU/AC		
PROPOSED USES	Residential Single Family Detached Units	Non-Residential SF	Office, Personal Service, General Recreation, Residential Support
SouthFork Parcel = 403.9 acres	1,068	9,558	43,803
Carlton Parcel = 161.1 acres	426	-	-
Balm Parcels = 518.91 acres	1,050	-	-
TOTAL = 1083.91 acres	2,544	9,558	43,803

PD 25-0744
GENERAL DEVELOPMENT PLAN
SOUTHFORK,CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

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

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

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

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

REVISIONS		
	DESCRIPTION	DATE
	COUNTY SUBMITTAL	06.10.2025
	RESUBMITTAL	08.06.2025
	RESUBMITTAL	09.01.2025

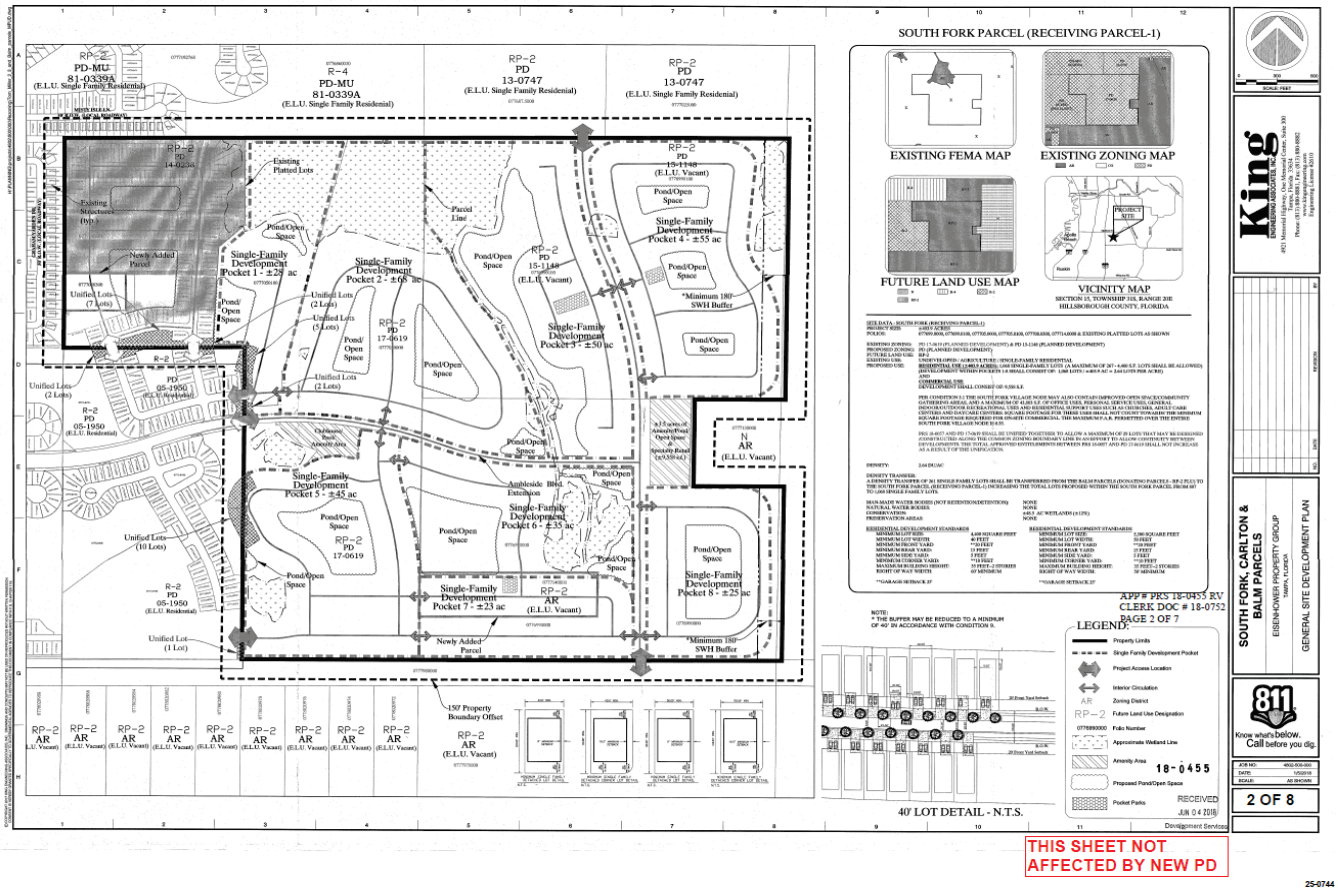
PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-0783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: 8168169
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3275

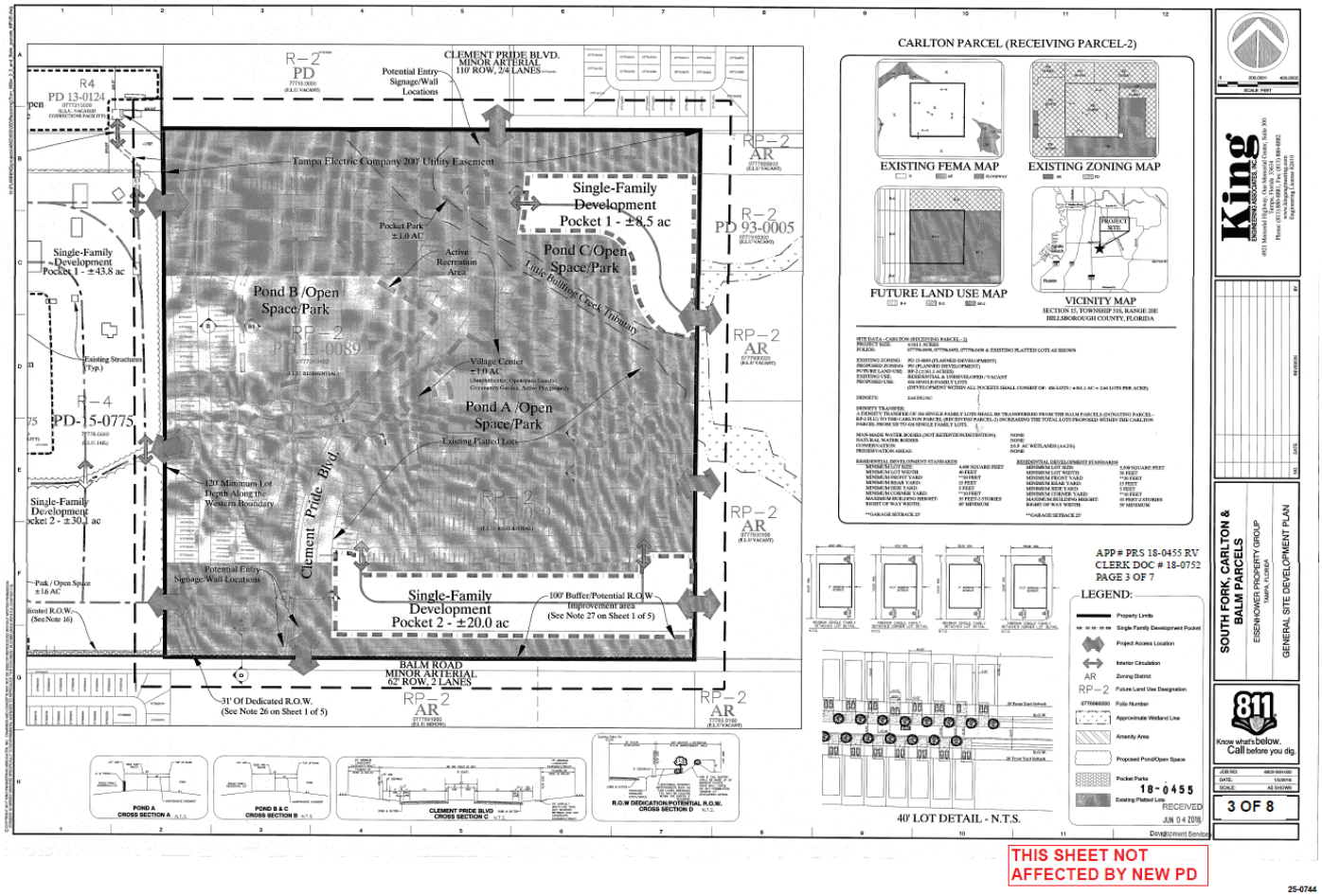
DESIGNED | DRAWN | CHECKED | RESTICKERED
JOB NO. | SCALE | DATE 12/17/2025
N/A | Ridley

SHEET 1 OF 8

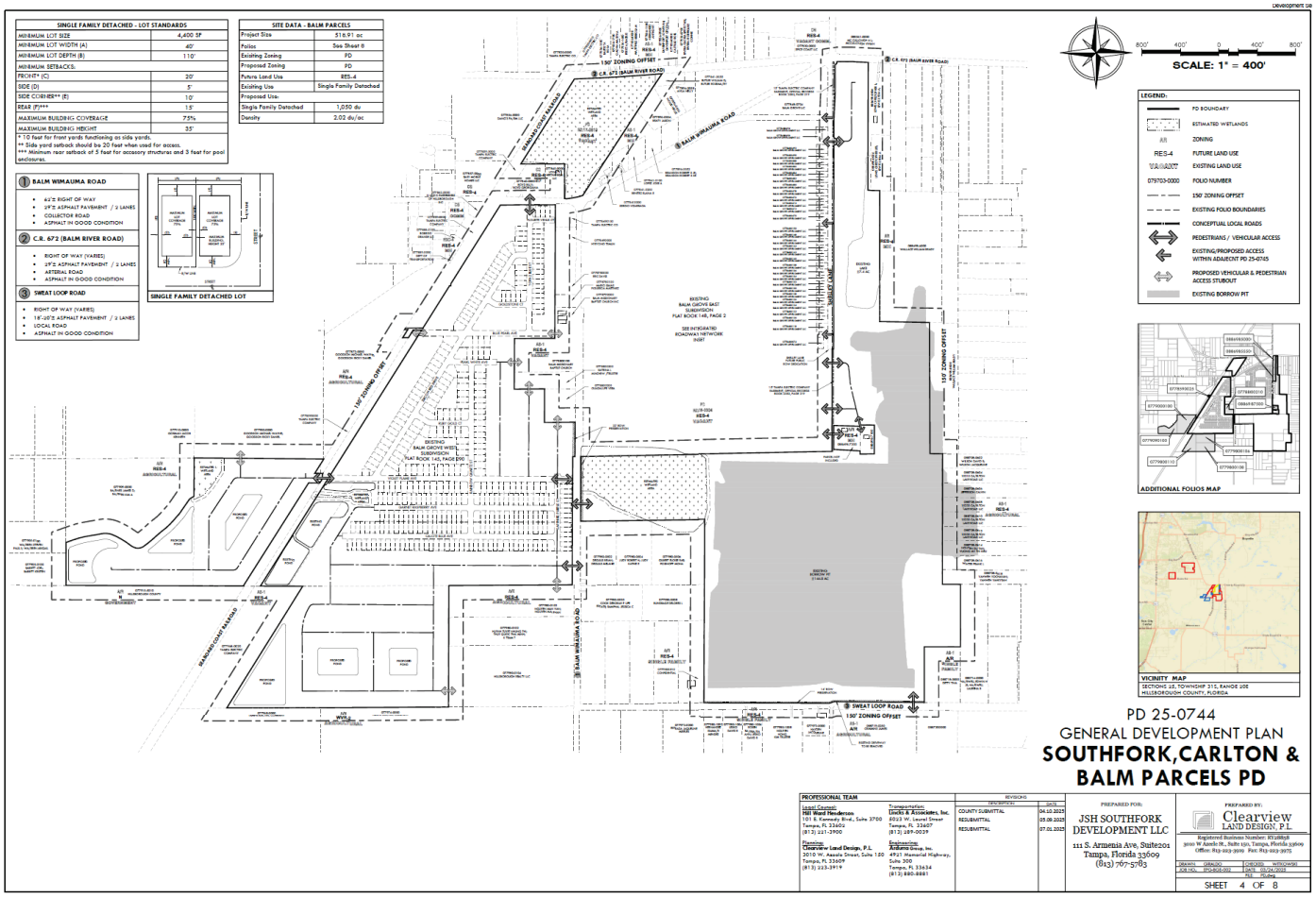
8.0 PROPOSED SITE PLAN (FULL)



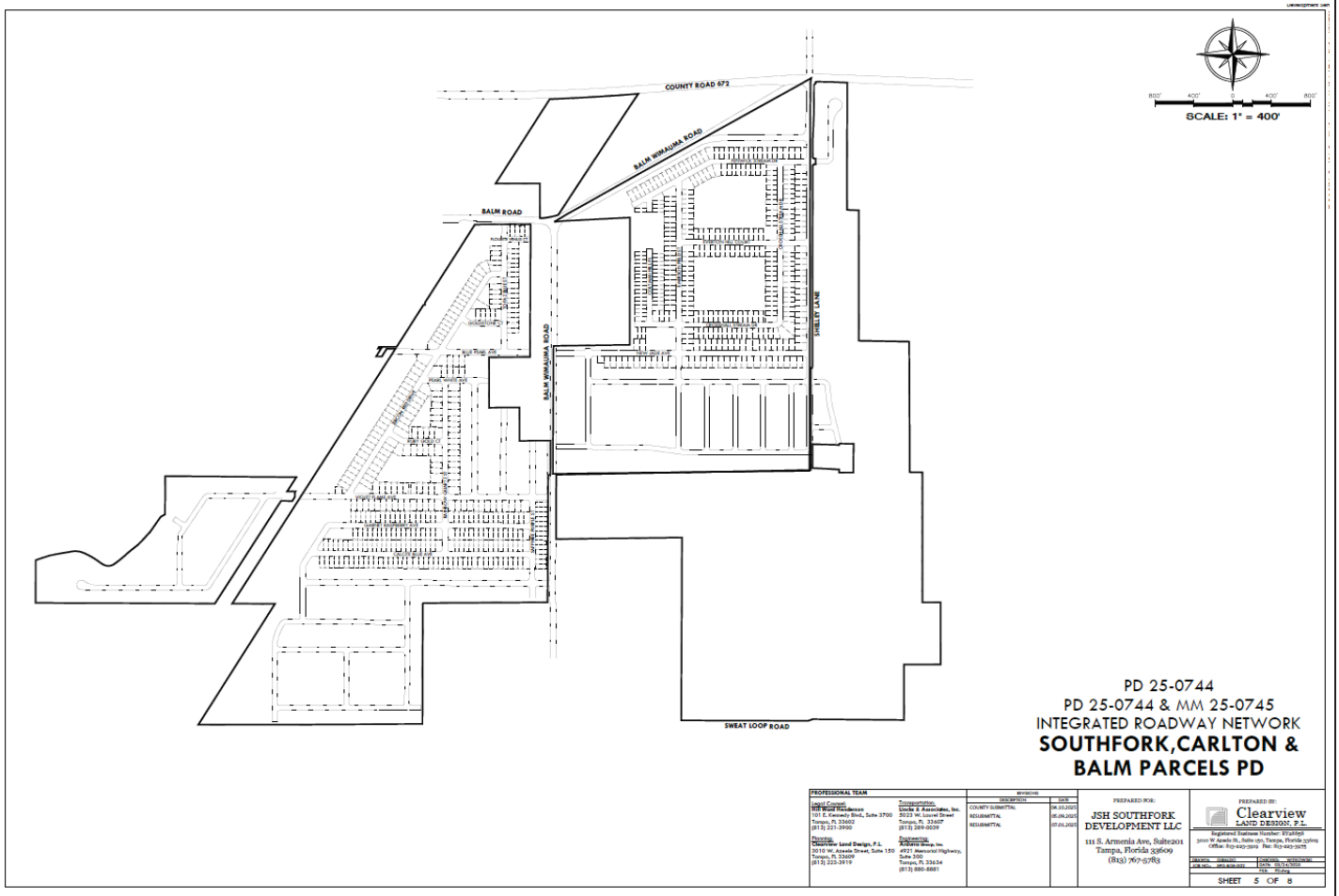
8.0 PROPOSED SITE PLAN (FULL)



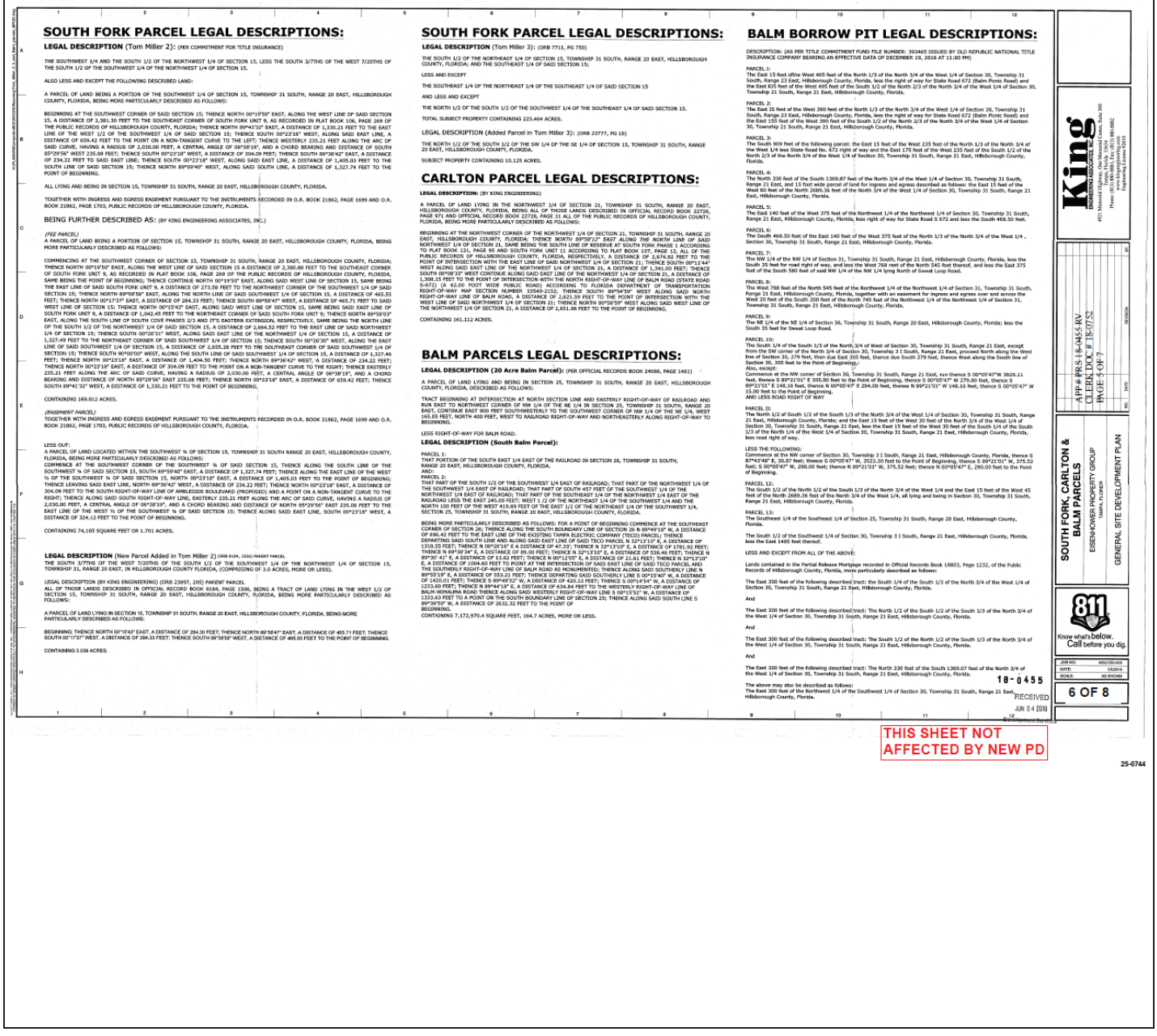
8.0 PROPOSED SITE PLAN (FULL)



8.0 PROPOSED SITE PLAN (FULL)



8.0 PROPOSED SITE PLAN (FULL)



SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 2): (PER COMMITMENT FOR TITLE INSURANCE)

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, LESS THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 1,381.30 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°41'32" EAST, A DISTANCE OF 1,330.21 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 00°22'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 659.42 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°29'56" WEST 235.08 FEET; THENCE SOUTH 00°23'18" WEST, A DISTANCE OF 304.09 FEET; THENCE SOUTH 89°36'42" EAST, A DISTANCE OF 234.22 FEET TO SAID EAST LINE; THENCE SOUTH 00°22'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,405.03 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89°59'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,327.74 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS: (BY KING ENGINEERING ASSOCIATES, INC.)

(FEE PARCEL)
A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 2,380.98 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°19'50" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING THE EAST LINE OF SAID SOUTH FORK UNIT 9, A DISTANCE OF 273.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 89°58'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 465.55 FEET; THENCE NORTH 00°17'37" EAST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'47" WEST, A DISTANCE OF 465.71 FEET TO SAID WEST LINE OF SECTION 15; THENCE NORTH 00°15'43" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING SAID EAST LINE OF SOUTH FORK UNIT 9, A DISTANCE OF 1,042.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTH FORK UNIT 9; THENCE NORTH 89°58'19" EAST, ALONG THE SOUTH LINE OF SOUTH COVE PHASES 2/3 AND IT'S EASTERN EXTENSION, RESPECTIVELY, SAME BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,664.52 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'31" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'30" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,655.28 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.46 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 1,404.50 FEET; THENCE NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET; THENCE NORTH 00°22'18" EAST, A DISTANCE OF 659.42 FEET; THENCE SOUTH 89°41'32" WEST, A DISTANCE OF 1,330.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 169.012 ACRES.

(BASEMENT PARCEL)
TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS OUT:
A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 31 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 15, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15, SOUTH 89°59'40" EAST, A DISTANCE OF 1,327.74 FEET; THENCE ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15, NORTH 00°23'18" EAST, A DISTANCE OF 1,405.03 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AMBLESIDE BOULEVARD (PROPOSED) AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET TO THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE ALONG SAID EAST LINE, SOUTH 00°23'18" WEST, A DISTANCE OF 324.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,105 SQUARE FEET OR 1.701 ACRES.

LEGAL DESCRIPTION (New Parcel Added in Tom Miller 2) (ORB 8184, 1556) PARENT PARCEL
THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 31, RANGE 20 EAST, IN HILLSBOROUGH COUNTY FLORIDA, (COMPRISING OF 3.0 ACRES, MORE OR LESS).

LEGAL DESCRIPTION (BY KING ENGINEERING) (ORB 23897, 285) PARENT PARCEL
ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8184, PAGE 1506, BEING A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING; THENCE NORTH 00°19'43" EAST, A DISTANCE OF 284.30 FEET; THENCE NORTH 89°58'47" EAST, A DISTANCE OF 465.71 FEET; THENCE SOUTH 00°17'37" WEST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'58" WEST, A DISTANCE OF 465.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.039 ACRES.

SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 3): (ORB 7711, PG 750)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; AND THE SOUTHEAST 1/4 OF SAID SECTION 15;

LESS AND EXCEPT

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15

AND LESS AND EXCEPT

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15.

TOTAL SUBJECT PROPERTY CONTAINING 223.464 ACRES.

LEGAL DESCRIPTION (Added Parcel in Tom Miller 3): (ORB 23777, PG 18)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINING 10.125 ACRES.

CARLTON PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 22720, PAGE 971 AND OFFICIAL RECORD BOOK 22728, PAGE 31 ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; *THENCE NORTH 89°58'12" EAST ALONG THE NORTH LINE OF SAID* NORTHWEST 1/4 OF SECTION 21, SAME BEING THE SOUTH LINE OF RESERVE AT SOUTH FORK PHASE 1 ACCORDING TO PLAT BOOK 121, PAGE 95 AND SOUTH FORK UNIT 11 ACCORDING TO PLAT BOOK 107, PAGE 12, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 2,676.92 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 00°21'44" WEST ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,341.00 FEET; THENCE SOUTH 00°08'33" WEST CONTINUE ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,308.15 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BALM ROAD (STATE ROAD S-672) (A 62.00 FOOT WIDE PUBLIC ROAD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152; THENCE SOUTH 89°54'59" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BALM ROAD, A DISTANCE OF 2,621.59 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE NORTH 00°58'59" WEST ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 2,651.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 161.112 ACRES.

BALM PARCELS LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (20 Acre Balm Parcel): (PER OFFICIAL RECORDS BOOK 24086, PAGE 1461)

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

TRACT BEGINNING AT INTERSECTION AT NORTH SECTION LINE AND EASTERLY RIGHT-OF-WAY OF RAILROAD AND RUN EAST TO NORTHWEST CORNER OF NW 1/4 OF THE NE 1/4 IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, CONTINUE EAST 900 FEET SOUTHWESTERLY TO THE SOUTHWEST CORNER OF NW 1/4 OF THE NE 1/4, WEST 165.05 FEET, NORTH 400 FEET, WEST TO RAILROAD RIGHT-OF-WAY AND NORTHEASTERLY ALONG RIGHT-OF-WAY TO BEGINNING.

LESS RIGHT-OF-WAY FOR BALM ROAD.

LEGAL DESCRIPTION (South Balm Parcel):

PARCEL 1:
THAT PORTION OF THE SOUTH EAST 1/4 EAST OF THE RAILROAD IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
AND:
PARCEL 2:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF SOUTH 457 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EAST OF THE RAILROAD LESS THE EAST 245.00 FEET; WEST 1 /2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 100 FEET OF THE WEST 419.69 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26 N 89°49'10" W, A DISTANCE OF 696.42 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL N 32°13'10" E, A DISTANCE OF 1318.55 FEET; THENCE N 00°20'16" E A DISTANCE OF 47.33'; THENCE N 32°13'10" E, A DISTANCE OF 1781.92 FEET; THENCE N 89°39'34" E, A DISTANCE OF 89.00 FEET; THENCE N 32°13'10" E, A DISTANCE OF 536.46 FEET; THENCE N 89°30' 41" E, A DISTANCE OF 13.62 FEET; THENCE N 00°12'05" E, A DISTANCE OF 21.61 FEET; THENCE N 32°13'10" E, A DISTANCE OF 1084.60 FEET TO POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BALM ROAD AS MONUMENTED; THENCE ALONG SAID SOUTHERLY LINE N 89°53'10" E, A DISTANCE OF 553.21 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S 00°15'40" W, A DISTANCE OF 1420.01 FEET; THENCE S 89°49'32" W, A DISTANCE OF 420.12 FEET; THENCE S 00°14'54" W, A DISTANCE OF 1233.60 FEET; THENCE N 89°44'18" E, A DISTANCE OF 634.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°19'52" W, A DISTANCE OF 1333.63 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SECTION 25; THENCE ALONG SAID SOUTH LINE S 89°39'50" W, A DISTANCE OF 2632.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,172,970.4 SQUARE FEET, 164.7 ACRES, MORE OR LESS.

BALM BORROW PIT LEGAL DESCRIPTIONS:

DESCRIPTION: (AS PER TITLE COMMITMENT FUND FILE NUMBER: 393465 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATA OF DECEMBER 19, 2016 AT 11:00 PM)

PARCEL 1:
The East 15 feet ofthe West 405 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 835 feet of the West 495 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 2:
The East 15 feet of the West 390 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 155 feet of the West 390 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 3:
The South 909 feet of the following parcel: the East 15 feet of the West 235 feet of the North 1/3 of the North 3/4 of the West 1/4 less State Road No. 672 right of way and the East 175 feet of the West 235 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 4:
The North 330 feet of the South 1369.07 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, and 15 foot wide parcel of land for ingress and egress described as follows: the East 15 feet of the West 60 feet of the North 2695.36 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 5:
The East 140 feet of the West 375 feet of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less right of way for State Road S 672 and less the South 468.50 feet.

PARCEL 6:
The South 468.50 feet of the East 140 feet of the West 375 feet of the North 1/3 of the North 3/4 of the West 1/4 , Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 7:
The NW 1/4 of the NW 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, less the South 25 feet for road right of way, and less the West 768 feet of the North 545 feet thereof, and less the East 375 feet of the South 580 feet of said NW 1/4 of the NW 1/4 lying North of Sweat Loop Road.

PARCEL 8:
The West 768 feet of the North 545 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, together with an easement for ingress and egress over and across the West 20 feet of the South 200 feet of the North 745 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 9:
The NE 1/4 of the NE 1/4 of Section 36, Township 31 South, Range 20 East, Hillsborough County, Florida; less the South 35 feet for Sweat Loop Road.

PARCEL 10:
The South 1/4 of the South 1/3 of the North 3/4 of West of Section 30, Township 31 South, Range 21 East, except from the SW corner of the North 3/4 of Section 30, Township 3 1 South, Range 21 East, proceed North along the West line of Section 30, 279 feet, then due East 305 feet, thence due South 279 feet, thence West along the South line of Section 30, 305 feet to the Point of Beginning.
Also, except:
Commence at the NW corner of Section 30, Township 31 South, Range 21 East, run thence S 00°05'47"W 3829.11 feet, thence S 89°21'01" E 305.00 feet to the Point of Beginning, thence S 00°05'47" W 279.00 feet, thence S 89°21'01" E 148.16 feet, thence N 00°05'47" E 294.00 feet, thence N 89°21'01" W 148.16 feet, thence S 00°05'47" W 15.00 feet to the Point of Beginning.
AND LESS ROAD RIGHT OF WAY

PARCEL II:
The North 1/2 of South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida; and the East 15 feet of the West 30 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, less the East 15 feet of the West 30 feet of the South 1/4 of the South 1/3 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less road right of way.

LESS THE FOLLOWING:
Commence at the NW corner of Section 30, Township 3 1 South, Range 21 East, Hillsborough County, Florida, thence S 87°43'48" E, 30.07 feet; thence S 00°05'47" W, 3523.30 feet to the Point of Beginning, thence S 89°21'01" W, 375.52 feet; S 00°05'47" W, 290.00 feet; thence N 89°21'01" W, 375.52 feet; thence N 00°05'47" E, 290.00 feet to the Point of Beginning.

PARCEL 12:
The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 and the East 15 feet of the West 45 feet of the North 2689.36 feet of the North 3/4 of the West 1/4, all lying and being in Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 13:
The Southeast 1/4 of the Southeast 1/4 of Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida.

The South 1/2 of the Southwest 1/4 of Section 30, Township 3 1 South, Range 21 East, Hillsborough County, Florida, less the East 1485 feet thereof.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

Lands contained in the Partial Release Mortgage recorded in Official Records Book 18803, Page 1232, of the Public Records of Hillsborough County, Florida, more particularly described as follows:

The East 300 feet of the following described tract: the North 1/4 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 1/2 of the South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 330 feet of the South 1369.07 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

The above may also be described as follows:
The East 300 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

18-0455
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Development Services

THIS SHEET NOT AFFECTED BY NEW PD

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Engineering Business #28000

APP.# PRS 18-0455 RV
CLERK DOC.# 18-0752
PAGE 5 OF 7

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

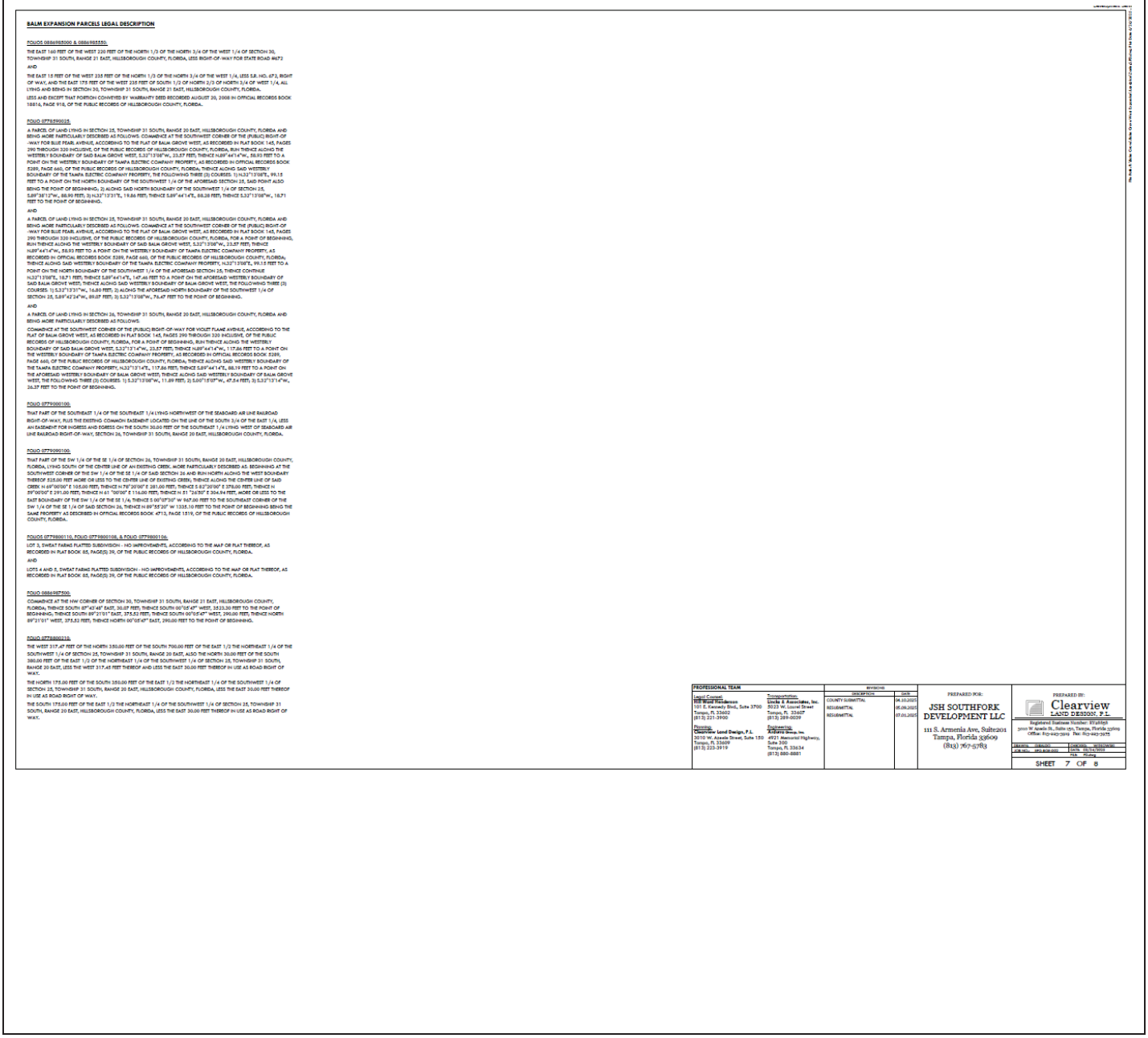
811 Know what's below. Call before you dig.

JOB NO. 4003.000-009
DATE: 1/5/2018
SCALE: AS SHOWN

6 OF 8

25-0744

8.0 PROPOSED SITE PLAN (FULL)



BALM EXPANSION PARCELS LEGAL DESCRIPTION

FOLIOS 0886985000 & 0886985550:

THE EAST 140 FEET OF THE WEST 220 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD #672

AND

THE EAST 15 FEET OF THE WEST 235 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4, LESS S.R. NO. 672, RIGHT OF WAY, AND THE EAST 175 FEET OF THE WEST 235 FEET OF SOUTH 1/2 OF NORTH 3/4 OF WEST 1/4, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.
LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED AUGUST 20, 2008 IN OFFICIAL RECORDS BOOK 18816, PAGE 918, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0778990015:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEAR. AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5389, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, THE FOLLOWING THREE (3) COURSES: 1) N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25, SAID POINT ALSO BEING THE POINT OF BEGINNING; 2) ALONG SAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°38'12"W., 88.90 FEET; 3) N.32°13'31"E., 19.86 FEET; THENCE S.89°44'14"E., 88.28 FEET; THENCE S.32°13'08"W., 18.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEAR. AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5389, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE CONTINUE N.32°13'08"E., 18.71 FEET; THENCE S.89°44'14"E., 147.46 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF SAID BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'31"W., 16.80 FEET; 2) ALONG THE AFORESAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°42'24"W., 89.07 FEET; 3) S.32°13'08"W., 76.47 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR VIOLET FLAME AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'31"W., 23.57 FEET; THENCE N.89°44'14"W., 17.86 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5389, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'14"E., 117.66 FEET; THENCE S.89°44'14"E., 88.19 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'08"W., 11.89 FEET; 2) S.00°15'07"W., 47.54 FEET; 3) S.32°13'14"W., 26.37 FEET TO THE POINT OF BEGINNING.

FOLIO 0779000100:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHWEST OF THE SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, PLUS THE EXISTING COMMON EASEMENT LOCATED ON THE LINE OF THE SOUTH 3/4 OF THE EAST 1/4, LESS AN EASEMENT FOR HORSES AND FORES ON THE SOUTH 30.00 FEET OF THE SOUTHEAST 1/4 LYING WEST OF SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0779090100:

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CENTER LINE OF AN EXISTING CREEK. MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 525.00 FEET MORE OR LESS TO THE CENTER LINE OF EXISTING CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK N 69°00'00" E 165.00 FEET, THENCE N 78°30'00" E 281.00 FEET, THENCE S 83°30'00" E 378.00 FEET, THENCE N 89°00'00" E 291.00 FEET, THENCE N 61 °00'00" E 114.00 FEET, THENCE N 51 °24'00" E 304.94 FEET, MORE OR LESS TO THE EAST BOUNDARY OF THE SW 1/4 OF THE SE 1/4, THENCE S 00°07'30" W 967.00 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE N 89°56'30" W 1335.10 FEET TO THE POINT OF BEGINNING BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 1519, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIOS 0779800110, FOLIO 0779800108, & FOLIO 0779800106:

LOT 3, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

LOTS 4 AND 5, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0886987500:

COMMENCE AT THE NW CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE SOUTH 87°43'48" EAST, 36.07 FEET, THENCE SOUTH 00°05'47" WEST, 1523.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'01" EAST, 375.53 FEET, THENCE SOUTH 00°05'47" WEST, 290.00 FEET; THENCE NORTH 89°21'01" WEST, 375.53 FEET, THENCE NORTH 00°05'47" EAST, 290.00 FEET TO THE POINT OF BEGINNING.

FOLIO 0778800210:

THE WEST 317.47 FEET OF THE NORTH 350.00 FEET OF THE SOUTH 700.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO THE NORTH 30.00 FEET OF THE SOUTH 380.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE WEST 317.45 FEET THEREOF AND LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE NORTH 175.00 FEET OF THE SOUTH 350.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE SOUTH 175.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

PROFESSIONAL TEAM		REVISIONS	
Legal Counsel: Will Wood Henderson 101 E. Kennedy Blvd., Suite 3700 Tampa, FL 33602 (813) 221-3900	Transportation: Lincks & Associates, Inc. 5023 W. Laurel Street Tampa, FL 33607 (813) 289-0039	DESCRIPTION	DATE
		COUNTY SUBMITTAL	06.10.2025
		RESUBMITTAL	06.26.2025
		RESUBMITTAL	07.01.2025
Planning: Clearview Land Design, P.L. 2010 W. Azeele Street, Suite 150 Tampa, FL 33609 (813) 223-3919	Engineering: Kimley»Horn, Inc. 4921 Memorial Highway, Suite 300 Tampa, FL 33634 (813) 880-8881		

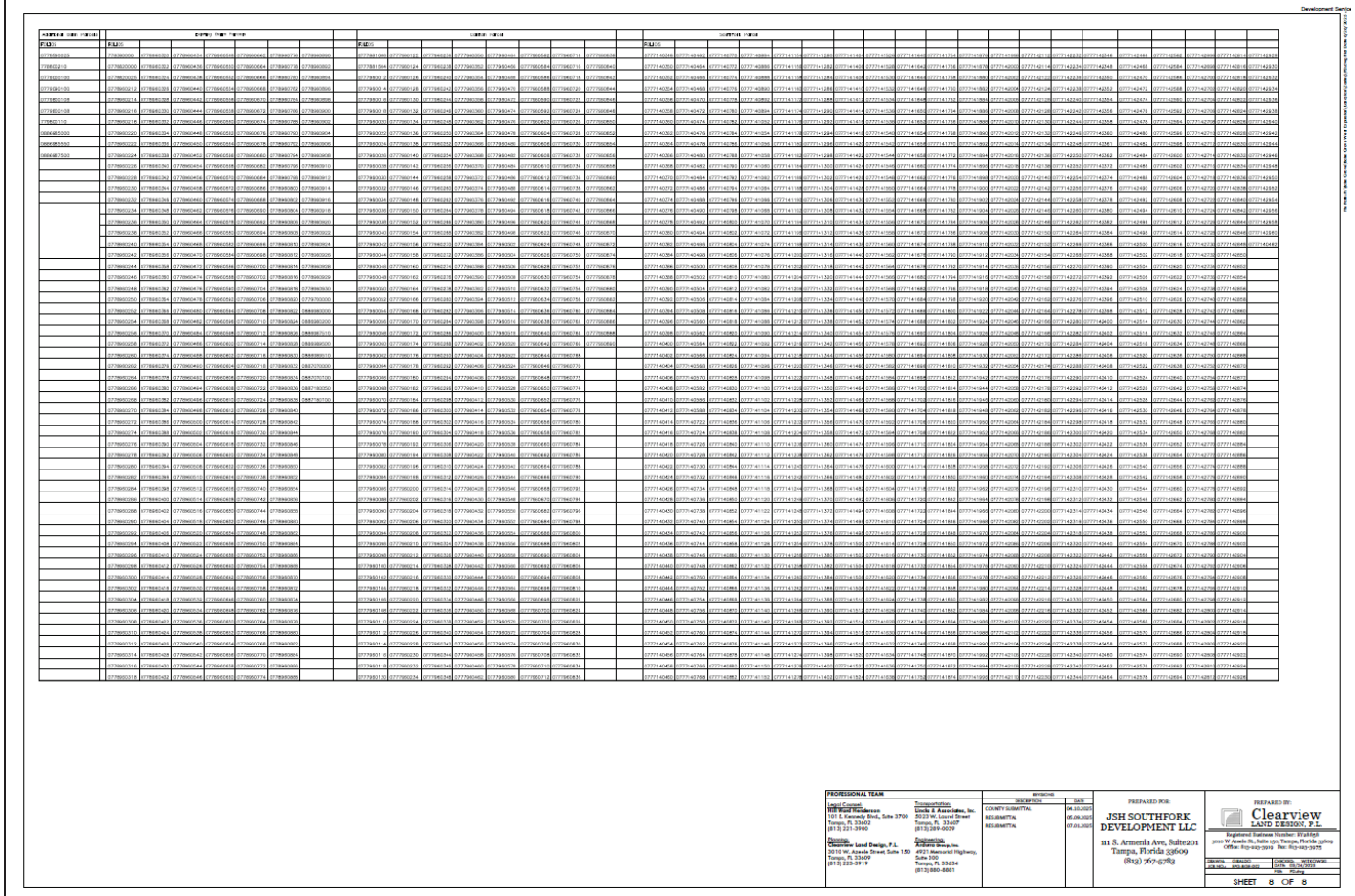
PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: 8748869
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3575

DRAWN:	CHECKED:	APPROVED:	SCALE/VERIFY:
JSH, MCL	MCL, BLM, MAM	DATE:	05/14/2025
		FILE:	PD.dwg

SHEET 7 OF 8

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/16/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BYT & RV/ South

PETITION NO: RZ 25-0744

☐ 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

For clarity, all zoning conditions relating to the Carlton Parcel and South Fork Parcel shall continue forward and are incorporated herein by reference. Conditions relating to the Balm Parcel, which is proximate to the new area added to the PD, have been included below, to show how they differ from the last approved zoning; however, since this is a new PD these technically aren't changes, rather they are displayed this way to aid in understanding how the project is changing from the current iteration. Portions which are not transportation related have been greyed out. Staff has no position on the text within these conditions. Staff has struck condition 37, noting that it appears to relate to the Carlton parcel (which is a different section of the report). Staff also notes that compliance with relevant sidewalk provisions within the LDC and TTM/TDM will be required at the time of site (with or without such condition).

The following shall apply to the Balm donating parcel:

27. The Balm donating parcel shall be permitted a maximum of ~~373~~ 1,050 single-family detached dwelling units~~lots within Pockets A, B, C and E.~~

~~28. Pockets A, B and C shall be permitted a maximum of 367 lots (~~, which includes the existing structure to remain on folio 77970.0000) and shall be developed in accordance with the following development standards:

Minimum lot size:	4,400 square feet/5,500 square feet
Minimum lot width:	40 feet/50 feet
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

29. Pocket E shall be permitted a maximum of 6 lots and shall be developed in accordance with the AR zoning district development standards. Compliance with the AR zoning district standards may result in less than the maximum number of permitted lots in this Pocket.

30. The maximum number of 4,400 square foot lots shall be 100.

31. Lots at a width of less than 50 feet shall provide a 2-car garage and a minimum 18 foot wide driveway, as depicted on the general site plan.

~~32. A maximum of 17,691.75 square feet commercial uses shall be provided within Commercial Development Pocket C, Commercial Development Pocket D and the internal specialty retail area.~~

~~33. A maximum of 10,260 square feet of CG uses shall be permitted in Commercial Development Pockets C and D and shall be limited to CG (Commercial General) uses and developed with CG development standards.~~

~~34. At the developer's option, a Balm Village Node and/or a Balm Village Square shall be developed within the 1.2 acre Village Node/Village Square location.~~

~~34.1 If developed as the Balm Village Node, development is limited to neighborhood retail uses and/or non-neighborhood retail uses at a maximum FAR of 0.35 for the Balm Village Node development area. At no time shall the, the maximum square footage of neighborhood retail uses shall not exceed 7,431.75 square feet. At no time shall the maximum square footage of non neighborhood retail uses exceed permitted is 10,863.45 square feet. Neighborhood retail shall include: grocery store/market/food product stores, convenience stores (without gas sales), pharmacies and other retail uses permitted in the CN zoning district. Non-neighborhood retail uses shall include office uses, personal service uses, general indoor/outdoor recreation uses, and residential support uses such as churches, adult day care centers and daycare centers.~~

~~34.2 Alternatively, a Village Square (the Balm Village Square) may be developed in lieu of the Balm Village Node. The Balm Village Square shall at a minimum be bound on three sides by streets and internal areas shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.~~

~~34.3 The Balm Village Node at a minimum shall be bound on three sides by streets and internal areas shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.~~

~~34.4 Within the Balm Village Node, a grid development pattern shall be utilized.~~

~~34.5 Within the Balm Village Node, no minimum building setbacks shall be required.~~

~~34.6 Within the Balm Village Node and/or Balm Village Square buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent property lines of differing land use classifications.~~

~~34.7 Within the Balm Village Node and/or Balm Village Square building and structure height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height where adjacent to a street.~~

~~34.8 Roads adjacent to and within the Balm Village Node and/or Balm Village Square shall be limited to a maximum of two lanes (excluding turn lanes, acceleration and deceleration lanes, on-street parking, etc.).~~

~~34.9 Buildings within the Balm Village Node and/or Balm Village Square shall be architecturally finished on all sides.~~

~~34.10 Parking lots in the Balm Village Node shall be located at the rear or to the side of retail buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a retail building and the roadway.~~

~~34.11 Signage within the Balm Village Node and/or Balm Village Square shall be limited to monument signs.~~

~~35. If the Developer opts to develop a Village Node, then prior to the issuance of building permits for more than 75% of the residential units (lots 275 - 367) in Pockets A, B and C, Certificates of Occupancy shall be issued for 50 percent of the 7,431.75 s.f. of permitted neighborhood retail and non-neighborhood retail uses as described in condition 34.1 in the Balm Village Node.~~

~~36. If the Developer opts to develop a Village Square, then prior to the issuance of building permits for more than 75% of the residential units (lots 275-367) in Pockets A, B and C, the Developer shall construct the Balm Village Square. Subsequent to meeting this requirement, nothing shall preclude the previously developed Village Square from being redeveloped in part or in total as a Village Node in accordance with condition 34.1.~~

~~37. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways, a minimum of 5 feet wide, throughout the project with direction connections of the sidewalks and/or stabilized pathways between residential, perimeter buffer, and Carlton Village Node areas.~~

38. A 250-foot wide buffer shall be provided where depicted on the site plan. These buffers are to be platted as a separate tracts to be owned and maintained by the Homeowner's Association, or other similar entity.

39. The Balm donating parcel is located near the Balm Scrub Nature Preserve. As required by the County's Upland Habitat Ordinance, a compatibility plan will need to be submitted at site development. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.

~~40. The developer shall construct a roundabout at the intersection of the project's southern access to the northernmost development pod (serving Commercial Development Pockets C and D) with Balm Wimauma Rd. and Balm Rd. Alternatively, the developer may eliminate this access.~~

41. ~~The project shall utilize Access Option A, as shown on the certified site plan. Additionally:~~

~~41.1 Utilization of Access Option A shall require the following:~~ Project access to CR 672 shall be as follows:

41.1.1 The developer shall construct the northern +/- 650 feet of Shelley Ln. to current County standards for a Typical Section - 4 (TS-4) urban collector roadway as detailed within the Hillsborough County Transportation Technical Manual (TTM); [THIS CONDITION HAS BEEN SATISFIED.]

41.1.2 The developer shall construct a northbound to westbound exclusive left turn lane, and a shared northbound to eastbound through/right turn lane on Shelley Ln. onto CR 672. ~~The through movement will be shared with either of the above turn lanes, at the discretion of Hillsborough County. Final determination of lane configuration will be made at the time of plat/site/construction plan review~~ [THIS CONDITION HAS BEEN SATISFIED.];

41.1.3 The developer shall construct a shared southbound to westbound through/right turn lane, and a southbound to eastbound exclusive left turn lane on Balm Boyette Rd. onto CR 672. ~~The through movement will be shared with either of the above turn lanes, at the discretion of Hillsborough County. Final determination of lane~~

~~configuration will be made at the time of plat/site/construction plan review~~[THIS CONDITION HAS BEEN SATISFIED.]; and,

41.1.4 Prior to or concurrent with the initial increment of development during the plat/site/construction plan review process, conduct a signal warrant analysis at the intersection of County 672 and Balm Boyette Rd./Shelley Ln. Such signal warrant analysis shall examine existing traffic, project traffic, and vested project trips (for approved Planned Developments within 1.5 miles of the above referenced intersection). Additionally:

41.1.4.1 The developer shall design the signal infrastructure and adjacent interconnects concurrent and install the signals with the initial phase of development; and,

41.1.4.2 The traffic signal shall not be activated until warrants are met.

[THIS CONDITION HAS BEEN SATISFIED].

41.1.5 As Shelley Ln. is a substandard local roadway the developer shall improve Shelley Ln., between the southernmost project access and its intersection with Balm Wimauma Rd. to Typical Section - 3 (TS-3) standard, residential subtype, as found with Hillsborough County Transportation Technical Manual (TTM) unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

~~41.2 Utilization of Access Option B may be permitted only upon further consideration through the zoning modification process. In such case, the developer shall be required to provide alternate easement access to folios 088698.7500, 088698.7200 and 88698.7100. Alternatively, the developer may maintain the existing access easements with the approval of Hillsborough County Public Works.~~

42. As Sweat Loop Rd. is a substandard collector roadway, if more than 10 homes which take direct or indirect access to Sweat Loop Rd. are constructed ~~within Pocket E~~, the developer shall improve Sweat Loop Rd., between the project's easternmost driveway and the nearest standard roadway, to current County standards for a Typical Section – 7 (TS-7) rural local/collector roadway as detailed within the Transportation Technical Manual (TTM).

43. As CR 672 (Balm-Picnic Rd.) is a substandard arterial roadway, the developer will be required to improve Balm Rd. (between its easternmost and westernmost Balm Rd. access driveways, as well continuing west to the nearest standard roadway) 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.

Notwithstanding the above, the developer has proffered construction of certain improvements to CR 672
which—irrespective of any Section 6.04.02.B Administrative Variances or Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC—shall result (at a minimum) in the following improvements to the facility:

43.1 Between the project's western project boundary and the western limits of the eastbound left and right turn lanes plus transitions at the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

43.1.1 Widen the road as may be necessary to ensure there are ~~12-foot wide~~12-foot-wide travel lanes; and,

43.1.2 Construct ~~8-foot wide~~8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

[THIS CONDITION (43.1) HAS BEEN SATISFIED].

43.2 Between the western limits of the eastbound left and right turn lanes plus transitions and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

43.2.1 Widen the road as may be necessary to ensure there are ~~12-foot wide~~12-foot-wide travel lanes;

43.2.2 Construct ~~8-foot wide~~8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved;

43.2.3 Construct a 12-foot~~-~~-wide eastbound to northbound left turn lane on CR 672 onto Balm Boyette Rd.; and,

43.2.4 Construct a 12-foot wide eastbound to southbound right turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (43.2) HAS BEEN SATISFIED].

43.3 Between the eastern limits of the westbound left turn lane and transition and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

43.3.1 Widen the road as may be necessary to ensure there are 12-foot wide travel lanes;

43.3.2 Construct 8-foot wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved; and,

43.3.3 Construct a 12-foot wide westbound to southbound left turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (43.3) HAS BEEN SATISFIED].

44. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated July 9, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard collector roadway, the developer shall be required to construct certain improvements to Balm Wimauma Rd. consistent with the Design Exception. Specifically: ~~(between its southernmost access driveway and continuing north to Balm Rd.) to current County standards unless otherwise approved in accordance with Section 6.04.04.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.~~

~~Notwithstanding the above, the developer has proffered construction of certain improvements to Balm Wimauma Rd. which irrespective of any Section 6.04.02.B Administrative Variances or~~

~~Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC – shall result (at a minimum) in the following improvements to the facility~~:

44.1 Between Balm Rd. and Balm Gardens Ln. ~~the southern project access and a point +/- 100 feet north of the northern boundary of folio 77847.0025 (in the vicinity of the Balm Wimauma Rd. and Balm Rd. intersection)~~, the developer shall:

44.1.1 Widen the road as may be necessary to ensure there are ~~11-foot wide~~11-foot-wide travel lanes; and,

44.1.2 Construct ~~8-foot wide~~8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

44.1.3 Construct 5-foot-wide sidewalks along the property frontages.

[THIS SECTION (44.1) HAS BEEN SATISFIED].

44.2 ~~Between a point +/- 100 feet north of the northern boundary of folio 77847.0025 (in the vicinity of the Balm Wimauma Rd. and Balm Rd. intersection) and the intersection of Shelley Ln. and CR 672 (irrespective of whether such route also includes additional roadways, i.e. Shelley Rd.) the developer shall construct the roadway(s) to current County standards for a Typical Section – 4 (TS-4) urban collector roadway as detailed within the Hillsborough County TTM.~~Between Balm Gardens Ln. and the southern PD boundary or the southernmost limit of access improvements, whichever is results in a greater distance, the developer shall:

44.2.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

44.2.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

44.2.3 Construct 5-foot-wide sidewalks along the property frontages.

45. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated June 13, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Rd. is a substandard roadway, the developer shall be required to construct certain improvements to Balm Rd. (between the western property boundary or westernmost limits of the turn lane improvements, whichever is greater and Balm Wimauma Rd.) consistent with the Design Exception. Specifically:
~~westernmost project boundary and 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.~~

~~Notwithstanding the above, the developer has proffered construction of certain improvements to Balm Rd. which – irrespective of any Section 6.04.02.B Administrative Variances or Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC – shall result (at a minimum) in the following improvements to the facility~~:

45.1 ~~Between the westernmost project boundary and Balm Wimauma Rd.), the developer shall:~~

~~45.1.1~~ ~~Widen the road as may be necessary to ensure there are 11-foot wide~~11-foot-wide travel lanes; and,

45.~~1.~~2 Construct ~~8-foot wide~~8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

45.3 Construct 5-foot-wide sidewalks along the property frontages.

46. Unless otherwise approved by Hillsborough County Public Works the developer shall relocate the speed table on Balm Rd. (in the vicinity of the proposed access to Single Family Development Pocket A).

47. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 22 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 west 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.

48. 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.

49. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Control Devises (MUTCHD), the developer shall place signage which identifies roadway stubouts as a "Future Roadway Connection."

Additional new conditions should be added as follows:

- Project access connections and stubouts shall be constructed as shown on the PD site plan.

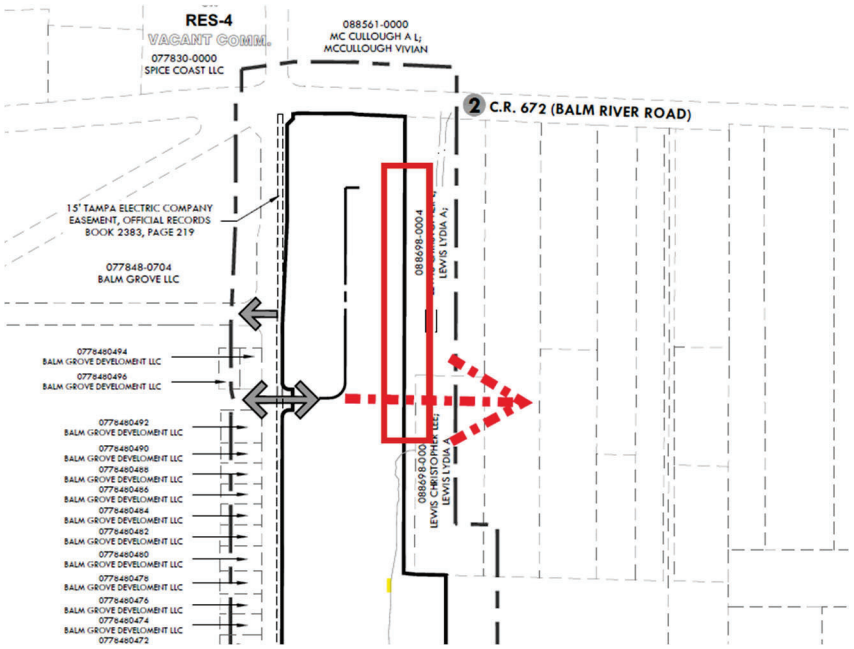
- Prior to or concurrent with the initial increment of additional development, the developer shall construct the following site access improvements:

    - A westbound to southbound left turn lane on Balm Rd. onto Blue Topaz St.;
    - An eastbound to southbound right turn lane on Balm Rd. onto Blue Topaz St;
    - A northbound to westbound left turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    - A southbound to westbound right turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    - A northbound to westbound left turn lane on Balm Wimauma Rd. at the southernmost access driveway; and,
    - A southbound to westbound right turn lane on Balm Wimauma Rd. at the southernmost access driveway.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise Sheet 4 of 5 the PD Site Plan to:
    - On Sheet 1 of 8, revise note 16 to state "…except for Clement Price Blvd. and the roadway serving the access stubout along the project's eastern boundary."
    - On Sheet 1 of 8, revise note 17 to add the "Access/" to the beginning of the sentence.
    - Add a vehicular and pedestrian access stubout along the eastern boundary of the PD within the area shown below. This can be expressed as a single point location stating,

"Proposed Vehicular and Pedestrian Access Stubout" or a bounding box as shown below with a note stating "One (1) Access Stubout Shall Occur within the Bounding Box". Staff notes such connection is necessary to provide for future connectivity per the LDC to the east, should those areas undergo similar intensification in the future as the subject PD, and to provide access to the traffic signal at Balm Rd. and Shelly. Ln.



PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three distinct and separate areas, consisting of multiple parcels totaling +/- 1,083.91 acres., from Agricultural Rural (AR), Agricultural Single-Family - 0.4 (AS-0.4) and Planned Development (PD) 17-0617, as most recently amended via PRS 23-0789 to PD. The Balm Parcels have approval for the following uses:

The Balm donating parcel shall be permitted a maximum of 373 single-family lots within Pockets A, B, C and E.

A maximum of 17,691.75 square feet commercial uses shall be provided within Commercial Development Pocket C, Commercial Development Pocket D and the internal specialty retail area.

A maximum of 10,260 square feet of CG uses shall be permitted in Commercial Development Pockets C and D and shall be limited to CG (Commercial General) uses and developed with CG development standards.

The applicant is requesting to add additional lands into the PD, remove the commercial entitlements and allow up to 1,050 single-family dwelling units within the Balm Parcels. Project access is also changing, as described below. Other portions of the project remain unchanged and while not summarized below, are incorporated herein by reference.

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 the below summary, generally consistent with the applicant's analysis, showing the potential number of peak hour trips generated under the proposed zoning designations (excluding trips generating by existing/approved development in in the Carlton and South Fork Receiving parcels) utilizing a generalized worst-case scenario.

Existing Zoning (Balm Parcel Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 23-0789, 373 Single-Family Detached Dwelling Units (ITE Code 210)	3,388	247	343
PD 23-0789, 27,951 s.f. Retail Uses (ITE Code 822)	1,522	66	184
AR and AS-0.4, 28 Single-Family Detached Dwelling Units (ITE Code 210)	312	24	30
Subtotal:	5,222	337	557

Proposed Zoning (Balm Parcel Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1,050 Single-Family Detached Dwelling Units (ITE Code 210)	8,778	633	906

Difference (Balm Parcel Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**(+) 3,556**	**(+) 296**	**(+) 349**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

Balm Wimauma Rd. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 29 feet of pavement in average condition. The roadway lies within a +/- 64 feet wide right-of-way along the project's frontage. There are no bicycle facilities or sidewalks present along Balm Wimauma Rd. in the vicinity of the proposed project.

Along the project's frontages, Balm Wimauma Rd. is shown on Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. Although there is no typical section for 2-lane enhanced roadways, the minimum right-of-way necessary is calculated by taking the typical section for a 2-lane rural, undivided roadway (TS-7 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 96 feet of right-of-way, and adding an additional 12 feet of right-of-way for enhancements (for a total of 108 feet of right-of-way required). Given there is only 60 feet of

right-of-way existing along the project's frontages, the developer will be required to preserve one-half of the additional 48 feet of right of way needed along each side of the roadway. As such, the developer will be required to preserve 24 feet of right-of-way along the east and west sides of Balm Wimauma Rd.

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

Sweat Loop Rd. is a 2-lane, substandard, collector roadway characterized by +/- 17 feet of pavement in average condition. The roadway lies within a +/- 55-foot-wide right-of-way. There are speed tables present along Balm Rd. in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present Balm Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The existing PD provided for access options to CR 672. The applicant chose to realign Balm Wimauma Rd. and improve Shelley Ln. between its intersection with Balm Wimauma Rd. and CR 672 to collector roadway standards. The intersection has also been signalized, as required by the conditions (a roundabout was another potential option which was not chosen). Staff has removed the non-utilized access options and modified previous conditions to reflect choices which have been made and identified conditions that have been complied with as having been "satisfied" (to streamline future reviews where applicable).

Project access largely remains unchanged. Access was removed to/from folio 77838.0000, which was previously identified for commercial uses; however, given the environment sensitivity of that area (the PD site plan now identifies the entire area as "Estimated Wetland Area" and that commercial entitlements were removed, that area no longer requires access connections to serve the site. The applicant was also to create a connection between SR 672 and Balm Riverview Rd. Given that connection is removed, project access will reroute accordingly. Staff worked with the applicant's transportation engineer to ensure the analysis considered additional impacts from the change in units and overall configuration. Also, the applicant prepared an analysis which looked at whether the additional units would cause Shelley Ln. (south of Balm Wimauma Rd.) to exceed the local roadway capacity, which would have implications for access spacing, and roadway design (i.e. wider lanes, bicycle facilities, etc.). The analysis indicated that the roadway would continue to operate below collector roadway thresholds and no changes were needed.

The applicant, apparently anticipating future land acquisitions, has also proposed additional stubouts to extend/connect the proposed development with future development outside of the PD. For example, staff also worked with the applicant to add additional connections (e.g. a stubout along the north side of folio 77900.0100) which will provide future opportunities for connection and serve as a means of secondary/emergency access for that pod. Although other connections were planned, the applicant did not include one which was identified as needed by staff (specifically along the eastern PD boundary within folio 88698.9500. Staff noted that the applicant was proposing to remove one future stubout the east (as shown below), and therefore it was appropriate to replace it with one connection (to achieve compliance with Sec. 6.02.01.A. of the LDC. Also, staff noted it is reasonable to assume that, just like this developer obtained a Comprehensive Plan Amendment to allow a greater density, properties to the east could similarly intensify and redevelop to its highest and best use in the future. This access would provide connectivity between adjacent neighborhoods without unnecessarily requiring the use of our collector roadway system (which has limited capacity). Also, it could provide that pocket with access to the above refenced signage which was recently installed. Staff has included a condition which addresses this connection in the prior to certification conditions included hereinabove.

The applicants' analysis indicated that left and right turn lanes are warranted at each project access consistent with LDC Section 6.04.04.D., as such staff has included a condition which requires those improvements concurrent with the next increment of development.

DESIGN EXCEPTION REQUEST – BALM RD. SUBSTANDARD ROAD

As Balm Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated June 13, 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 request approvable (on July 11, 2025). The applicant is required to make certain improvements consistent with the Design Exception. The Design Exception authorizes deviations from the 2021 Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-Lane, Rural Local and Collector Roadways). Specifically:

1. The developer will be permitted to maintain the 11-foot-wide lanes in lieu of the 12-foot-wide lanes required pursuant to the Typical Section – 7 (TS-7) of the Transportation Technical Manual (TTM).

If PD 25-0744 is approved by the BOCC, the County Engineer will approve the Design Exception request. This request applies only to the Balm parcels.

DESIGN EXCEPTION REQUEST – BALM WIMAUMA RD. SUBSTANDARD ROAD

As Balm Wimauma Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (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 request approvable (on July 11, 2025). The applicant is required to make certain improvements consistent with the Design Exception. The Design Exception authorizes deviations from the 2021 Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-Lane, Rural Local and Collector Roadways). Specifically:

1. The developer will be permitted to maintain the 11-foot-wide lanes in lieu of the 12-foot-wide lanes required pursuant to the Typical Section – 7 (TS-7) of the Transportation Technical Manual (TTM).

If PD 25-0744 is approved by the BOCC, the County Engineer will approve the Design Exception request. This request applies only to the Balm parcels.

LEVEL OF SERVICE (LOS) INFORMATION

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.

Ratliff, James

From: Williams, Michael
Sent: Friday, July 11, 2025 12:23 PM
To: Steven Henry
Cc: Kami Corbett; anna.rittenour@clearviewland.com; Follin, Jared; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 25-0744 - Design Exception Review
Attachments: 25-0744 DEAd 07-10-25_2.pdf; 25-0744 DEReq 06-13-25_3.pdf

Steve,
I have found the attached two Design Exceptions (DE) for PD 25-0744 APPROVABLE.

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

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

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

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

Mike

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

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

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

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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 10:53 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ PD 25-0744 - Design Exception Review

Hello Mike,

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

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

Best Regards,

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

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

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

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Hillsborough County Florida

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

From: Williams, Michael <WilliamsM@hcfl.gov>
Sent: Monday, July 7, 2025 6:01 PM
To: Steven Henry <shenry@lincks.com>
Cc: Tirado, Sheida <TiradoS@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>
Subject: FW: RZ PD 25-0744 - Design Exception Review

Steve – same comments for this one on Balm-Wimauma as on 25-0745. Balm Road would be found APPROVABLE, but both will happen at the same time.

Mike

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, July 4, 2025 12:29 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ PD 25-0744 - Design Exception Review

Hello Mike,

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

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

Best Regards,

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

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

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

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

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Balm-Wimauma Road - Substandard Road ☐ 4. ☒ 2. Balm-Wimauma Road - Substandard Road ☐ 5. ☒ 3. Balm-Wimauma Road - Substandard Road ☐ 6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase Balm West

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s)

☒ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request Steven J. Henry, P.E.

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number West 25-0744

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number) N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

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LINCKS & ASSOCIATES
A TMC Company

July 9, 2025

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

Re: Balm West – PD 25-0744
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 – 373 Dwelling Units
- Retail – 17,692 Square Feet
- Office – 10,863 Square Feet

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

- Single Family – 1,050 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:

- One (1) full access to Balm Road
- Two (2) full accesses to 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

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

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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
- 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 limit of the access improvements whichever is further.

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

Figure 1 provides the proposed typical section.

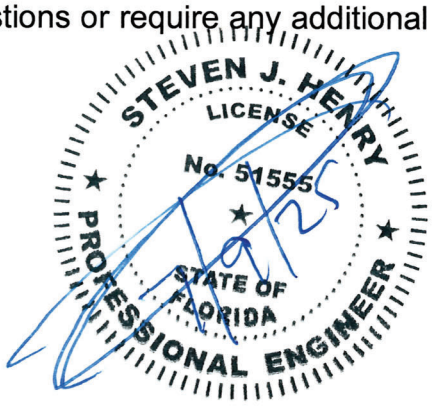
Based on the above, it is our opinion, the proposed improvements to Balm-Wimauma Road will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards,

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



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

_____ Disapproved

_____ Approved

_____ Approved with Conditions

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

Sincerely,

Michael J. Williams

Hillsborough County Engineer

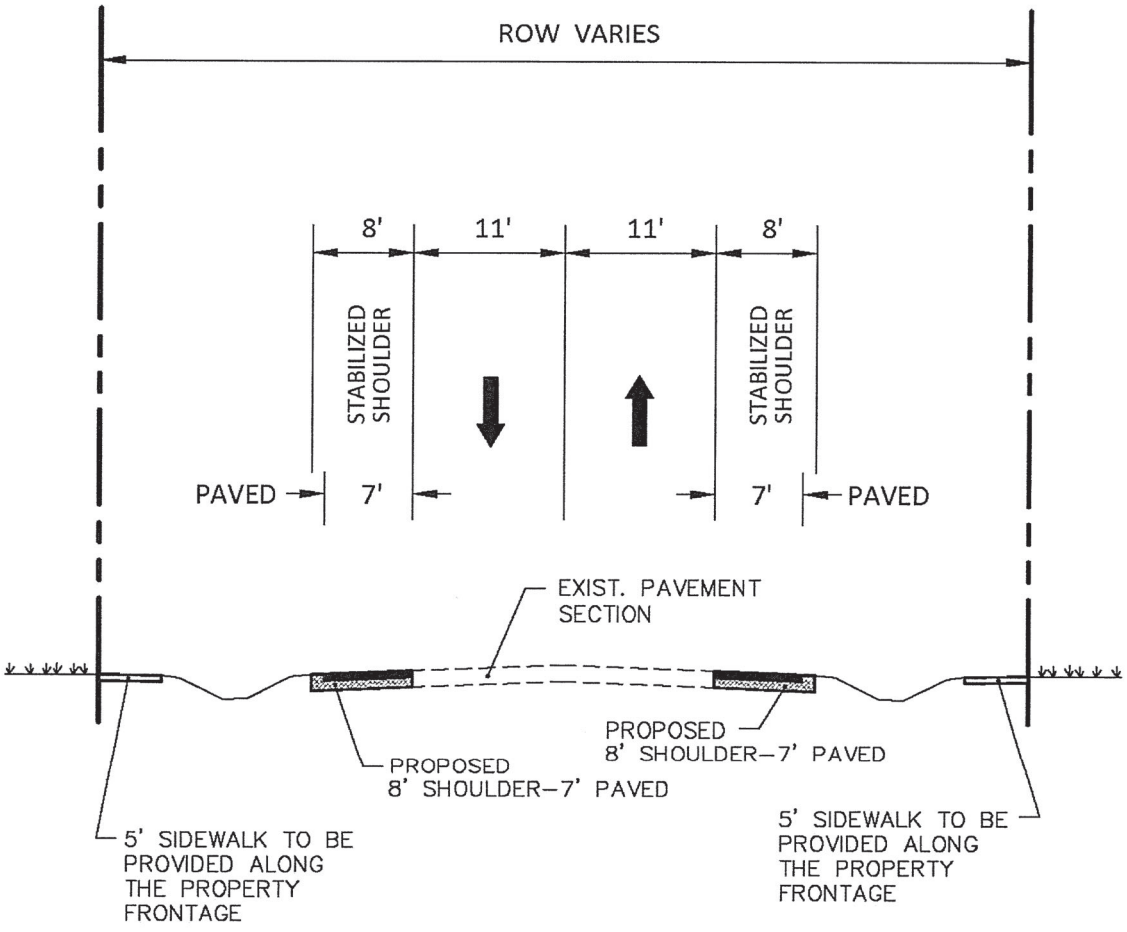
TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

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

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

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TYPICAL SECTION
BALM-WIMAUMA ROAD

REVISED: 07/10/25

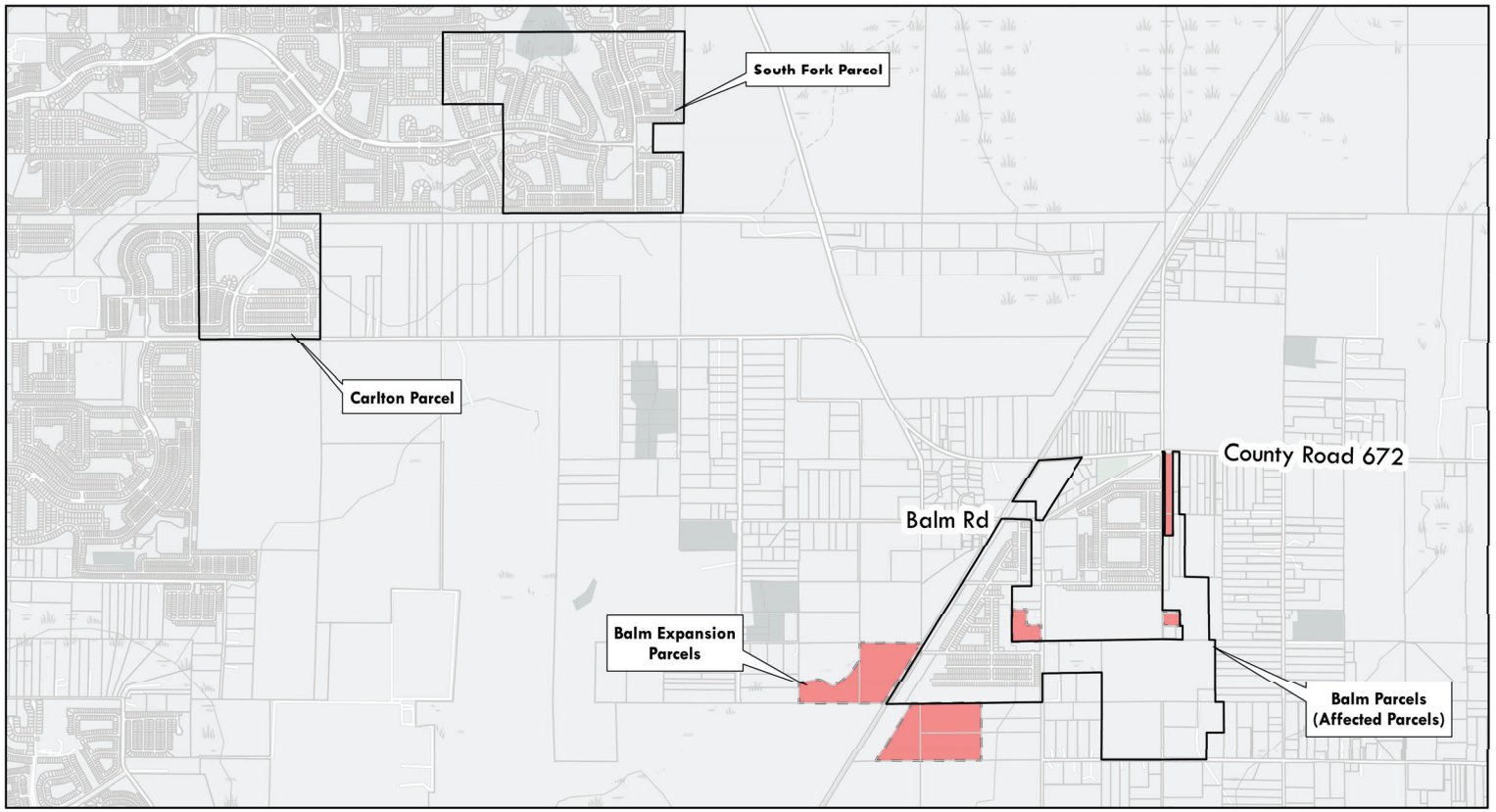
FIGURE 1
TYPICAL SECTION

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APPENDIX

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BALM WEST
PD PLAN



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVERVIEW COMMUNITY PLAN AND SOUTHSHORE AREAWIDE SYSTEMS PLAN BOUNDARIES.
2. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" AS SHOWN ON FEMA FIRM MAP NO. 12057C0520H, 12057C0525H, 12011205158 AND 12011205201C. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE CARLTON PARCEL IS ADJACENT TO THE BALM ROAD/CR 672 SCENIC CORRIDOR. THE REMAINING PARCELS ARE NOT ADJACENT TO OR WITHIN 1,50' OF THE PROJECT AREA AS SHOWN.
6. THERE ARE PLATTED LOTS WITHIN THE PROJECT AND ALSO WITHIN 150' OF THE SITE AS SHOWN.
7. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE EXISTING ROADS ON SITE, AS SHOWN. THERE ARE NO RELEVANT EXISTING EASEMENTS ON SITE.
10. NO FLEX IS REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
12. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
13. THE ENTIRE SOUTHERN BOUNDARY OF THE SOUTH FORK PARCEL ABUTS A TECO POWERLINE EASEMENT WHICH WILL REQUIRE COORDINATION AND A POTENTIAL EASEMENT FROM TECO TO ALLOW FOR CROSS ACCESS. THE ENTIRE EASTERN BOUNDARY OF SOUTH FORK PARCEL ABUTS "TIITF/COUNTIES" (BALM BOYETTE SCRUB/COUNTY PARK) OWNERSHIP. ALL OTHER BOUNDARIES HAVE NO PHYSICAL BARRIERS TO PREVENT CROSS ACCESS TO ADJACENT PARCELS.
14. THE CARLTON PARCEL HAS A 200' TECO EASEMENT ON SITE.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
16. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PROJECT ROADWAYS/DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT PRIDE BLVD.
17. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED.
18. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150 FEET OF THE SITE IS AS SHOWN. THERE ARE NO MEDIANS WITHIN 150 FEET OF THE SITE.
19. THE LOCATION OF SIDEWALKS AND TYPE OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING AND WITHIN 150 FEET OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OF BIKEWAYS WITHIN 150 FEET OF THE SITE.
20. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
21. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150 FEET OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
22. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
23. EXISTING ACCESS POINTS ARE AS SHOWN.
24. THERE ARE NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
25. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD OR OTHER ENTITY.
26. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS AND OTHER SIMILAR USES.

SOUTH FORK, CARLTON & BALM PARCELS PD	
PROJECT DATA TABLE	
PROJECT FOLIOS	See Sheet 7
ADDRESS/INTERSECTION	Balm Rd & Balm Wimauma Rd
EXISTING ZONING	PD, AS-0.4, AR
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
GROSS ACREAGE	1083.91 ac

PROPOSED USES, DENSITY AND INTENSITY			
GROSS DENSITY	2.34 DU/AC		
MAX ALLOWABLE DENSITY	4 DU/AC		
PROPOSED USES:	Residential Single Family Detached Units	Non-Residential SF	Office, Personal Service, General Recreation, Residential Support
SouthFork Parcel = 403.9 acres	1,068	9,558	43,803
Carlton Parcel = 161.1 acres	426	-	-
Balm Parcels = 518.91 acres	1,050	-	-
TOTAL = 1083.91 acres	2,544	9,558	43,803

PD 25-0744

GENERAL DEVELOPMENT PLAN

SOUTHFORK,CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

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

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

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

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

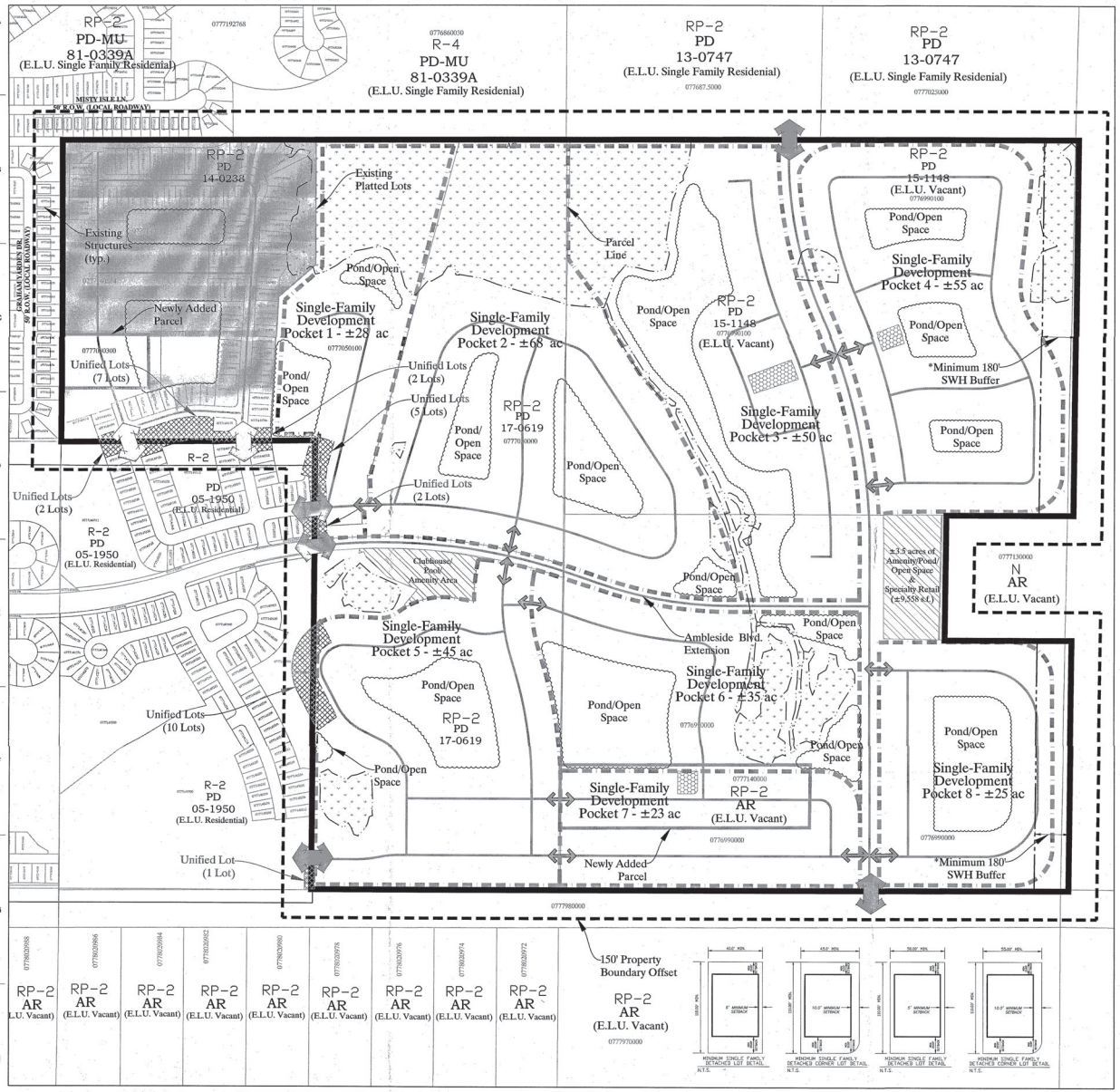
PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY29000
3010 W Azeele St., Suite 150, Tampa, FL 33609
Office: 813-223-3919 Fax: 813-223-3921

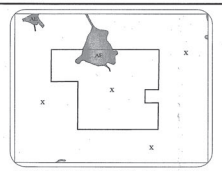
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JOB NO.: EPG-BGE-002 | DATE: 03/24/25
FILE: PD.dwg

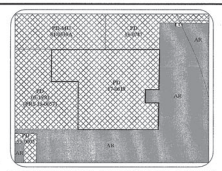
Received July 10, 2025
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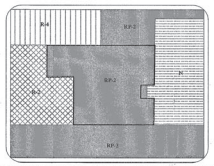
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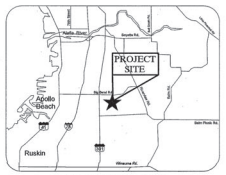


SOUTH FORK PARCEL (RECEIVING PARCEL-1)


EXISTING FEMA MAP


EXISTING ZONING MAP


FUTURE LAND USE MAP



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

SITE DATA - SOUTH FORK (RECEIVING PARCEL-1)
PROJECT SIZE: ±403.9 ACRES
FOLIOS: 077699.0000, 077699.0100, 077705.0000, 077705.0100, 077708.0300, 077714.0000 & EXISTING PLATTED LOTS AS SHOWN

EXISTING ZONING: PD 17-0619 (PLANNED DEVELOPMENT) & PD 15-1148 (PLANNED DEVELOPMENT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: RP-2
EXISTING USE: UNDEVELOPED / AGRICULTURE / SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: RESIDENTIAL USE (±403.9 ACRES): 1,068 SINGLE-FAMILY LOTS (A MAXIMUM OF 267 - 4,400 S.F. LOTS SHALL BE ALLOWED) (DEVELOPMENT WITHIN POCKETS 1-8 SHALL CONSIST OF: 1,068 LOTS / ±403.9 AC = 2.64 LOTS PER ACRE)
AND
COMMERCIAL USE:
DEVELOPMENT SHALL CONSIST OF: 9,558 S.F.

PER CONDITION 5.1 THE SOUTH FORK VILLAGE NODE MAY ALSO CONTAIN IMPROVED OPEN SPACE/COMMUNITY GATHERING AREAS, AND A MAXIMUM OF 43,803 S.F. OF OFFICE USES, PERSONAL SERVICE USES, GENERAL INDOOR/OUTDOOR RECREATIONAL USES AND RESIDENTIAL SUPPORT USES SUCH AS CHURCHES, ADULT CARE CENTERS AND DAYCARE CENTERS. SQUARE FOOTAGE FOR THESE USES SHALL NOT COUNT TOWARDS THE MINIMUM SQUARE FOOTAGE REQUIRED FOR ON-SITE COMMERCIAL. THE MAXIMUM F.A.R. PERMITTED OVER THE ENTIRE SOUTH FORK VILLAGE NODE IS 0.35.

PRS 18-0057 AND PD 17-0619 SHALL BE UNIFIED TOGETHER TO ALLOW A MAXIMUM OF 29 LOTS THAT MAY BE DESIGNED /CONSTRUCTED ALONG THE COMMON ZONING BOUNDARY LINE IN AN EFFORT TO ALLOW CONTINUITY BETWEEN DEVELOPMENTS. THE TOTAL APPROVED ENTITLEMENTS BETWEEN PRS 18-0057 AND PD 17-0619 SHALL NOT INCREASE AS A RESULT OF THE UNIFICATION.

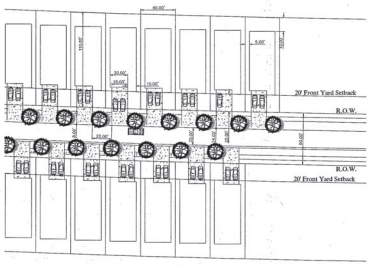
DENSITY: 2.64 DU/AC

DENSITY TRANSFER:
A DENSITY TRANSFER OF 261 SINGLE FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCELS - RP-2 FLU) TO THE SOUTH FORK PARCEL (RECEIVING PARCEL-1) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE SOUTH FORK PARCEL FROM 807 TO 1,068 SINGLE FAMILY LOTS.

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION): NONE
NATURAL WATER BODIES: NONE
CONSERVATION: ±48.5 AC WETLANDS (±12%)
PRESERVATION AREAS: NONE

RESIDENTIAL DEVELOPMENT STANDARDS		RESIDENTIAL DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	5,500 SQUARE FEET
MINIMUM LOT WIDTH:	40 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM FRONT YARD	**20 FEET	MINIMUM FRONT YARD	**20 FEET
MINIMUM REAR YARD:	15 FEET	MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET	MINIMUM SIDE YARD:	5 FEET
MINIMUM CORNER YARD:	**10 FEET	MINIMUM CORNER YARD:	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET--2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET--2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	50' MINIMUM
**GARAGE SETBACK 25'		**GARAGE SETBACK 25'	

NOTE:
* THE BUFFER MAY BE REDUCED TO A MINIMUM OF 40' IN ACCORDANCE WITH CONDITION 9.



40' LOT DETAIL - N.T.S.

LEGEND:
- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR Zoning District
- RP-2 Future Land Use Designation
- 0776990000 Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 2 OF 7

18-0455

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0 300 600
SCALE: FEET

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

NO.	DATE	REVISION	BY

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

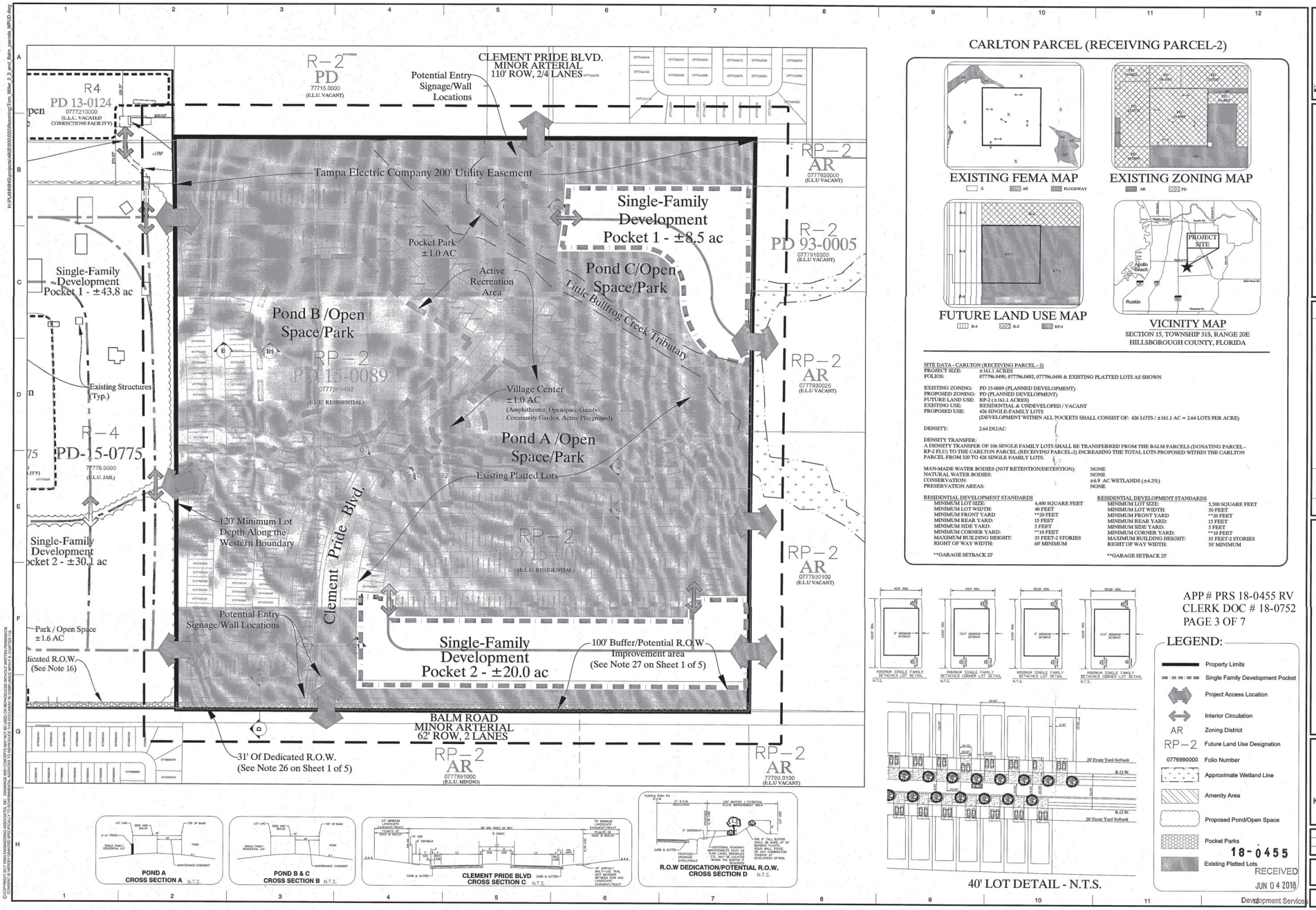
JOB NO: 2022-0005.01
DATE: 1/5/2023
SCALE: AS SHOWN

2 OF 2

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H:\PLANNING\projects\4802\05000\000\Rezoning\Tom_Miller 2, 3 and Balm_parcels_MPUD.dwg
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CARLTON PARCEL (RECEIVING PARCEL-2)

EXISTING FEMA MAP

EXISTING ZONING MAP

FUTURE LAND USE MAP

VICINITY MAP

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

SITE DATA - CARLTON (RECEIVING PARCEL - 2)
PROJECT SIZE: ±161.1 ACRES
FOLIOS: 077796.0490, 077796.0492, 077796.0498 & EXISTING PLATTED LOTS AS SHOWN

EXISTING ZONING: PD 15-0089 (PLANNED DEVELOPMENT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: RP-2 (±161.1 ACRES)
EXISTING USE: RESIDENTIAL & UNDEVELOPED / VACANT
PROPOSED USE: 426 SINGLE-FAMILY LOTS (DEVELOPMENT WITHIN ALL POCKETS SHALL CONSIST OF: 426 LOTS / ±161.1 AC = 2.64 LOTS PER ACRE)

DENSITY: 2.64 DU/AC

DENSITY TRANSFER:
A DENSITY TRANSFER OF 106 SINGLE FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCEL - RP-2 FLU) TO THE CARLTON PARCEL (RECEIVING PARCEL-2) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE CARLTON PARCEL FROM 320 TO 426 SINGLE FAMILY LOTS.

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION): NONE
NATURAL WATER BODIES: NONE
CONSERVATION: ±6.9 AC WETLANDS (±4.2%)
PRESERVATION AREAS: NONE

RESIDENTIAL DEVELOPMENT STANDARDS		RESIDENTIAL DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	5,500 SQUARE FEET
MINIMUM LOT WIDTH:	40 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM FRONT YARD	**20 FEET	MINIMUM FRONT YARD	**20 FEET
MINIMUM REAR YARD:	15 FEET	MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET	MINIMUM SIDE YARD:	5 FEET
MINIMUM CORNER YARD:	**10 FEET	MINIMUM CORNER YARD:	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	50' MINIMUM
**GARAGE SETBACK 25'		**GARAGE SETBACK 25'	

40' LOT DETAIL - N.T.S.

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 3 OF 7

LEGEND:
- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR — Zoning District
- RP-2 — Future Land Use Designation
- 0776990000 — Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks
- 18-0455
- Existing Platted Lots

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0 200.0001 400.0002
SCALE: FEET

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NO.	DATE	REVISION	BY

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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DATE: 05/06/
SCALE: AS SHOWN

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

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

SITE DATA - BALM PARCELS	
Project Size	518.91 ac
Folios	See Sheet 7
Exisiting Zoning	PD
Proposed Zoning	PD
Future Land Use	RES-4
Exisiting Use	Single Family Detached
Proposed Use:	
Single Family Detached	1,050 du
Density	2.02 du/ac

1 BALM WIMAUMA ROAD

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

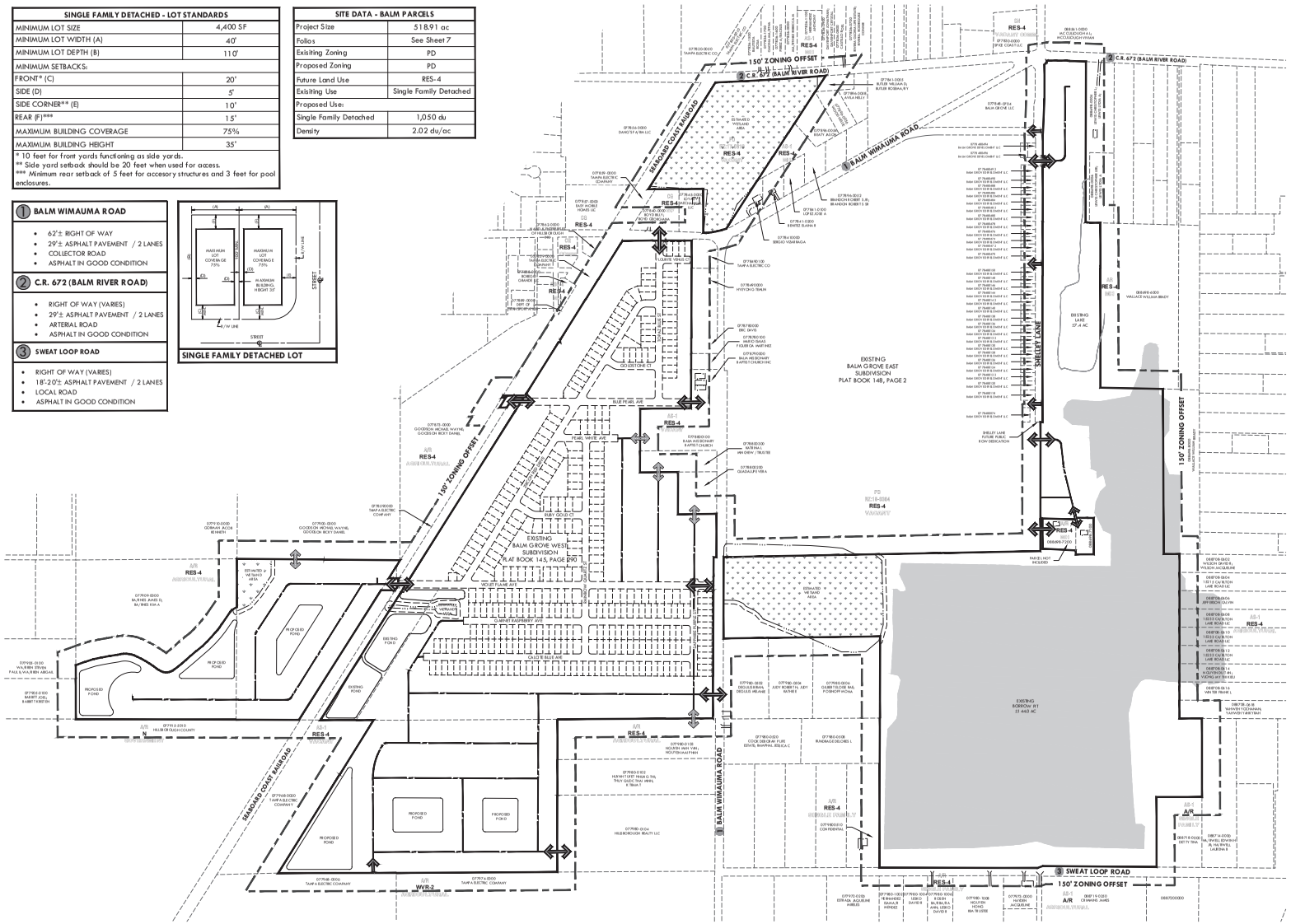
2 C.R. 672 (BALM RIVER ROAD)

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

3 SWEAT LOOP ROAD

- RIGHT OF WAY (VARIES)
- 18'-20'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN GOOD CONDITION

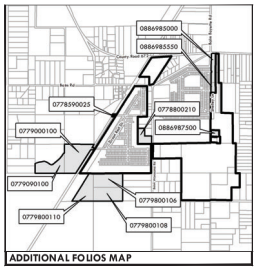
SINGLE FAMILY DETACHED LOT



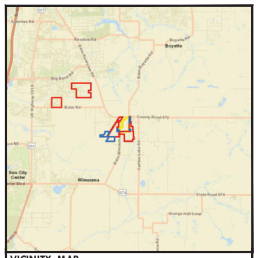


LEGEND:

- PD BOUNDARY
- ESTIMATED WETLANDS
- A/R — ZONING
- RES-4 — FUTURE LAND USE
- VACANT — EXISTING LAND USE
- 079703-0000 — FOLIO NUMBER
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARIES
- CONCEPTUAL LOCAL ROADS
- PEDESTRIANS / VEHICULAR ACCESS
- ACCESS STUB-OUT
- EXISTING BORROW PIT



ADDITIONAL FOLIOS MAP



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

PD 25-0744
GENERAL DEVELOPMENT PLAN
SOUTHFORK, CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
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(813) 221-3900

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

Transportation:
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Tampa, FL 33607
(813) 289-0039

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY29000
3010 W Azeele St., Suite 150, Tampa, FL 33609
Office: 813-223-3919 Fax: 813-223-3921

DRAWN: GIRALDO	CHECKED: WILKOWSKI
JOB NO.: EPG-BGE-002	DATE: 03/24/25
	FILE: PD.dwg

SHEET 4 OF 7

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SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 2): (PER COMMITMENT FOR TITLE INSURANCE)

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, LESS THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 2,381.30 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°41'32" EAST, A DISTANCE OF 1,330.21 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 659.42 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°29'56" WEST 235.08 FEET; THENCE SOUTH 00°23'18" WEST, A DISTANCE OF 304.09 FEET; THENCE SOUTH 89°36'42" EAST, A DISTANCE OF 234.22 FEET TO SAID EAST LINE; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,405.03 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89°59'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,327.74 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS: (BY KING ENGINEERING ASSOCIATES, INC.)

(FEE PARCEL)
A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 2,380.88 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°19'50" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING THE EAST LINE OF SAID SOUTH FORK UNIT 9, A DISTANCE OF 273.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 89°58'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 465.55 FEET; THENCE NORTH 00°17'37" EAST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'47" WEST, A DISTANCE OF 465.71 FEET TO SAID WEST LINE OF SECTION 15; THENCE NORTH 00°15'43" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING SAID EAST LINE OF SOUTH FORK UNIT 9, A DISTANCE OF 1,042.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTH FORK UNIT 9; THENCE NORTH 89°58'03" EAST, ALONG THE SOUTH LINE OF SOUTH COVE PHASES 2/3 AND IT'S EASTERN EXTENSION, RESPECTIVELY, SAME BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,664.52 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'31" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'30" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,655.28 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.46 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 1,404.50 FEET; THENCE NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 659.42 FEET; THENCE SOUTH 89°41'32" WEST, A DISTANCE OF 1,330.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 169.012 ACRES.

(EASEMENT PARCEL)
TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS OUT:
A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 31 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 15, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15, SOUTH 89°59'40" EAST, A DISTANCE OF 1,327.74 FEET; THENCE ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15, NORTH 00°23'18" EAST, A DISTANCE OF 1,405.03 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AMBLESIDE BOULEVARD (PROPOSED) AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET TO THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE ALONG SAID EAST LINE, SOUTH 00°23'18" WEST, A DISTANCE OF 324.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,105 SQUARE FEET OR 1.701 ACRES.

LEGAL DESCRIPTION (New Parcel Added in Tom Miller 2) (ORB 8184, 1506) PARENT PARCEL
THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 31, RANGE 20 EAST, IN HILLSBOROUGH COUNTY FLORIDA, (COMPRISING OF 3.0 ACRES, MORE OR LESS).

LEGAL DESCRIPTION (BY KING ENGINEERING) (ORB 23897, 205) PARENT PARCEL
ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8184, PAGE 1506, BEING A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING; THENCE NORTH 00°15'43" EAST, A DISTANCE OF 284.30 FEET; THENCE NORTH 89°58'47" EAST, A DISTANCE OF 465.71 FEET; THENCE SOUTH 00°17'37" WEST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'58" WEST, A DISTANCE OF 465.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.039 ACRES.

SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 3): (ORB 7711, PG 750)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; AND THE SOUTHEAST 1/4 OF SAID SECTION 15;

LESS AND EXCEPT

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15

AND LESS AND EXCEPT

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15.

TOTAL SUBJECT PROPERTY CONTAINING 223.464 ACRES.

LEGAL DESCRIPTION (Added Parcel in Tom Miller 3): (ORB 23777, PG 18)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINING 10.125 ACRES.

CARLTON PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 22726, PAGE 971 AND OFFICIAL RECORD BOOK 22728, PAGE 31 ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; *THENCE NORTH 89°58'12" EAST ALONG THE NORTH LINE OF SAID* NORTHWEST 1/4 OF SECTION 21, SAME BEING THE SOUTH LINE OF RESERVE AT SOUTH FORK PHASE 1 ACCORDING TO PLAT BOOK 121, PAGE 95 AND SOUTH FORK UNIT 11 ACCORDING TO PLAT BOOK 107, PAGE 12, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 2,674.92 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 00°11'44" WEST ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,341.00 FEET; THENCE SOUTH 00°08'33" WEST CONTINUE ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,308.15 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BALM ROAD (STATE ROAD S-672) (A 62.00 FOOT WIDE PUBLIC ROAD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152; THENCE SOUTH 89°54'59" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BALM ROAD, A DISTANCE OF 2,621.59 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE NORTH 00°58'59" WEST ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 2,651.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 161.112 ACRES.

BALM PARCELS LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (20 Acre Balm Parcel): (PER OFFICIAL RECORDS BOOK 24086, PAGE 1461)

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

TRACT BEGINNING AT INTERSECTION AT NORTH SECTION LINE AND EASTERLY RIGHT-OF-WAY OF RAILROAD AND RUN EAST TO NORTHWEST CORNER OF NW 1/4 OF THE NE 1/4 IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, CONTINUE EAST 900 FEET SOUTHWESTERLY TO THE SOUTHWEST CORNER OF NW 1/4 OF THE NE 1/4, WEST 165.05 FEET, NORTH 400 FEET, WEST TO RAILROAD RIGHT-OF-WAY AND NORTHEASTERLY ALONG RIGHT-OF-WAY TO BEGINNING.

LESS RIGHT-OF-WAY FOR BALM ROAD.

LEGAL DESCRIPTION (South Balm Parcel):

PARCEL 1:
THAT PORTION OF THE SOUTH EAST 1/4 EAST OF THE RAILROAD IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
AND:
PARCEL 2:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF SOUTH 457 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EAST OF THE RAILROAD LESS THE EAST 245.00 FEET; WEST 1 /2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 100 FEET OF THE WEST 419.69 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26 N 89°49'18" W, A DISTANCE OF 696.42 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL N 32°13'10" E, A DISTANCE OF 1318.55 FEET; THENCE N 00°20'16" E A DISTANCE OF 47.33'; THENCE N 32°13'10" E, A DISTANCE OF 1781.92 FEET; THENCE N 89°38'34" E, A DISTANCE OF 89.00 FEET; THENCE N 32°13'10" E, A DISTANCE OF 538.46 FEET; THENCE N 89°30' 41" E, A DISTANCE OF 13.62 FEET; THENCE N 00°12'05" E, A DISTANCE OF 21.61 FEET; THENCE N 32°13'10" E, A DISTANCE OF 1004.60 FEET TO POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BALM ROAD AS MONUMENTED; THENCE ALONG SAID SOUTHERLY LINE N 89°55'19" E, A DISTANCE OF 553.21 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S 00°15'40" W, A DISTANCE OF 1420.01 FEET; THENCE S 89°49'32" W, A DISTANCE OF 420.12 FEET; THENCE S 00°14'54" W, A DISTANCE OF 1233.60 FEET; THENCE N 89°44'18" E, A DISTANCE OF 634.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°15'52" W, A DISTANCE OF 1333.63 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SECTION 25; THENCE ALONG SAID SOUTH LINE S 89°39'50" W, A DISTANCE OF 2632.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,172,970.4 SQUARE FEET, 164.7 ACRES, MORE OR LESS.

BALM BORROW PIT LEGAL DESCRIPTIONS:

DESCRIPTION: (AS PER TITLE COMMITMENT FUND FILE NUMBER: 393465 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATA OF DECEMBER 19, 2016 AT 11:00 PM)

PARCEL I:
The East 15 feet ofthe West 405 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East IO5 feet of the West 495 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 21 South, Range 21 East, Hillsborough County, Florida.

PARCEL 2:
The East IS feet of the West 390 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 155 feet of the West 390 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 21 South, Range 21 East, Hillsborough County, Florida.

PARCEL 3:
The South 909 feet of the following parcel: the East 15 feet of the West 235 feet of the North 1/3 of the North 3/4 of the West 1/4 less State Road No. 672 right of way and the East 175 feet of the West 235 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 4:
The North 330 feet of the South 1369.87 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, and 15 foot wide parcel of land for ingress and egress described as follows: the East 15 feet of the West 60 feet of the North 2689.36 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 5:
The East 140 feet of the West 375 feet of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less right of way for State Road S 672 and less the South 468.50 feet.

PARCEL 6:
The South 468.50 feet of the East 140 feet of the West 375 feet of the North 1/3 of the North 3/4 of the West 1/4 , Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 7:
The NW 1/4 of the NW 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, less the South 35 feet for road right of way, and less the West 768 reet of the North 545 feet thereof, and less the East 375 feet of the South 580 feet of said NW 1/4 of the NW 1/4 lying North of Sweat Loop Road.

PARCEL 8:
The West 768 feet of the North 545 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, together with an easement for ingress and egress over and across the West 20 feet of the South 200 feet of the North 745 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 Soutb, Range 21 East, Hillsborough County, Florida.

PARCEL 9:
The NE 1/4 of the NE 1/4 of Section 36, Township 31 South, Range 20 East, Hillsborough County, Florida; less the South 35 feet for Sweat Loop Road.

PARCEL 10:
The South 1/4 of the South 1/3 of the North 3/4 of West of Section 30, Township 31 South, Range 21 East, except from the SW corner of the North 3/4 of Section 30, Township 3 I South, Range 21 East, proceed North along the West line of Section 30, 279 feet, then due East 305 feet, thence due South 279 feet, thence West along the South line of Section 30, 305 feet to the Point of Beginning.
Also, except:
Commence at the NW comer of Section 30, Township 31 South, Range 21 East, run thence S 00°05'47"W 3829.11 feet, thence S 89°21'01" E 305.00 feet to the Point of Beginning, thence S 00°05'47" W 279.00 feet, thence S 89°21'01" E 148.16 feet, thence N 00°05'47" E 294.00 feet, thenee N 89°21'01" W 148.16 feet, thence S 00°05'47" W 15.00 feet to the Point of Beginning.
AND LESS ROAD RIGHT OF WAY

PARCEL II:
The North 1/2 of South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida; and the East 15 feet of the West 30 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, less the East 15 feet of the West 30 feet of the South 1/4 of the South 1/3 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less road right of way.

LESS THE FOLLOWING:
Commence at the NW comer of Section 30, Township 3 I South, Range 21 East, Hillsborough County, Florida, thence S 87°43'48" E, 30.07 feet; thence S 00°05'47" W, 3523.30 feet to the Point of Beginning, thence S 89°21'01" W, 375.52 feet; S 00°05'47" W, 290.00 feet; thence N 89°21'01" W, 375.52 feet; thence N 00°05'47" E, 290.00 feet to the Point of Beginning.

PARCEL 12:
The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 and the East 15 feet of the West 45 feet of the North 2689.36 feet of the North 3/4 of the West 1/4, all lying and being in Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 13:
The Southeast 1/4 of the Southeast 1/4 of Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida.

The South 1/2 of the Southwest 1/4 of Section 30, Township 3 I South, Range 21 East, Hillsborough County, Florida, less the East 1485 feet thereof.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

Lands contained in the Partial Release Mortgage recorded in Official Records Book 18803, Page 1232, of the Public Records of Hillsborough County, Florida, more particularly described as follows:

The East 300 feet of the following described tract: the South 1/4 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The Nortb 1/2 of the South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Townsbip 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 330 feet of the South 1369.07 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

The above may also be described as follows:
The East 300 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

18-0455
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THIS SHEET NOT AFFECTED BY NEW PD

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

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 5 OF 7

NO.	DATE	REVISION	BY

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

JOB NO: 4[illegible]-00-00
DATE: 1/20/201[illegible]
SCALE: AS SHOWN

5 OF [illegible]

Received July 10, 2025
Development Services

25-0744

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BALM EXPANSION PARCELS LEGAL DESCRIPTION

FOLIOS 0886985000 & 0886985550:

THE EAST 160 FEET OF THE WEST 220 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD #672

AND

THE EAST 15 FEET OF THE WEST 235 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4, LESS S.R. NO. 672, RIGHT OF WAY, AND THE EAST 175 FEET OF THE WEST 235 FEET OF SOUTH 1/2 OF NORTH 2/3 OF NORTH 3/4 OF WEST 1/4, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED AUGUST 20, 2008 IN OFFICIAL RECORDS BOOK 18816, PAGE 918, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0778590025:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, THE FOLLOWING THREE (3) COURSES: 1) N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25, SAID POINT ALSO BEING THE POINT OF BEGINNING; 2) ALONG SAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°38'12"W., 88.90 FEET; 3) N.32°13'31"E., 19.86 FEET; THENCE S.89°44'14"E., 88.28 FEET; THENCE S.32°13'08"W., 18.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE CONTINUE N.32°13'08"E., 18.71 FEET; THENCE S.89°44'14"E., 147.46 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF SAID BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'31"W., 16.80 FEET; 2) ALONG THE AFORESAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°42'24"W., 89.07 FEET; 3) S.32°13'08"W., 76.47 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR VIOLET FLAME AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'14"W., 23.57 FEET; THENCE N.89°44'14"W., 117.86 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'14"E., 117.86 FEET; THENCE S.89°44'14"E., 88.19 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'08"W., 11.89 FEET; 2) S.00°15'07"W., 47.54 FEET; 3) S.32°13'14"W., 26.37 FEET TO THE POINT OF BEGINNING.

FOLIO 0779000100:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHWEST OF THE SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, PLUS THE EXISTING COMMON EASEMENT LOCATED ON THE LINE OF THE SOUTH 3/4 OF THE EAST 1/4, LESS AN EASEMENT FOR INGRESS AND EGRESS ON THE SOUTH 30.00 FEET OF THE SOUTHEAST 1/4 LYING WEST OF SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0779090100:

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CENTER LINE OF AN EXISTING CREEK. MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 525.00 FEET MORE OR LESS TO THE CENTER LINE OF EXISTING CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK N 69°00'00" E 105.00 FEET; THENCE N 78°20'00" E 281.00 FEET; THENCE S 82°20'00" E 378.00 FEET; THENCE N 59°00'00" E 291.00 FEET; THENCE N 61 °00'00" E 116.00 FEET; THENCE N 51 °26'50" E 304.94 FEET, MORE OR LESS TO THE EAST BOUNDARY OF THE SW 1/4 OF THE SE 1/4; THENCE S 00°07'30" W 967.00 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE N 89°55'20" W 1335.10 FEET TO THE POINT OF BEGINNING BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 1519, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIOS 0779800110, FOLIO 0779800108, & FOLIO 0779800106:

LOT 3, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

LOTS 4 AND 5, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0886987500:

COMMENCE AT THE NW CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 87°43'48" EAST, 30.07 FEET; THENCE SOUTH 00°05'47" WEST, 3523.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'01" EAST, 375.52 FEET; THENCE SOUTH 00°05'47" WEST, 290.00 FEET; THENCE NORTH 89°21'01" WEST, 375.52 FEET; THENCE NORTH 00°05'47" EAST, 290.00 FEET TO THE POINT OF BEGINNING.

FOLIO 0778800210:

THE WEST 317.47 FEET OF THE NORTH 350.00 FEET OF THE SOUTH 700.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO THE NORTH 30.00 FEET OF THE SOUTH 380.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE WEST 317.45 FEET THEREOF AND LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE NORTH 175.00 FEET OF THE SOUTH 350.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE SOUTH 175.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

PROFESSIONAL TEAM

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

Planning:
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
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Tampa, FL 33607
(813) 289-0039

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY29240
3010 W Azeele St., Suite 150, Tampa, FL 33609
Office: 813-223-3919 Fax: 813-223-3961

DRAWN: GIRALDO | CHECKED: WILKOWSKI
JOB NO.: EPG-BGE-002 | DATE: 03/24/2025
FILE: P:\Balm Grove West Expansion\Land Development\Zoning\PD\Balm Grove West Expansion PD Legal Descriptions.dwg

Received July 10, 2025
Development Services

File Path: P:\Balm Grove\Balm Grove West Expansion\Land Development\Zoning\PD\Balm Grove West Expansion PD Legal Descriptions.dwg Plot Date: 5/9/2025

Additional Balm Parcels	Existing Balm Parcels								Carlton Parcel								Southfork Parcel																
FOLIOS	FOLIOS								FOLIOS								FOLIOS																
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	0778960298	0778960412	0778960526	0778960640	0778960754	0778960868			0777960100	0777960214	0777960328	0777960442	0777960560	0777960692	0777960806		0777140440	0777140748	0777140862	0777141132	0777141258	0777141382	0777141504	0777141618	0777141732	0777141854	0777141976	0777142090	0777142210	0777142324	0777142444	0777142558	0777142674
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PROFESSIONAL TEAM

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

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

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

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY29000
3010 W Azeele St., Suite 150, Tampa, FL 33609
Office: 813-223-3919 Fax: 813-223-3921

DRAWN: GIRALDO | CHECKED: WILKOWSKI
JOB NO.: EPG-BGE-002 | DATE: 03/24/25
FILE: P.D.dwg

SHEET 7 OF 7

Received July 10, 2025
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25-0744

File Path: P:\Balm Grove\Balm Grove West Expansion\Lindo\Balm Grove West Expansion Lindo.dwg, PD-Area Plat Date: 5/7/2025 •

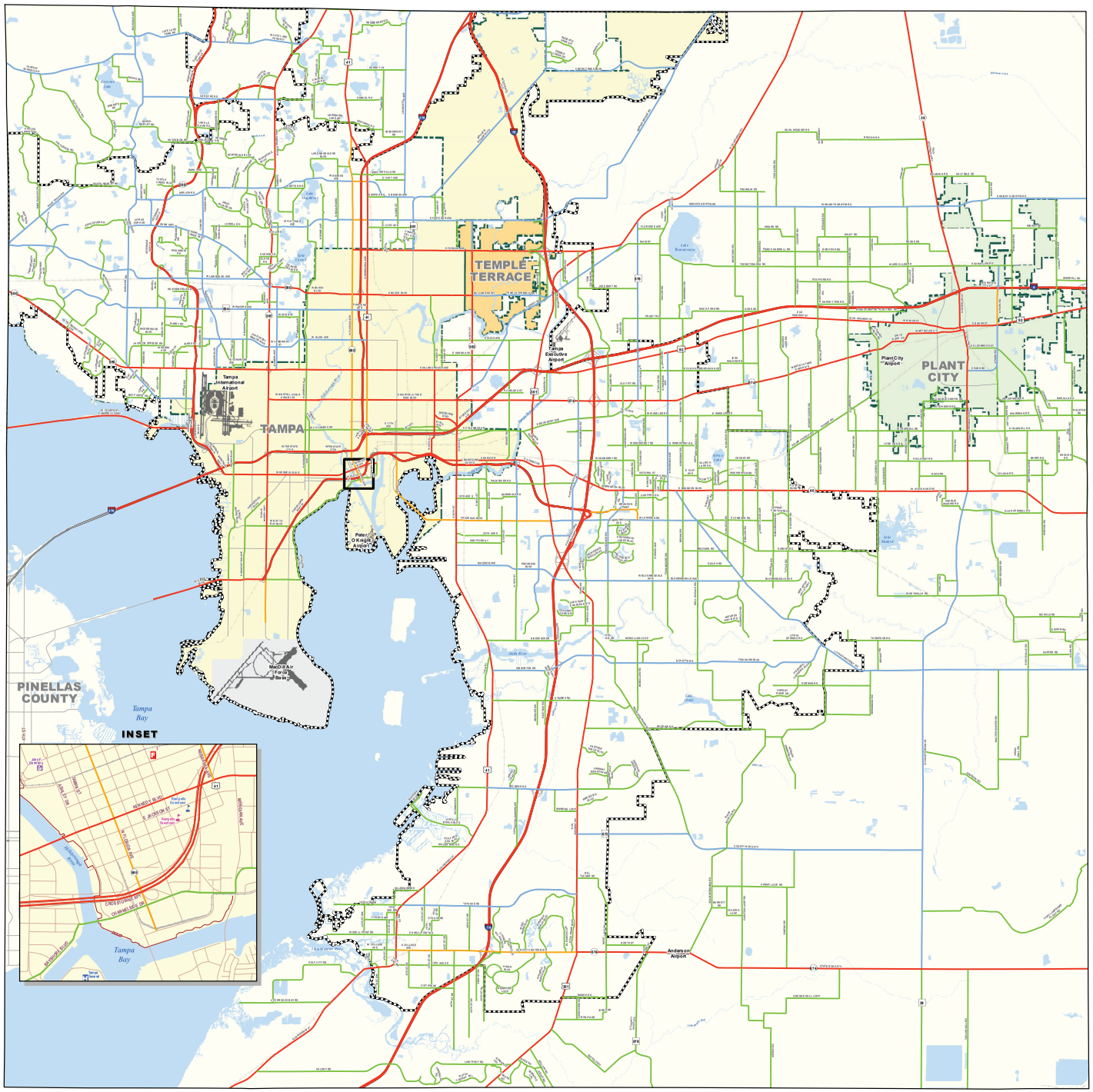
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HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services

Hillsborough County, Florida



Legend

Functional Classifications

Authority,Classification

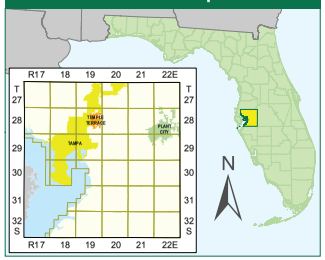
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

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

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

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

Locator Map



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

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

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

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

0 1 2 Miles

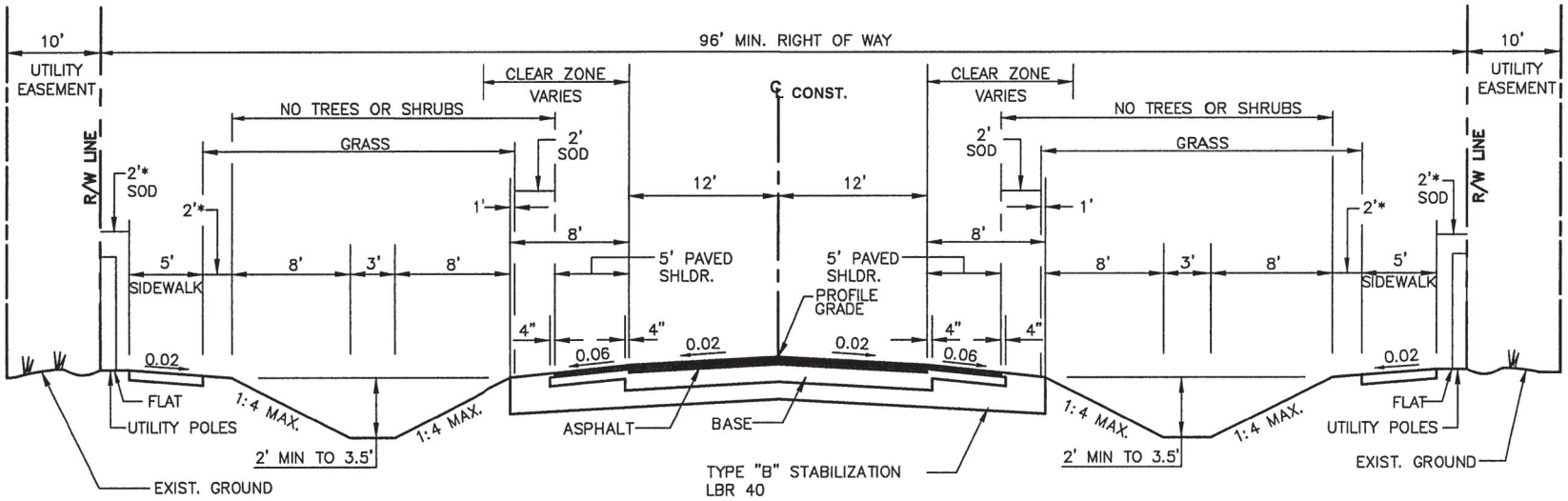
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25-0744

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TS-7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

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

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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 or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Balm Road - Substandard Road ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase Balm West

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s)

☒ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request Steven J. Henry, P.E.

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number West PD 25-0744

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number) N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

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LINCKS & ASSOCIATES
A TMC Company

June 13, 2025

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

Re: Balm West
PD 25-0744
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 Road from the western property boundary or the limits of the turn lane improvements whichever extends further west.

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

- Single Family – 373 Dwelling Units
- Retail – 17,692 Square Feet
- Office – 10,863 Square Feet

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

- Single Family – 1,050 Dwelling Units

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

The access for the projects are proposed to include the following:

- One (1) full access to Balm Road
- Two (2) full accesses to 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 Road is a local road. As shown in Table 2, the projected volumes on Balm Road would exceed 5,000 vehicles per day; therefore, it would be considered a collector road.

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

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The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Balm Road. The segment of Balm Road currently has the following characteristics:

- Two (2) lane rural roadway
- Twelve (12) foot lanes
- Eight (8) foot shoulder with five (5) feet paved
- Five (5) foot sidewalks on the south side of the road

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 8 feet with 5 feet paved.

3. Sidewalk – TS-7 has five (5) foot sidewalk on both sides of the road. There is sidewalk on the south side of the road.

4. Right of Way – TS-7 has 96 feet of right of way. The existing right of way varies.

The justification for the Design Exception is as follows:

1. The Developer proposes to add turn lanes at the project access on Balm Road and to provide the following geometry:

    - Eleven (11) foot lanes
    - Eight (8) foot shoulders with five (5) feet paved
    - Maintain the sidewalk on the south side of the road

Figure 1 provides the proposed typical section.

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

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

Best Regards,

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

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

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

_____ Disapproved

_____ Approved

_____ Approved with Conditions

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

Sincerely,

Michael J. Williams

Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

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

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

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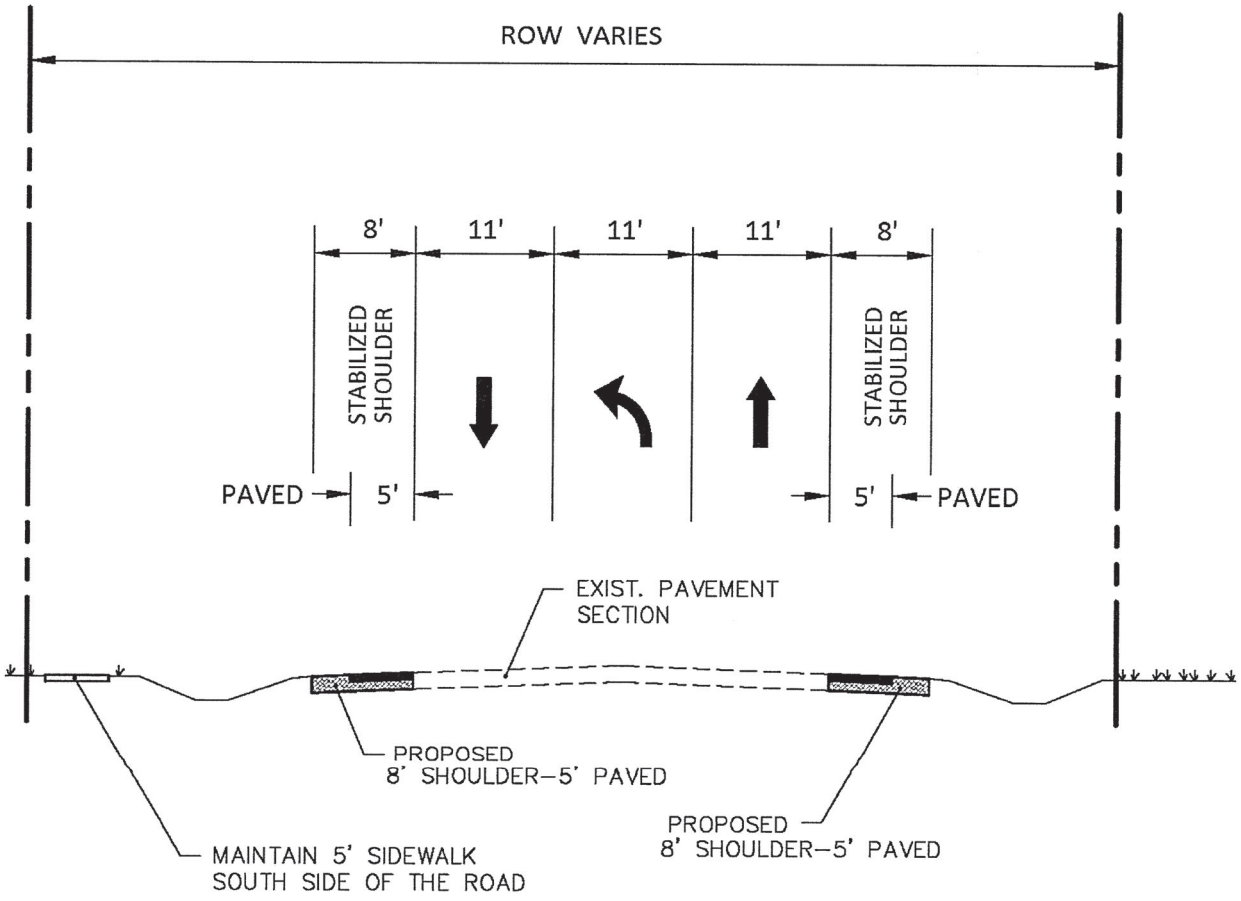
TABLE 2

ROADWAY ASSESSMENT

Roadway	Location	AM Peak Hour Traffic (1)	PM Peak Hour Traffic (1)	Daily Traffic (2)
Balm Rd	CR 672 to Balm-Wimauma Rd	441	616	6,844

(1) Peak Season plus Project Traffic - See Figure 4.
(2) Factor PM peak houir traffic to daily traffic based on FDOT K = 0.09.
- 616/0.09 = 6,844

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TYPICAL SECTION
BALM ROAD

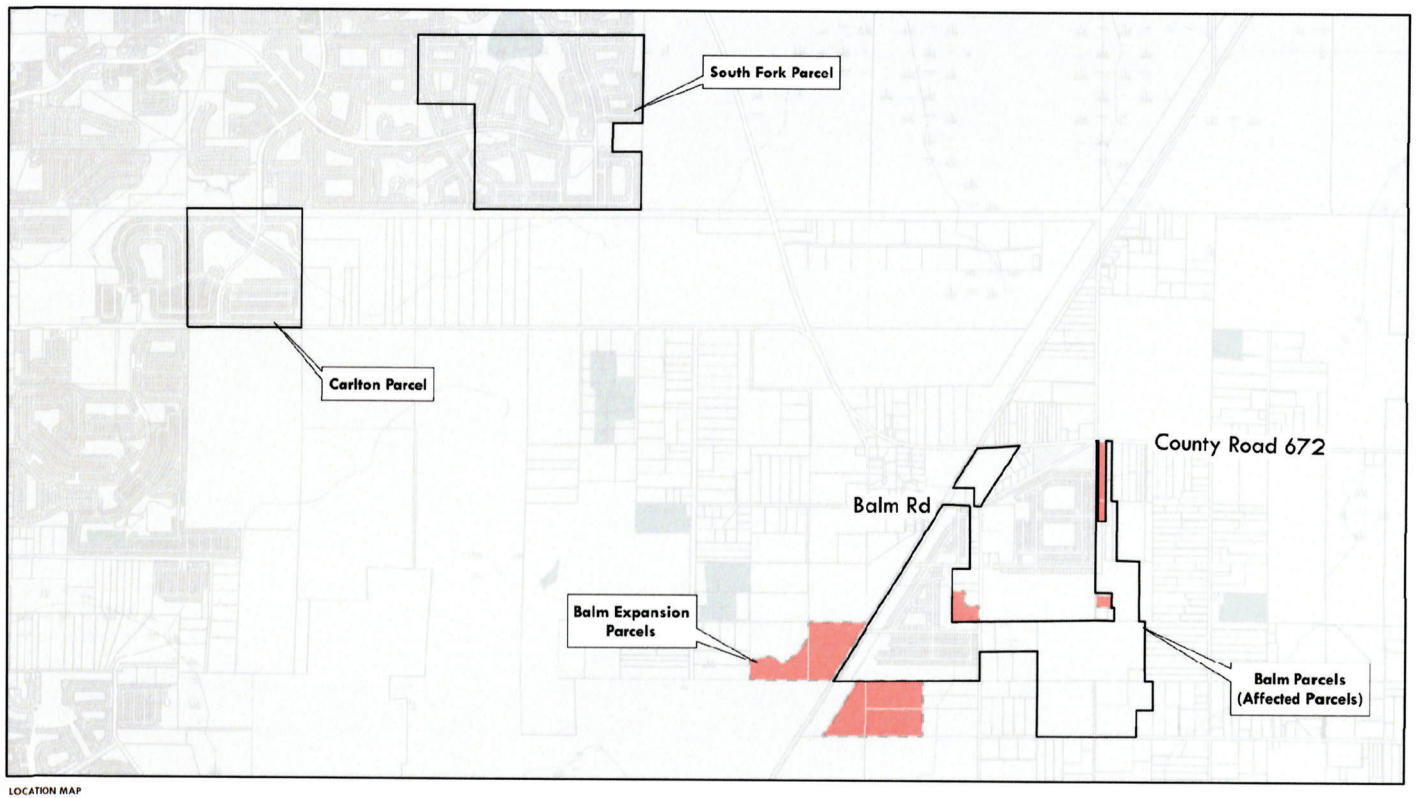
FIGURE 1
TYPICAL SECTION

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APPENDIX

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BALM WEST
PD PLAN



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVIEVIEW COMMUNITY PLAN AND SOUTHSHORE AREAWIDE SYSTEMS PLAN BOUNDARIES.
2. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" AS SHOWN ON FEMA FIRM MAP NO. 12057C0320H, 12057C0529H, 12011205158 AND 12011205200. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE CARLTON PARCEL IS ADJACENT TO THE BALM ROAD/CR 672 SCENIC CORRIDOR. THE REMAINING PARCELS ARE NOT ADJACENT TO OR WITHIN 1.50' OF THE PROJECT AREA AS SHOWN.
6. THERE ARE PLATTED LOTS WITHIN THE PROJECT AND ALSO WITHIN 150' OF THE SITE AS SHOWN.
7. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE EXISTING ROADS ON SITE, AS SHOWN. THERE ARE NO RELEVANT EXISTING EASEMENTS ON SITE.
10. NO FLEX IS REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
12. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
13. THE ENTIRE SOUTHERN BOUNDARY OF THE SOUTH FORK PARCEL ABUTS A TECO POWERLINE EASEMENT WHICH WILL REQUIRE COORDINATION AND A POTENTIAL EASEMENT FROM TECO TO ALLOW FOR CROSS ACCESS. THE ENTIRE EASTERN BOUNDEARY OF SOUTH FORK PARCEL ABUTS "TBP (COUNTY)" (BALM ROYETTE SCRUB/COUNTY PARK) OWNERSHIP. ALL OTHER BOUNDARIES HAVE NO PHYSICAL BARRIERS TO PREVENT CROSS ACCESS TO ADJACENT PARCELS.
14. THE CARLTON PARCEL HAS A 200' TECO EASEMENT ON SITE.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
16. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PROJECT ROADWAYS/DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT PRIDE BLVD.
17. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED.
18. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150 FEET OF THE SITE IS AS SHOWN. THERE ARE NO MEDIANS WITHIN 150 FEET OF THE SITE.
19. THE LOCATION OF SIDEWALKS AND TYPE OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING AND WITHIN 150 FEET OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OR BIKEWAYS WITHIN 150 FEET OF THE SITE.
20. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
21. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150 FEET OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
22. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
23. EXISTING ACCESS POINTS ARE AS SHOWN.
24. THERE ARE NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
25. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD OR OTHER ENTITY.
26. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS AND OTHER SIMILAR USES.

SOUTH FORK, CARLTON & BALM PARCELS PD	
PROJECT DATA TABLE	
PROJECT FOLIOS	See Sheet 7
ADDRESS/INTERSECTION	Balm Rd & Balm Wimauma Rd
EXISTING ZONING	PD, AS-0.4, AR
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
GROSS ACREAGE	1083.91 ac

PROPOSED USES, DENSITY AND INTENSITY			
GROSS DENSITY	2.34 DU/AC		
MAX ALLOWABLE DENSITY	4 DU/AC		
PROPOSED USES:	Residential Single Family Detached Units	Non-Residential SF	Office, Personal Service, General Recreation, Residential Support
Southfork Parcel = 403.9 acres	1,068	9,558	43,803
Carlton Parcel = 161.1 acres	426	-	-
Balm Parcels = 518.91 acres	1,050	-	-
TOTAL = 1083.91 acres	2,544	9,558	43,803

PD 25-0744

GENERAL DEVELOPMENT PLAN

SOUTHFORK, CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

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

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

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

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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

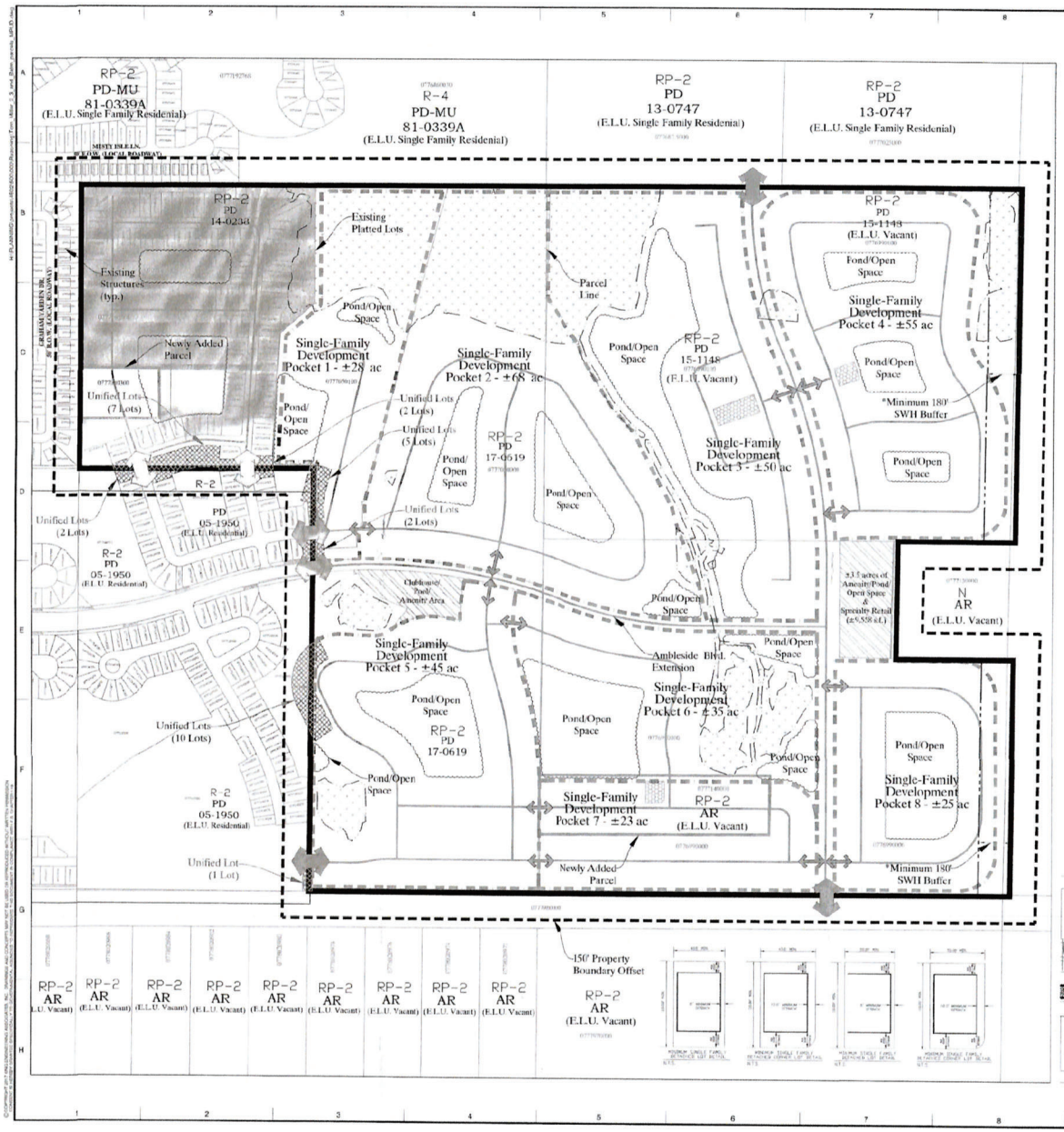
PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: 8128858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN:	GRA/DO	CHECKED:	WRK/DW/BG
JOB NO.:	EPD-808.002	DATE:	03/24/2025
		FILE:	PD.dwg

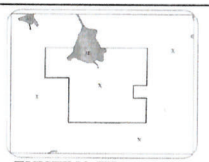
SHEET 1 OF 7

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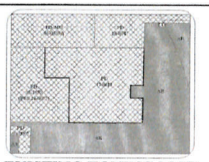
25-0744



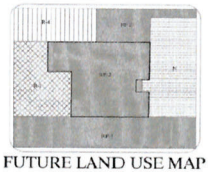
SOUTH FORK PARCEL (RECEIVING PARCEL-1)



EXISTING FEMA MAP



EXISTING ZONING MAP



FUTURE LAND USE MAP



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

SITE DATA - SOUTH FORK (RECEIVING PARCEL 1)

PROJECT SIZE:	±40.9 ACRES
FOLIOS:	077699.0000, 077699.0100, 077701.0000, 077705.0100, 077738.0300, 077714.0000 & EXISTING PLATTED LOTS AS SHOWN
EXISTING ZONING:	PD 77-0443 (PLANNED DEVELOPMENT) & PD 15-1148 (PLANNED DEVELOPMENT)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
FUTURE LAND USE:	RP-2
EXISTING USE:	UNDEVELOPED / AGRICULTURE / SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	RESIDENTIAL USE (±40.9 ACRES): 1,068 SINGLE-FAMILY LOTS (A MAXIMUM OF 267 - 4,400 S.F. LOTS SHALL BE ALLOWED) (26.1 DU/GROSS ACRE) WITHIN PCKETS 1-8 SHALL CONSIST OF: 1,068 LOTS / ±40.9 AC = 2.61 LOTS PER ACRE) AND COMMERCIAL USE DEVELOPMENT SHALL CONSIST OF: 9,558 S.F.

PER CONDITION 5.1 THE SOUTH FORK VILLAGE NODE MAY ALSO CONTAIN IMPROVED OPEN SPACE/COMMUNITY GATHERING AREAS, AND A MAXIMUM OF 43,000 S.F. OF OFFICE USES, PERSONAL SERVICE USES, GENERAL INDOOR/OUTDOOR RECREATIONAL USES AND RESIDENTIAL SUPPORT USES SUCH AS CHURCHES, ADULT CARE CENTERS AND DAY CARE CENTERS. SQUARE FOOTAGE FOR THESE USES SHALL NOT COUNT TOWARDS THE MINIMUM SQUARE FOOTAGE REQUIRED FOR ONSITE COMMERCIAL. THE MAXIMUM F.A.R. PERMITTED OVER THE ENTIRE SOUTH FORK VILLAGE NODE IS 0.35.

FPS 18-0455 AND PET 17-0619 SHALL BE UNIFIED TOGETHER TO ALLOW A MAXIMUM OF 26 LOTS THAT MAY BE DESIGNED CONSTRUCTED ALONG THE COMMON ZONING BOUNDARY LINE IN AN EFFORT TO ALLOW CONTINUITY BETWEEN DEVELOPMENTS. THE TOTAL APPROVED ENTITLEMENTS BETWEEN FPS 18-0455 AND PET 17-0619 SHALL NOT INCREASE AS A RESULT OF THE UNIFICATION.

DENSITY: 2.64 DU/AC

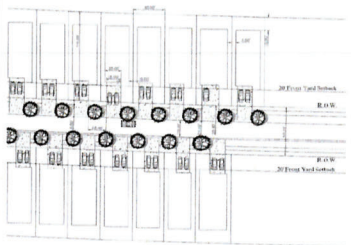
DENSITY TRANSFER:
A DENSITY TRANSFER OF 261 SINGLE FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCEL-2 - RP-2 PD 17-0619) TO THE SOUTH FORK PARCEL (RECEIVING PARCEL-1) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE SOUTH FORK PARCEL FROM 807 TO 1,068 SINGLE FAMILY LOTS.

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION):	NONE
NATURAL WATER BODIES:	NONE
CONSERVATION:	±0.5 AC WETLANDS (±12%)
PRESERVATION AREAS:	NONE

RESIDENTIAL DEVELOPMENT STANDARDS		RESIDENTIAL DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	5,500 SQUARE FEET
MINIMUM LOT WIDTH:	40 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM FRONT YARD:	**20 FEET	MINIMUM FRONT YARD:	**20 FEET
MINIMUM REAR YARD:	15 FEET	MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET	MINIMUM SIDE YARD:	5 FEET
MINIMUM CORNER YARD:	**10 FEET	MINIMUM CORNER YARD:	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET - 2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET - 2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	50' MINIMUM
**GARAGE SETBACK 25'		**GARAGE SETBACK 25'	

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 2 OF 7

NOTE:
* THE BUFFER MAY BE REDUCED TO A MINIMUM OF 40' IN ACCORDANCE WITH CONDITION 9.



40' LOT DETAIL - N.T.S.

LEGEND:
- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR — Zoning District
- RP-2 — Future Land Use Designation
- 077699.0000 — Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks

18-0455

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King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, One Memorial Center, Suite 306
Tampa, Florida 33634
Phone: (813) 889-9885 | Fax: (813) 889-8882
www.kingeng.com
Engineering License #26110

SCALE: FEET

NO	DATE	REVISION	BY

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

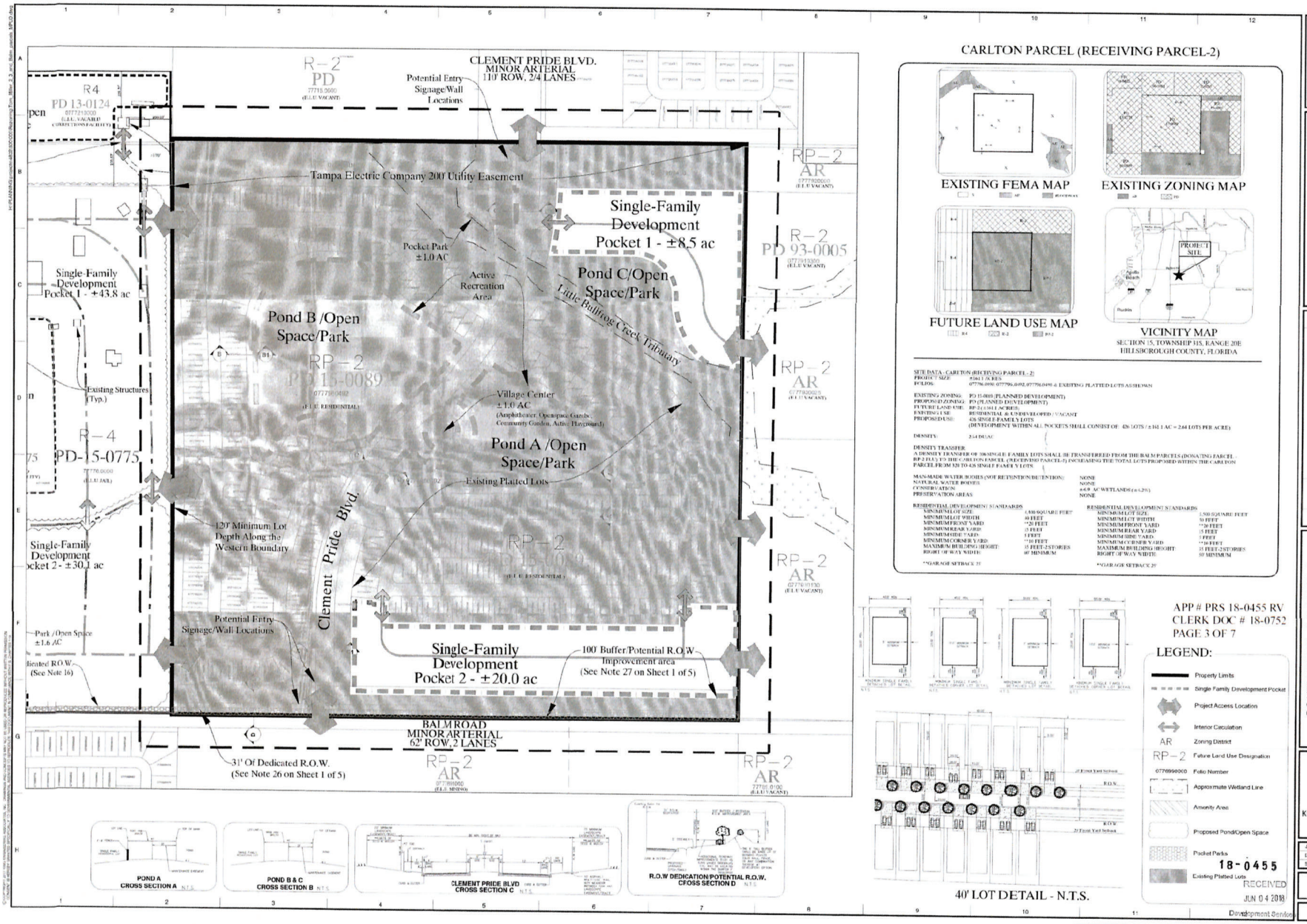
811 Know what's below. Call before you dig.

JOB NO: 18-021-030
DATE: 1/5/2018
SCALE: AS SHOWN

2 OF 7

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CARLTON PARCEL (RECEIVING PARCEL-2)

EXISTING FEMA MAP

EXISTING ZONING MAP

FUTURE LAND USE MAP

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

SITE DATA - CARLTON (RECEIVING PARCEL - 2)
PROJECT SIZE: ±161.1 ACRES
FOLIOS: 077796.0000, 077796.0492, 077796.0498 & EXISTING PLATTED LOTS AS SHOWN

EXISTING ZONING: PD 15-0089 (PLANNED DEVELOPMENT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: RP-2 (±161.1 ACRES)
EXISTING USE: RESIDENTIAL & UNDEVELOPED / VACANT
PROPOSED USE: 426 SINGLE-FAMILY LOTS (DEVELOPMENT WITHIN ALL POCKETS SHALL CONSIST OF: 426 LOTS / ±161.1 AC = 2.64 LOTS PER ACRE)

DENSITY: 2.64 DU/AC

DENSITY TRANSFER
A DENSITY TRANSFER OF 356 SINGLE-FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCEL - RP-2 FLU) TO THE CARLTON PARCEL (RECEIVING PARCEL-2) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE CARLTON PARCEL FROM 426 TO 426 SINGLE FAMILY LOTS.

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION):	NONE
NATURAL WATER BODIES	NONE
CONSERVATION:	±4.9 AC WETLANDS (± 4.3%)
PRESERVATION AREAS	NONE

RESIDENTIAL DEVELOPMENT STANDARDS

MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	1,500 SQUARE FEET
MINIMUM LOT WIDTH	40 FEET	MINIMUM LOT WIDTH	16 FEET
MINIMUM FRONT YARD	*20 FEET	MINIMUM FRONT YARD	**20 FEET
MINIMUM REAR YARD	15 FEET	MINIMUM REAR YARD	15 FEET
MINIMUM SIDE YARD	5 FEET	MINIMUM SIDE YARD	5 FEET
MINIMUM CORNER YARD	**10 FEET	MINIMUM CORNER YARD	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	60' MINIMUM

*GARAGE SETBACK 25' **GARAGE SETBACK 25'

40' LOT DETAIL - N.T.S.

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 3 OF 7

LEGEND:
- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR — Zoning District
- RP-2 — Future Land Use Designation
- 0776990000 — Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks
- Existing Platted Lots

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SCALE: 0 200.0001 400.0002 FEET

King ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, One Memorial Center Suite 300
Tampa, Florida 33634
Phone: (813) 889-8882 Fax: (813) 889-8882
www.kingengineering.com
Engineering License #2519

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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JOB NO: 4000.500.000
DATE: 1/9/2018
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SINGLE FAMILY DETACHED - LOT STANDARDS	
MINIMUM LOT SIZE	4,400 SF
MINIMUM LOT WIDTH (A)	40'
MINIMUM LOT DEPTH (B)	110'
MINIMUM SETBACKS:	
FRONT* (C)	20'
SIDE (D)	5'
SIDE CORNER** (E)	10'
REAR (F)***	15'
MAXIMUM BUILDING COVERAGE	75%
MAXIMUM BUILDING HEIGHT	35'

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

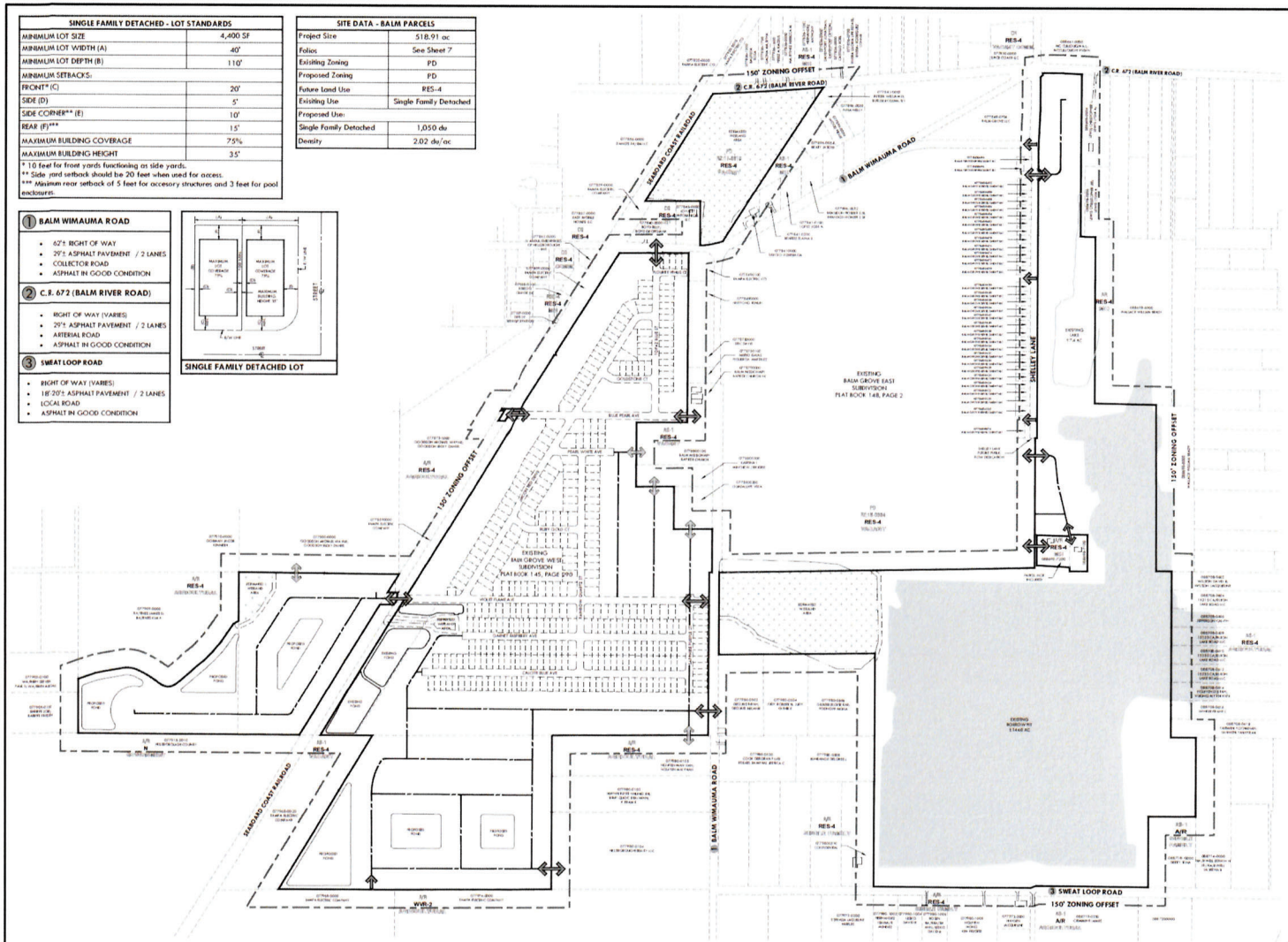
SITE DATA - BALM PARCELS	
Project Size	518.91 ac
Folios	See Sheet 7
Existing Zoning	PD
Proposed Zoning	PD
Future Land Use	RES-4
Existing Use	Single Family Detached
Proposed Use:	
Single Family Detached	1,050 du
Density	2.02 du/ac

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

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

3 SWEAT LOOP ROAD
- RIGHT OF WAY (VARIES)
- 18'-20'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN GOOD CONDITION

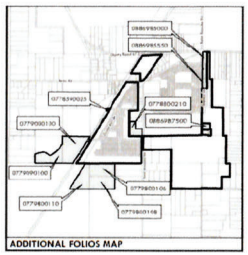
SINGLE FAMILY DETACHED LOT



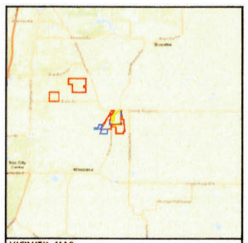
800' 400' 0 400' 800'

SCALE: 1" = 400'

LEGEND:
- PD BOUNDARY
- ESTIMATED WETLANDS
- A/R ZONING
- RES-4 FUTURE LAND USE
- EXISTING LAND USE
- 079703-0000 FOLIO NUMBER
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARIES
- CONCEPTUAL LOCAL ROADS
- PEDESTRIANS / VEHICULAR ACCESS
- ACCESS STUB-OUT
- EXISTING BORROW PIT



ADDITIONAL FOLIOS MAP


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

PD 25-0744
GENERAL DEVELOPMENT PLAN
SOUTHFORK, CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

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

Planning:
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
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4921 Memorial Highway, Suite 300
Tampa, FL 33634
(813) 880-8881

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office 813-223-3919 Fax: 813-223-3675

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

SHEET 4 OF 7

Received June 13, 2025
Development Services

25-0744

SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 2): (PER COMMITMENT FOR TITLE INSURANCE)

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, LESS THE SOUTH 3/7THS OF THE WEST 7/23THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°15'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 2,381.30 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°41'32" EAST, A DISTANCE OF 1,330.21 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 659.43 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°29'55" WEST 235.08 FEET; THENCE SOUTH 00°23'18" WEST, A DISTANCE OF 304.09 FEET; THENCE SOUTH 89°36'42" EAST, A DISTANCE OF 234.22 FEET TO SAID EAST LINE; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,405.03 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89°59'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,327.74 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS: (BY KING ENGINEERING ASSOCIATES, INC.)

(FEE PARCEL)
A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 455.55 FEET; THENCE NORTH 00°17'37" EAST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'47" WEST, A DISTANCE OF 465.71 FEET TO SAID WEST LINE OF SECTION 15; THENCE NORTH 00°15'43" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING SAID EAST LINE OF SOUTH FORK UNIT 9, A DISTANCE OF 1,042.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTH FORK UNIT 9; THENCE NORTH 89°58'01" EAST, ALONG THE SOUTH LINE OF SOUTH COVE PHASES 2/3 AND IT'S EASTERN EXTENSION, RESPECTIVELY, SAME BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,664.50 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'11" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'30" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,655.28 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.46 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 1,404.30 FEET; THENCE NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'55" EAST 235.08 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 659.42 FEET; THENCE SOUTH 89°41'32" WEST, A DISTANCE OF 1,330.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 169.012 ACRES.

(EASEMENT PARCEL)
TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS OUT:
A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 31 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 15, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15, SOUTH 89°59'40" EAST, A DISTANCE OF 1,327.74 FEET; THENCE ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15, NORTH 00°23'18" EAST, A DISTANCE OF 1,405.03 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AMBLESIDE BOULEVARD (PROPOSED) AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 05°30'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET TO THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE ALONG SAID EAST LINE, SOUTH 00°23'18" WEST, A DISTANCE OF 324.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,105 SQUARE FEET OR 1.701 ACRES.

LEGAL DESCRIPTION (New Parcel Added in Tom Miller 2) (ORB 8184, 1505) PARENT PARCEL
THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 31, RANGE 20 EAST, IN HILLSBOROUGH COUNTY FLORIDA, (COMPRISING OF 3.0 ACRES, MORE OR LESS).

LEGAL DESCRIPTION (BY KING ENGINEERING) (ORB 23897, 205) PARENT PARCEL
ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8184, PAGE 1506, BEING A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, THENCE NORTH 00°15'43" EAST, A DISTANCE OF 284.30 FEET; THENCE NORTH 89°58'47" EAST, A DISTANCE OF 465.71 FEET; THENCE SOUTH 00°17'37" WEST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'58" WEST, A DISTANCE OF 465.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.039 ACRES.

SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 3): (ORB 7711, PG 750)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA. AND THE SOUTHEAST 1/4 OF SAID SECTION 15;

LESS AND EXCEPT

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15

AND LESS AND EXCEPT

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15.

TOTAL SUBJECT PROPERTY CONTAINING 223.464 ACRES.

LEGAL DESCRIPTION (Added Parcel in Tom Miller 3): (ORB 23777, PG 18)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINING 10.125 ACRES.

CARLTON PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 22726, PAGE 571 AND OFFICIAL RECORD BOOK 22728, PAGE 31 ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, *THENCE NORTH 89°58'12" EAST ALONG THE NORTH LINE OF SAID* NORTHWEST 1/4 OF SECTION 21, SAME BEING THE SOUTH LINE OF RESERVE AT SOUTH FORK PHASE 1 ACCORDING TO PLAT BOOK 121, PAGE 95 AND SOUTH FORK UNIT 11 ACCORDING TO PLAT BOOK 107, PAGE 12, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 2,674.92 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 00°11'44" WEST ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,341.00 FEET; THENCE SOUTH 00°08'33" WEST CONTINUE ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,308.15 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BALM ROAD (STATE ROAD S-672) (A 62.00 FOOT WIDE PUBLIC ROAD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152; THENCE SOUTH 89°54'09" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BALM ROAD, A DISTANCE OF 2,621.59 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE NORTH 00°58'56" WEST ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 2,651.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 161.112 ACRES.

BALM PARCELS LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (20 Acre Balm Parcel): (PER OFFICIAL RECORDS BOOK 24086, PAGE 1461)

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

TRACT BEGINNING AT INTERSECTION AT NORTH SECTION LINE AND EASTERLY RIGHT-OF-WAY OF RAILROAD AND RUN EAST TO NORTHWEST CORNER OF NW 1/4 OF THE NE 1/4 IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, CONTINUE EAST 900 FEET SOUTHWESTERLY TO THE SOUTHWEST CORNER OF NW 1/4 OF THE NE 1/4, WEST 165.05 FEET, NORTH 400 FEET, WEST TO RAILROAD RIGHT-OF-WAY AND NORTHEASTERLY ALONG RIGHT-OF-WAY TO BEGINNING.

LESS RIGHT-OF-WAY FOR BALM ROAD.

LEGAL DESCRIPTION (South Balm Parcel):

PARCEL 1:
THAT PORTION OF THE SOUTH EAST 1/4 EAST OF THE RAILROAD IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
AND:
PARCEL 2:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF SOUTH 457 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EAST OF THE RAILROAD LESS THE EAST 245.00 FEET; WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 100 FEET OF THE WEST 419.69 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26 N 89°49'18" W, A DISTANCE OF 696.42 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL N 32°13'10" E, A DISTANCE OF 1318.55 FEET; THENCE N 60°26'16" E A DISTANCE OF 47.23'. THENCE N 32°13'10" E, A DISTANCE OF 1781.92 FEET; THENCE N 89°38'34" E, A DISTANCE OF 89.00 FEET; THENCE N 32°13'10" E, A DISTANCE OF 530.46 FEET; THENCE N 89°30'41" E, A DISTANCE OF 13.62 FEET; THENCE N 00°12'05" E, A DISTANCE OF 21.61 FEET; THENCE N 32°13'10" E A DISTANCE OF 1094.60 FEET TO POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BALM ROAD AS NONUMENTED; THENCE ALONG SAID SOUTHERLY LINE N 89°55'19" E, A DISTANCE OF 553.21 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S 00°15'46" W, A DISTANCE OF 1420.01 FEET; THENCE S 89°49'32" W, A DISTANCE OF 420.12 FEET; THENCE S 00°14'54" W, A DISTANCE OF 1233.60 FEET. THENCE N 89°44'18" E, A DISTANCE OF 634.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°15'52" W, A DISTANCE OF 1333.63 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SECTION 25; THENCE ALONG SAID SOUTH LINE S 89°39'50" W, A DISTANCE OF 2632.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,172,970.4 SQUARE FEET, 164.7 ACRES, MORE OR LESS.

BALM BORROW PIT LEGAL DESCRIPTIONS:

DESCRIPTION: (AS PER TITLE COMMITMENT FUND FILE NUMBER: 393465 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATA OF DECEMBER 19, 2016 AT 11:00 PM)

PARCEL 1:
The East 15 feet ofthe West 405 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 105 feet of the West 495 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 2:
The East 15 feet of the West 390 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 155 feet of the West 390 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 21 South, Range 21 East, Hillsborough County, Florida

PARCEL 3:
The South 909 feet of the following parcel: the East 15 feet of the West 235 feet of the North 1/3 of the North 3/4 of the West 1/4 less State Road No. 672 right of way and the East 175 feet of the West 235 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 4:
The North 330 feet of the South 1369.87 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, and 15 foot wide parcel of land for ingress and egress described as follows: the East 15 feet of the West 50 feet of the North 2685.36 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 5:
The East 140 feet of the West 375 feet of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less right of way for State Road S-672 and less the South 468.50 feet.

PARCEL 6:
The South 468.50 feet of the East 140 feet of the West 375 feet of the North 1/3 of the North 3/4 of the West 1/4 , Section 30, Township 31 South, Range 21 East, Hillsborouch County, Florida.

PARCEL 7:
The NW 1/4 of the NW 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, less the South 35 feet for road right of way, and less the West 768 reet of the North 545 feet thereof, and less the East 375 feet of the South 580 feet of said NW 1/4 of the NW 1/4 lying North of Sweat Loop Road.

PARCEL 8:
The West 768 feet of the North 545 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, together with an easement for ingress and egress over and across the West 20 feet of the South 260 feet of the North 745 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 9:
The NE 1/4 of the NE 1/4 of Section 36, Township 31 South, Range 20 East, Hillsborough County, Florida; less the South 35 feet for Sweat Loop Road.

PARCEL 10:
The South 1/4 of the South 1/3 of the North 3/4 of West of Section 30, Township 31 South, Range 21 East, except from the S/W corner of the North 3/4 of Section 30, Township 31 South, Range 21 East, proceed North along the West line of Section 30, 279 feet, then due East 305 feet, thence due South 279 feet, thence West along the South line of Section 30, 305 feet to the Point of Beginning.
Also, except:
Commence at the NW corner of Section 30, Township 31 South, Range 21 East, run thence S 00°05'47"W 3829.11 feet, thence S 89°21'01" E 305.00 feet to the Point of Beginning, thence S 00°05'47" W 279.00 feet, thence S 89°21'01" E 148.16 feet, thence N 00°05'47" E 294.00 feet, thenee N 89°21'01" W 148.16 feet, thence S 00°05'47" W 15.00 feet to the Point of Beginning.
AND LESS ROAD RIGHT OF WAY

PARCEL 11:
The North 1/2 of South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida; and the East 15 feet of the West 30 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, less the East 15 feet of the West 30 feet of the South 1/4 of the South 1/3 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less road right of way.

LESS THE FOLLOWING:
Commence at the NW corner of Section 30, Township 3 1 South, Range 21 East, Hillsborough County, Florida, thence S 87°43'48" E, 30.02 feet; thence S 00°05'47" W, 3523.30 feet to the Point of Beginning, thence S 89°21'01" W, 375.52 feet; S 00°05'47" W, 290.00 feet; thence N 89°21'01" W, 375.52 feet; thence N 00°05'47" E, 290.00 feet to the Point of Beginning.

PARCEL 12:
The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 and the East 15 feet of the West 45 feet of the North 2689.36 feet of the North 3/4 of the West 1/4, all lying and being in Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 13:
The Southeast 1/4 of the Southeast 1/4 of Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida.

The South 1/2 of the Southwest 1/4 of Section 30, Township 3 1 South, Range 21 East, Hillsborough County, Florida, less the East 1485 feet thereof.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

Lands contained in the Partial Release Mortgage recorded in Official Records Book 16803, Page 1232, of the Public Records of Hillsborough County, Florida, more particularly described as follows:

The East 300 feet of the following described tract: the South 1/4 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 1/2 of the South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 330 feet of the South 1369.07 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

The above may also be described as follows:
The East 300 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

18-0455

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Development Services

THIS SHEET NOT AFFECTED BY NEW PD

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www.kingengineering.com
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APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 5 OF 7

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

JOB NO: 4802-000-000
DATE: 1/5/2018
SCALE: AS SHOWN

5 OF 7

Received June 13, 2025
Development Services

25-0744

BALM EXPANSION PARCELS LEGAL DESCRIPTION

FOLIOS 0886985000 & 0886985550:

THE EAST 160 FEET OF THE WEST 220 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD #672

AND

THE EAST 15 FEET OF THE WEST 235 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4, LESS S.R. NO. 672, RIGHT OF WAY, AND THE EAST 175 FEET OF THE WEST 235 FEET OF SOUTH 1/2 OF NORTH 2/3 OF NORTH 3/4 OF WEST 1/4, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED AUGUST 20, 2008 IN OFFICIAL RECORDS BOOK 18816, PAGE 918, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0778590025:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, THE FOLLOWING THREE (3) COURSES: 1) N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25, SAID POINT ALSO BEING THE POINT OF BEGINNING; 2) ALONG SAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°28'12"W., 88.90 FEET; 3) N.32°13'31"E., 19.86 FEET; THENCE S.89°44'14"E., 88.28 FEET; THENCE S.32°13'08"W., 18.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE CONTINUE N.32°13'08"E., 18.71 FEET; THENCE S.89°44'14"E., 147.46 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF SAID BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'31"W., 16.80 FEET; 2) ALONG THE AFORESAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°42'24"W., 89.07 FEET; 3) S.32°13'08"W., 76.47 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR VIOLET FLAME AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'14"W., 23.57 FEET; THENCE N.89°44'14"W., 117.86 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'14"E., 117.86 FEET; THENCE S.89°44'14"E., 88.19 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'08"W., 11.89 FEET; 2) S.00°15'07"W., 47.54 FEET; 3) S.32°13'14"W., 26.37 FEET TO THE POINT OF BEGINNING.

FOLIO 0779000100:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHWEST OF THE SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, PLUS THE EXISTING COMMON EASEMENT LOCATED ON THE LINE OF THE SOUTH 3/4 OF THE EAST 1/4, LESS AN EASEMENT FOR INGRESS AND EGRESS ON THE SOUTH 30.00 FEET OF THE SOUTHEAST 1/4 LYING WEST OF SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0779090100:

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CENTER LINE OF AN EXISTING CREEK. MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 525.00 FEET MORE OR LESS TO THE CENTER LINE OF EXISTING CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK N 69°00'00" E 105.00 FEET, THENCE N 78°20'00" E 281.00 FEET; THENCE S 82°20'00" E 378.00 FEET; THENCE N 59°00'00" E 291.00 FEET; THENCE N 61 °00'00" E 116.00 FEET; THENCE N 51 °26'50" E 304.94 FEET, MORE OR LESS TO THE EAST BOUNDARY OF THE SW 1/4 OF THE SE 1/4; THENCE S 00°07'30" W 967.00 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE N 89°55'20" W 1335.10 FEET TO THE POINT OF BEGINNING BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 1519, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIOS 0779800110, FOLIO 0779800108, & FOLIO 0779800106:

LOT 3, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

LOTS 4 AND 5, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0886987500:

COMMENCE AT THE NW CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 87°43'48" EAST, 30.07 FEET; THENCE SOUTH 00°05'47" WEST, 3523.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'01" EAST, 375.52 FEET; THENCE SOUTH 00°05'47" WEST, 290.00 FEET; THENCE NORTH 89°21'01" WEST, 375.52 FEET; THENCE NORTH 00°05'47" EAST, 290.00 FEET TO THE POINT OF BEGINNING.

FOLIO 0778800210:

THE WEST 317.47 FEET OF THE NORTH 350.00 FEET OF THE SOUTH 700.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO THE NORTH 30.00 FEET OF THE SOUTH 380.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE WEST 317.45 FEET THEREOF AND LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE NORTH 175.00 FEET OF THE SOUTH 350.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE SOUTH 175.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

PROFESSIONAL TEAM

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

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RS28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

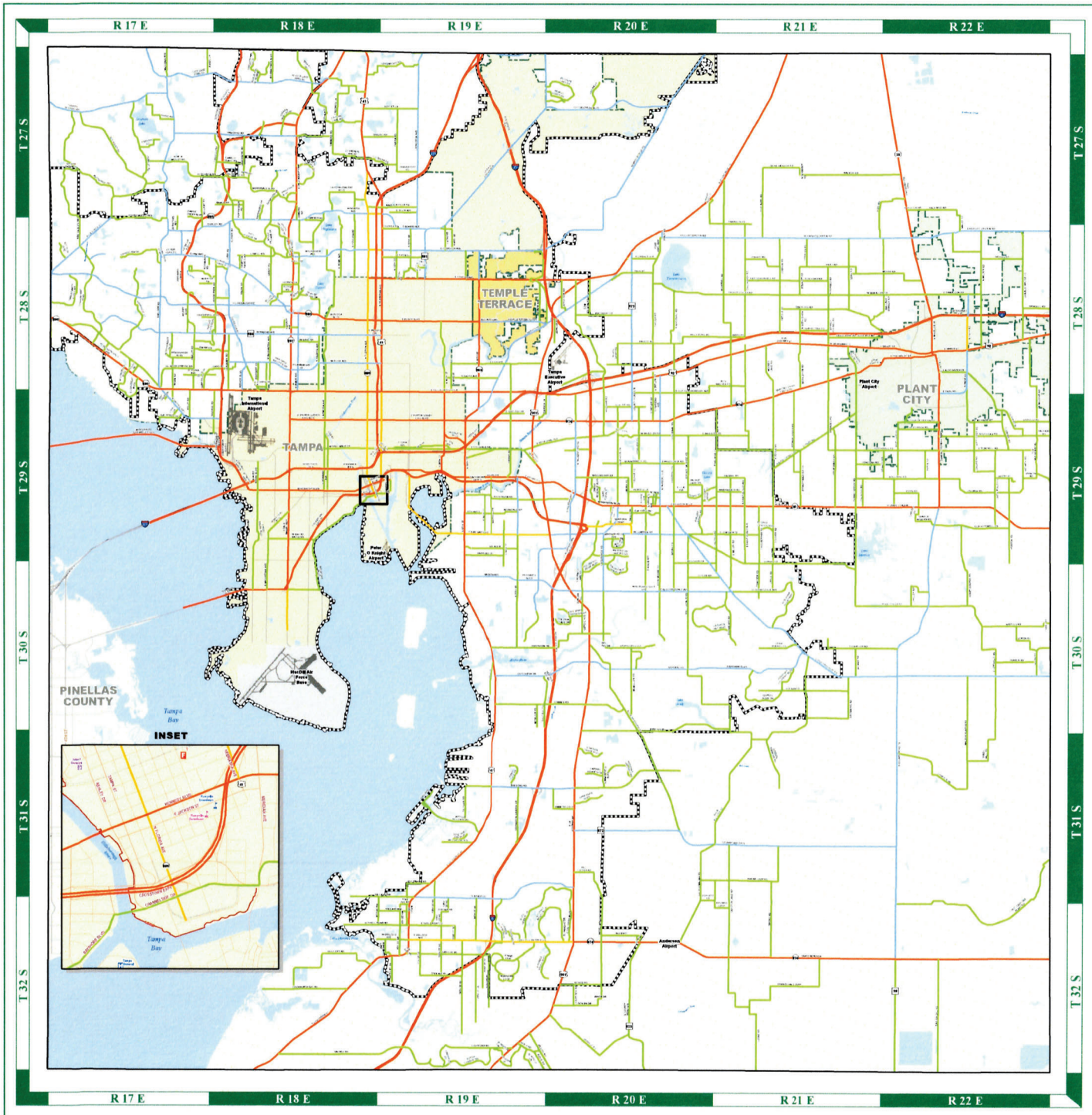
DRAWN:	GRA/DO	CHECKED:	WTR/CW/SKI
JOB NO.:	EPD-BGE-002	DATE:	03/24/2025
		FILE:	P1.dwg

Received June 13, 2025
Development Services

| Additional Folio Parcels | Existing Folio Parcels | | | | | | Carlton Parcel | | | | | | | Southfork Parcel | | | | | | |

Received June 13, 2025
Development Services

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services

Hillsborough County, Florida

Legend

Functional Classifications

Authority,Classification

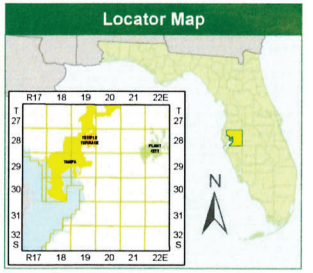
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

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

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

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

Locator Map



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

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

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

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

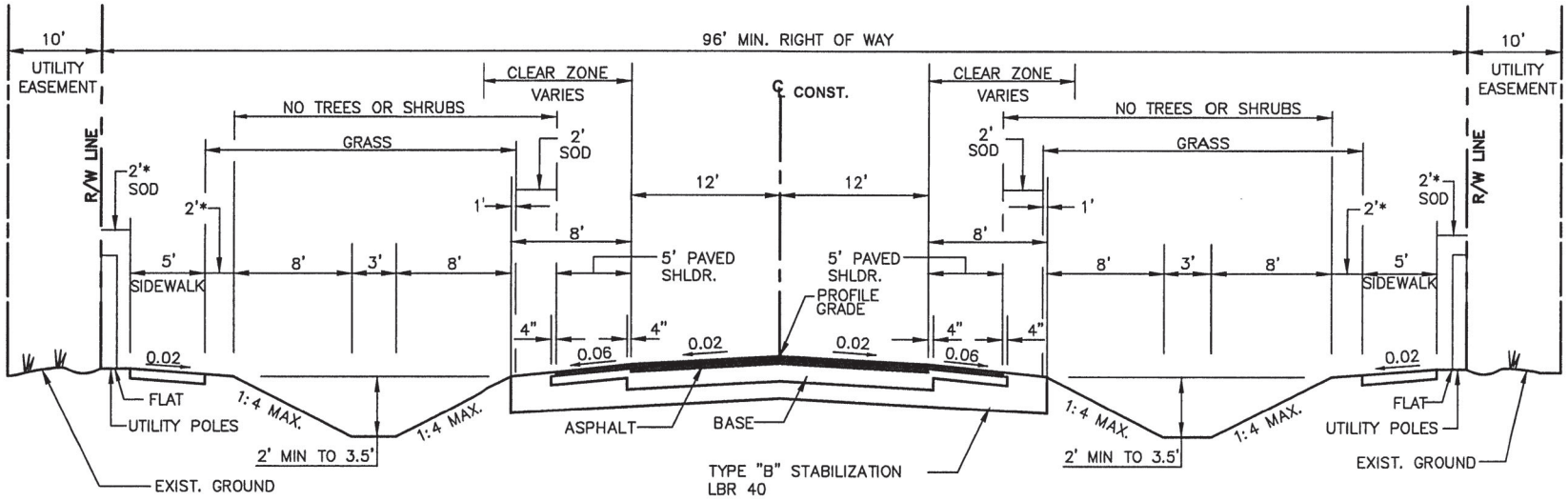
0 1 2 Miles

Date: 04/11/2014 Path: W:\GIS\PROJECTS\FunctClassRoadways\MapMxds\Current\RoadwayFunctClass_FLR.mxd

Received June 13, 2025
Development Services

Received June 13, 2025
Development Services

TS-7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

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

Received June 13, 2025
Development Services

COUNTY OF HILLSBOROUGH

ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 25-0744
Hearing date:	July 21, 2025
Applicant:	JSH Southfork Lakes Development LLC
Request:	Rezone to Planned Development
Location:	South of County Road 672, north of Sweat Loop Road, along both sides of Balm Wimauma Road
Parcel size:	1,083.91 acres +/-
Existing zoning:	AR, AS-0.4, and PD 17-0619
Future land use designation:	Res-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Balm Community Plan and Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION

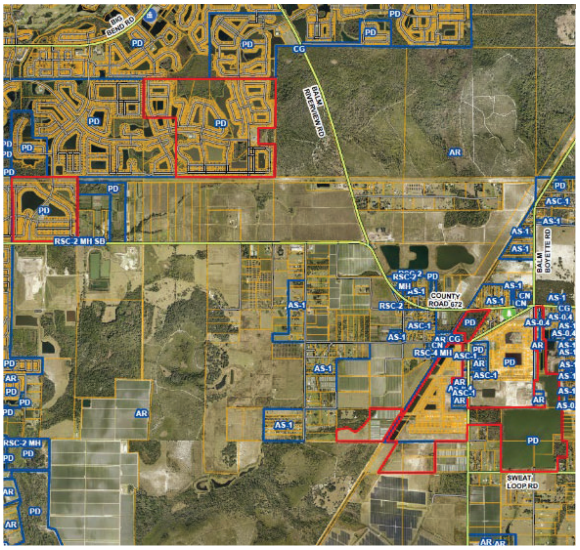
Rezoning Application:	PD 25-0744
Zoning Hearing Master Date:	July 21, 2025
BOCC CPA Public Hearing Date:	September 9, 2025

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	JSH Southfork Lakes Development, LLC
FLU Category:	RES-4
Service Area:	Urban
Site Acreage:	~1,083.91
Community Plan Area:	Balm and SouthShore Areawide Systems
Overlay:	None



Introduction Summary:

This is a request to rezone a site currently zoned Planned Development (PD) 17-0619 (as most recently modified by PRS 23-0789), AR and AS-0.4 to a new Planned Development (PD) in order to increase residential entitlements, add land, modify 40-foot-wide lot requirements, remove RP-2 Village requirements, and remove non-residential entitlements to the "Balm Parcel". Subject site is comprised of three non-contiguous areas, referred to as the "South Fork Parcel", "Carlton Parcel", and the "Balm Parcels." This rezoning request seeks to only make modifications to the "Balm Parcels" while the "South Fork Parcel" & the "Carlton Parcel" will retain the conditions under the current Planned Development (PD 17-0619). Recently adopted CPAs (CPA 24-46 and 24-47) changed the site from the RP-2 to RES-4 Future Land Use Category and the service area from Rural to Urban. As a result, "Balm Parcel" is no longer to be developed as a Planned Village under the RP-2 Future Land Use regulations and seeks to remove conditions related to required commercial nodes and other developmental requirements.

Zoning:	Existing			Proposed
District(s)	PD 17-0619	AR	AS-0.4	PD 25-0744
Typical General Use(s)	Single-Family, Commercial, Office, Personal Service, general recreation, residential support	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural	Single-Family, Commercial, Office, Personal Service, Residential Support Single-Family Detached (Balm Parcel)
Acreage	965.2 (Overall) 400.02 (Balm Parcel)	~132.74	~5.26	~1,083.91 acres (Balm Parcel - 518.91)
Density/Intensity	1.93 DU per acre (Overall) 0.9 DU per acre (Balm Parcel)	1 DU per 5 acres	1 DU per 2.5 acres	2.34 DU/AC (Balm Parcel - 2.02 DU/AC)
Mathematical Maximum*	1,867 dwelling units (Overall) 373 dwelling units (Balm Parcel)	26 dwelling units	2 dwelling units	2,544 dwelling units (Balm Parcel – 1,050 dwelling units)

*number represents a pre-development approximation

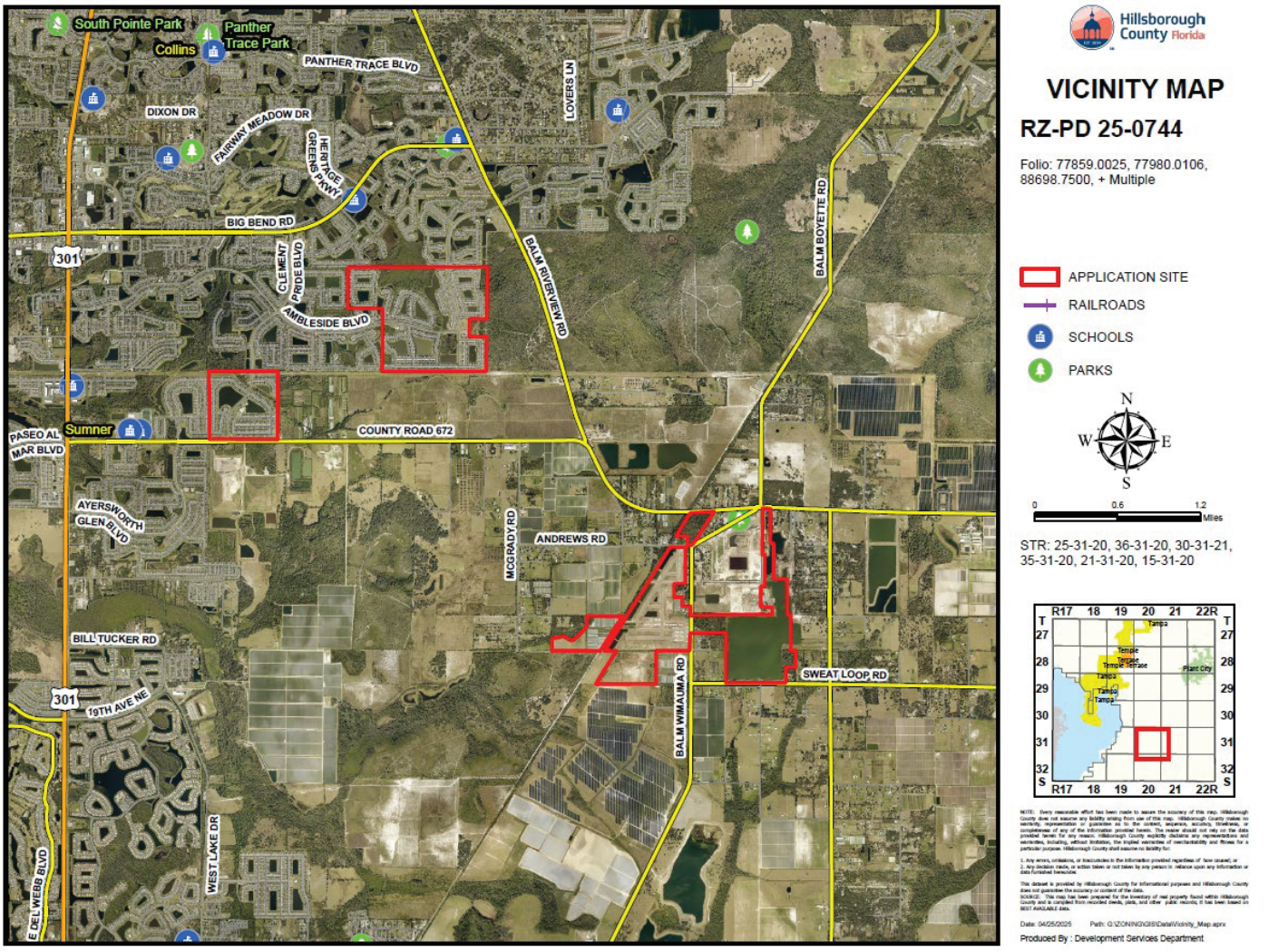
Development Standards:	Existing			Proposed
District(s)	PD 17-0619 (Balm Parcel)	AR	AS-0.4	PD 25-0744 (Balm Parcel)
Lot Size / Lot Width	4,400/5,500 sf 40'/50'	217,800 sf / 150'	108,900 sf / 150'	4,000 sf / 40' (Balm Parcel)
Setbacks/Buffering and Screening	Front: 20' (Garage 25') Side: 5' (Corner 10') Rear: 15'	Front: 50' Side: 25' Rear: 50'	Front: 50' Side: 25' Rear: 50'	Front: 20') Side: 5' (10' side yards functioning as front yards Rear: 15'
Height	35' (2 stories)	50'	50'	35'

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

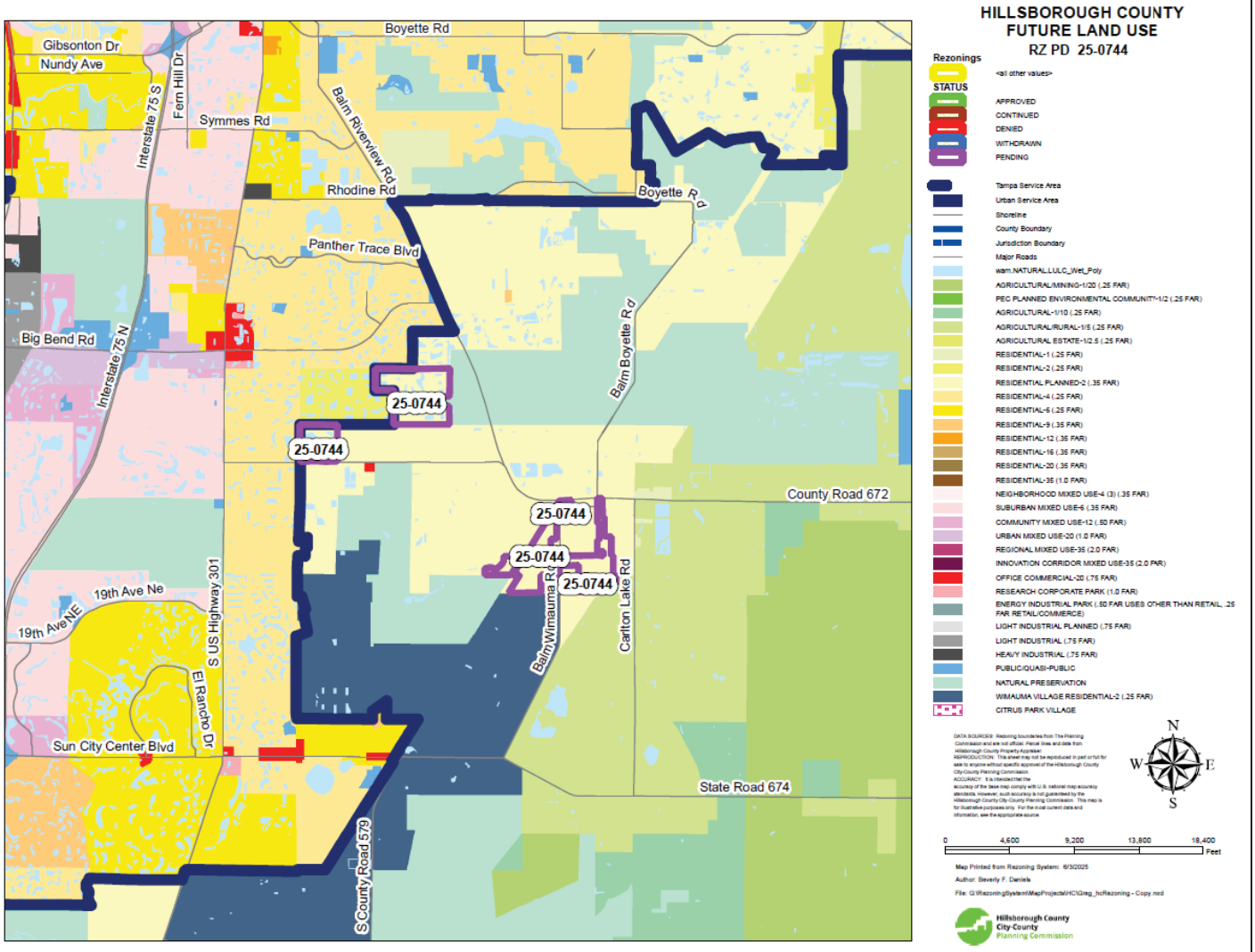


Context of Surrounding Area:

Subject site is divided into three distinct areas, all primarily surrounded by residential or agricultural uses. The area around the “Balm Parcels”, the site subject to changes, also includes some small-scale commercial uses and is near a large solar farm. They are within the Balm Community Area and in the Urban Service Area.

The Balm Parcels are located along County Road 672, Balm Wimauma Road, and Sweat Loop Road.

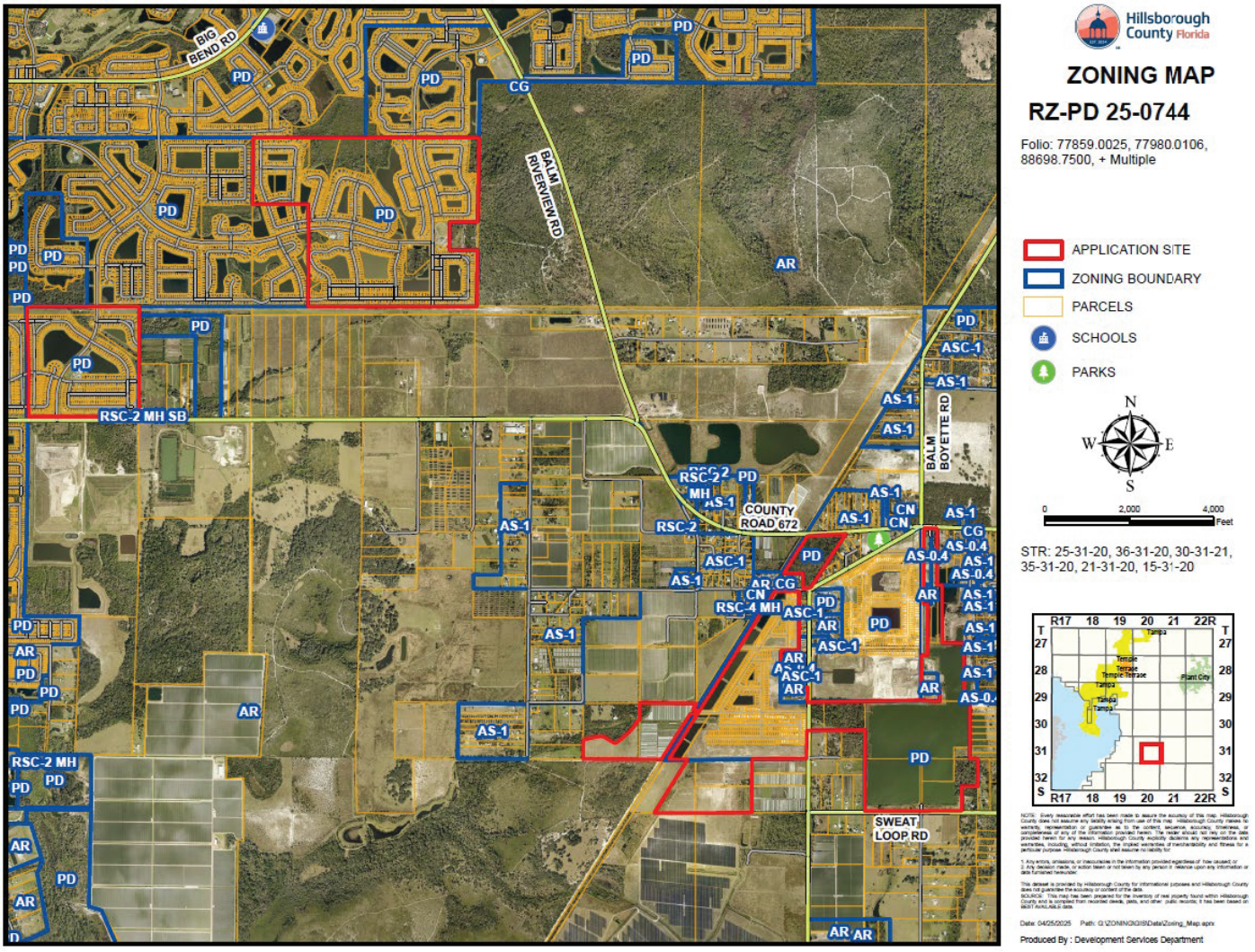
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

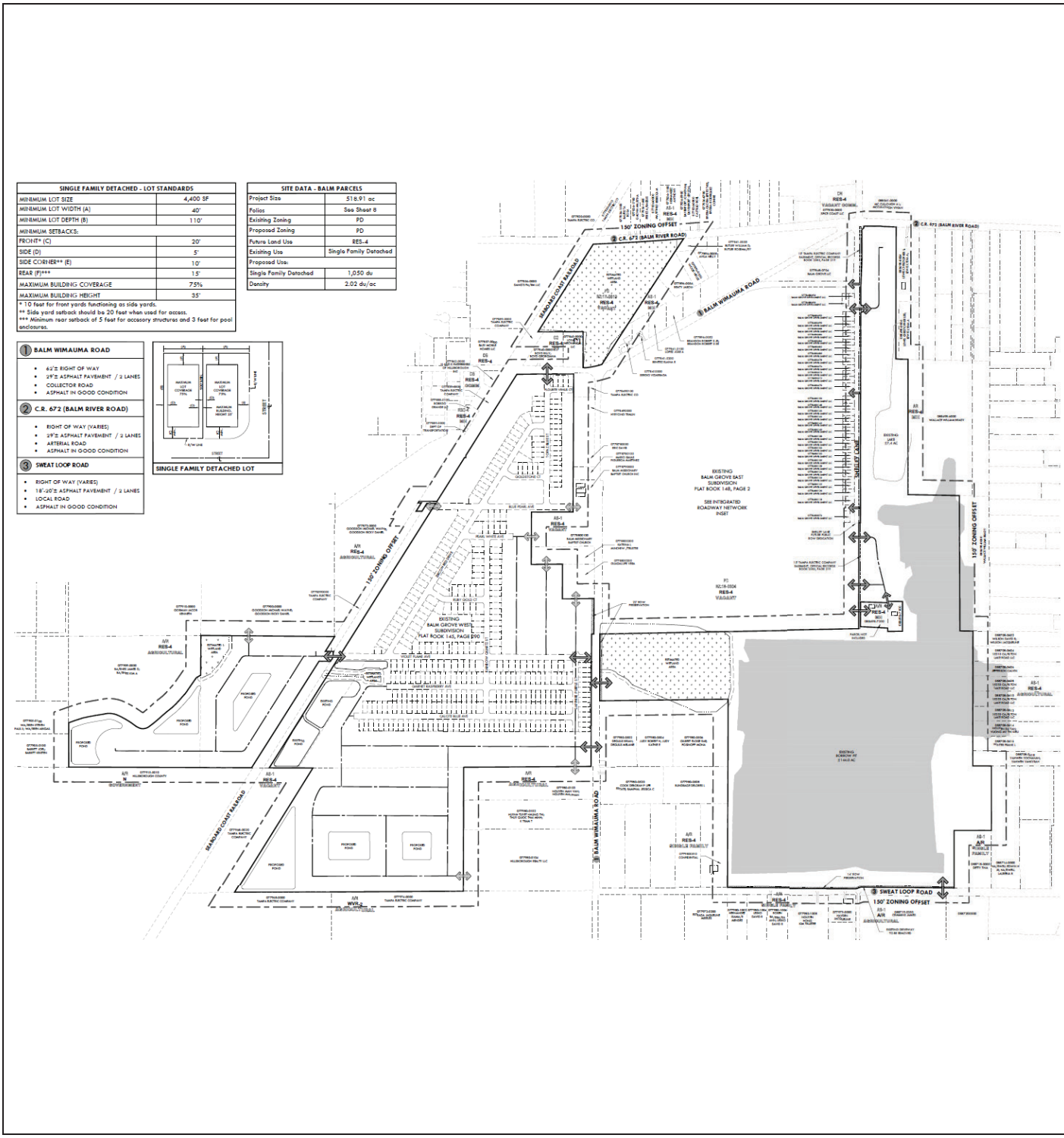


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
Balm Parcels				
North	CG	.27 FAR	Single-Family Conventional	Equipment Storage / Residential
	AS-1	1 dwelling unit per acre	Single-Family / Agriculture	Residential
	AR	1 dwelling unit per 5 acres	Single-Family / Agriculture	Undeveloped
	AS-0.4	1 dwelling unit per 2.5 acres	Single-Family / Agriculture	Residential

South	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Residential, Agriculture
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Residential, Agriculture
	AS-0.4	1 dwelling unit per 2.5 acres	Agriculture/Single-Family Conventional	Residential, Agriculture
	AS-1	1 dwelling unit per acre	Agriculture/Single-Family Conventional	Residential, Agriculture
West	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Agriculture, Residential
	RSC-4 MH	1 dwelling per 0.22 acres	Single-Family Conventional / Mobile Home	Residential
South Fork Parcels				
North	PD 08-1270	2 dwelling units per acre / 0.09 FAR	Single-Family / Commercial / Medical / Office	Single-Family
	PD 81-0339A	4.45 dwelling units per acre / 0.20 FAR	Single Family / Commercial / Office / Community Services	Single-Family
South	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Undeveloped / Utility Easement
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Undeveloped
West	PD 05-1950	2.7 dwelling units per acre	Single-Family Conventional / School / childcare center	Single-Family Conventional
Carlton Parcels				
North	PD 05-1950	2.7 dwelling units per acre	Single-Family Conventional / School / childcare center	Single-Family Conventional
	PD 06-1001	1.7 dwelling units per acre	Single-Family Conventional	Single-Family Conventional
South	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Recycling
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Agriculture / Utility Easement
	RSC-2	0.5 dwelling units per acre	Single-Family Conventional	Agriculture
	PD 93-0005	4 dwelling units per acre	Single-Family Conventional	Agriculture
West	PD 02-0212	4 dwelling units per acre	Single-Family Conventional / Wireless Communications Support Structure (WCSS)	Single-Family Conventional / Wireless Communications Support Structure (WCSS)

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 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
CR 672	County Arterial - Rural	2 Lanes ☐Substandard Road ☐Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other – Improvements Previously Completed
Balm Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Balm Wimauma Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Sweat Loop Rd.	County Collector - Rural	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - Deminimis

Project Trip Generation (Balm Parcels Only) ☐Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,222	337	557
Proposed	8,778	633	906
Difference (+/-)	**(+) 3,556**	**(+) 296**	**(+) 349**

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

Design Exception/Administrative Variance ☐Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands present
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☒ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☒ Adjacent to ELAPP property ☐ Other			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Staff Report
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☒ K-5 ☒6-8 ☒9-12 ☐N/A	☒ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: $13,038 * 677 = $8,826,726 Parks: $2,145 * 677 = $1,452,165 School: $8,227 * 677 = $5,569,679 Fire: $335 * 677 = $226,795 Total per House: $23,745 * 677 = $16,075,365				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Applicant seeks to amend the "Balm Parcel" by increasing the number of permitted single-family conventional units, amend 40-foot-wide lot development standards and remove commercial entitlements. Additional land has also been incorporated into the zoning boundary.

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 CG uses, throughout the development. These standards are no longer applicable and are not implemented in this zoning.

The proposed lot size, lot width, setbacks and height requirements remain as previously approved. The RP-2 Village requirements for perimeter buffering and on-site commercial will be removed.

While the "Carlton Parcel" and the "South Fork Parcel" are included in this rezoning, no changes to the existing requirements are proposed and conditions pertaining to these areas 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 Planned Development district, subject to the conditions, approvable.

Requirements for Certification:
1. Single-family lot detail to correct the minimum lot depth from 100 to 110 feet.

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, 2025.

1. The South Fork receiving parcel shall be permitted a maximum of 1,068 single-family lots with following development standards:

Minimum lot size:	4,400 square feet/5,500 square feet
Minimum lot width:	40 feet/50 feet
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*this additional garage setback for standard and corner lots shall not apply to the following folio numbers:
77714.1084, 77714.1094, 77714.1096, 77714.1098, 77714.1100, 77714.1102, 77714.1104, 77714.1106, 77714.1108, 77714.1126, 77714.1128, 77714.1130, 77714.1132, 77714.1134, 77714.1136, 77714.0488, 77714.0490, 77714.0492, 77714.0494, 77714.0496, 77714.0498, 77714.0500, 77714.0504, 77714.0564, 77714.0566, 77714.0568, 77714.0360, 77714.0362, 77714.0364, 77714.0366, 77714.0368, 77714.0370, 77714.0372, 77714.0374, 77714.0376, 77714.0378, 77714.0740, 77714.0838, 77714.0842, 77714.0850, 77714.0742, 77714.0744, 77714.0786, 77714.0810, 77714.0812, 77714.0814, 77714.0738, 77714.0818, 77714.0724, 77714.0732, 77714.0756, 77714.0760, 77714.0762, 77714.0764, 77714.0766, 77714.0768, 77714.0770, 77714.0772, 77714.0778, 77714.0800, 77714.0836 and 77714.0872.

Additionally, this additional garage setback for standard and corner lots shall not apply to lots developed with a lot width of 50 feet or more within Pockets 4, 5, 6, 7 and 8. Excluding the above referenced folio numbers, all lots within Pocket 1, 2 and 3 shall provide a 25-foot minimum garage setback.

1.1 Along the southern and western common boundaries adjacent to PD 05-1950, single family residential lots/units shall be permitted to be partially located in both the subject PD and PD 05-1950 as part of a unified plan of development. For lots platted after the approval of PRS 18-0455 along the southern and western common boundaries, lots shall be assigned to the density of either the subject PD or the adjacent PD 05-1950 during the platting process. Should previously platted lots along the common boundaries need reassignment to the density of the adjacent PD or should lots previously double counted need reassignment to the density of only one of the PDs, subsequent plats shall provide a new accounting of the lots assigned to each

PD. These lots/units along the common boundaries shall be platted and developed in accordance with the 5,500 square foot lot standards below. Cross access along the southern and western common boundaries shall be permitted.

2. The maximum number of 4,400 square foot lots shall be 267.

3. Lots at a width of less than 50 feet shall provide a 2-car garage and a minimum 18-foot-wide driveway, as depicted on the general site plan.

4. Residential units shall be arranged to provide a maximum number of dwelling units that have views across internal open spaces or perimeter buffers of the South Fork receiving parcel. Where there are a significant number of interior lots, then the design shall incorporate interior open spaces in the forms of village greens or natural corridors.

5. A minimum of 9,558 square feet of neighborhood retail uses and/or day care center uses shall be provided within the 3.5-acre South Fork Village Node, as depicted on the general site plan. Neighborhood retail shall include: grocery store/market/food product stores, convenience stores (without gas sales), pharmacies and other retail uses permitted in the CN zoning district. The following shall apply:

   5.1 The South Fork Village Node may also contain improved open space/community gathering areas, and a maximum of 43,803 square feet of office uses, personal service uses, general indoor/outdoor recreational uses and residential support uses such as churches, adult care centers and daycare centers. With exception to the day care center uses, square footage for these uses shall not count towards the minimum square footage required for on-site commercial/retail specified in condition 5 above. The maximum F.A.R. permitted over the entire South Fork Village Node is 0.35.

   5.2 The South Fork Village Node shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.

   5.3 No minimum building setbacks shall be required.

   5.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent property lines of differing land use classifications.

   5.5 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height where adjacent to a street.

   5.6 Roads adjacent to and within the South Fork Village Node shall be limited to a maximum of two lanes (excluding turn lanes, acceleration and deceleration lanes, on-street parking, etc.).

   5.7 Buildings within the South Fork Village Node shall be architecturally finished on all sides.

5.8 Parking lots in the South Fork Village Node shall be located at the rear or to the side of buildings, or to the interior of a block.

5.9 Signage within the South Fork Village Node shall be limited to monument signs.

6. Prior to the issuance of building permits for more than 75% of the residential units (lots 801-1,068), Certificates of Occupancy shall be issued for a minimum of 50 percent of the 9,558 s.f. of required on-site commercial and/or day care center uses in the South Fork Village Node.

7. The western "clubhouse/pool/amenity area" shall be located where depicted on the site plan and shall serve as a Village Square. This Village Square shall be at least 4,509 square feet (.10 acres) in size. The Village Square shall be bound on all sides by streets and internally improved with landscaping, walkways, benches, fountains, gazebos and/or other similar amenities to encourage and accommodate use by community residents. Building setbacks and maximum building height within this Village Square shall be in accordance with the South Fork residential development standards.

8. The developer shall provide a pedestrian network of sidewalks and/or stabilized pathways, a minimum of 5 feet in width, throughout the South Fork receiving parcel providing pedestrian connections between the residential, open space, the South Fork Village Node and the South Fork Village Square areas.

9. A waiver from the 250-foot buffer requirement found in Land Development Code Section 5.04.02.G (Compatibility with Adjacent Uses) has been granted, with the exception of a 180-foot buffer along the eastern boundary as depicted on the general site plan, Sheet 2. The buffer can be reduced to a minimum of 40 feet, as noted on the general site plan, Sheet 2, in the event (per condition 10 herein), mitigation of Significant Wildlife Habitat within the buffer is provided for in accordance with the Land Development Code mitigation provisions for upland signification wildlife habitat. No stormwater ponds, or other site improvements, shall be located within the buffer. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity.

10. An evaluation of this property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map (including the 180' eastern buffer). The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.

11. The eastern area of the South Fork receiving parcel is located adjacent to the Balm-Boyette Scrub Nature Preserve. As required by Land Development Code Section 4.01.11 (Natural Preserves), a compatibility plan will need to be submitted at the time of site development plan review. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.

12. The developer shall construct the Ambleside Boulevard extension from the western South Fork area boundary and the roadway shall be constructed as a 2-lane collector roadway consistent with the

County's Transportation Technical Manual. The developer shall construct the north/south collector from the northern South Fork boundary (connecting Pradera Reserve Boulevard) to the southern South Fork boundary and the roadway shall be constructed a 2-lane collector roadway consistent with the County's Transportation Technical Manual.

13. Residential homes are restricted from fronting on Ambleside Boulevard and the north/south collector.

14. All project roadways shall be consistent with the County's Transportation Technical Manual, unless otherwise approved through the Public Works Design Exception Process. Notwithstanding anything shown on the general site plan to the contrary, the number, location and spacing of access points shall comply with all applicable access management standards, unless otherwise approved by Hillsborough County Public Works. Internal roadways may be public or private and if private, may be gated; however, Ambleside Boulevard and the north/south collector shall remain a freely traversable, ungated roadway.

The following shall apply to the Carlton receiving parcel:

15. The Carlton receiving parcel shall be permitted a maximum of 426 single-family lots with following development standards:

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet/50 feet
Minimum lot depth:	120' along the western boundary only
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.
Minimum side yard setback:	5 feet

16. Lots of 4,400 square feet are permitted in the following areas of the Carlton receiving parcel:

16.1 Pocket 1 (previously delineated as Pocket 3 in PD 13-0124);

16.2 Pocket 2 (previously delineated as the southern area of Pocket 4 in PD 13-0124); and,

16.3 The southwestern area of the Carlton receiving parcel bound by Carlton Fields Drive to the north, Clement Pride to the east, CR 672 to the south and the PD boundary to the west (previously delineated as Pocket 5 in PD 13-0124).

17. All lots with less than 50 feet in width shall provide a 2-car garage and a minimum 18-foot-wide driveway, as depicted on the general site plan.

18. Lots with less than 50 feet in width within the noted southwestern area (Pocket 5 in PD 13-0124) shall provide staggered front yard setbacks of 20 feet and 30 feet. Garages shall be setback an additional 5 feet. Additionally, there shall be no two identical garage doors adjacent to one another.

19. A waiver to the required on-site commercial square footage (Village Node) has been approved. Therefore, a minimum 1.0 acre Carlton Village Square (noted as a Village Center on PD 13-0124) shall be provided where depicted on the site plan. The Village Square shall bound on all sides by streets and internally improved with landscaping, walkways, benches, fountains, gazebos and/or other similar amenities to encourage and accommodate use by community residents. Building setbacks and maximum building height within this Carlton Village Square shall be in accordance with the Carlton residential development standards.

20. Three pond/open space/park areas shall be provided as depicted on the site plan. These spaces will be owned/maintained by the HOA, CDD or other entity. Pond/Open Space/Park areas A and B shall provide an active recreational area consisting of a mulched or grassed path around the pond. Pond A shall provide a 36" - 48" high decorative fence along the rear lot lines of the adjacent single-family lots.

21. The developer shall provide a pedestrian network of sidewalks and/or stabilized pathways, a minimum of 5 feet in width, throughout the Carlton receiving parcel providing pedestrian connections between the residential, open space and the Carlton Village Square areas.

22. A waiver from the 250-foot buffer requirement found in Land Development Code Section 5.04.02.G (Compatibility with Adjacent Uses) has been granted. However, buffering along the south and east may be required in accordance with the below:

    22.1 If the adjoining use to the east of the Carlton receiving parcel is not developed with a comparable use, then a 50-foot-wide buffer shall be provided.

    22.2 Landscaping along Balm Road, as shown on the general site plan, shall include a 100-foot buffer with a minimum of 15 feet of Florida-friendly landscaping and grass. Trees shall be planted on 30-foot centers and can be grouped to meet design consideration. Otherwise, screening shall be a Type B, including a solid wall or fence, per the Land Development Code, with a 100-foot buffer. Screening can also be achieved within a 100-foot buffer by use of a berm and hedge with trees at intervals. The hedge shall be a minimum of 3 feet in height and 75% opaque at time of planting. The final screening design shall be subject to Natural Resources approval. The buffer area may be reduced to address right-of-way improvements for the entrance of the residential development.

    22.3 The planting of trees shall be sensitive to overhead utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed electric utility line.

23. The applicant shall construct a north-south collector road (Clement Pride Boulevard extension) to extend Clement Pride Boulevard from the northern PD boundary to Balm Road (CR 672) and shall be designed as shown on the general site plan.

24. The applicant shall construct an eastbound 455-foot left turn lane at the south end of the Clement Pride Boulevard extension along Balm Road.

25. The applicant shall construct a westbound 405-foot right turn lane at the south end of the Clement Pride Boulevard extension along Balm Road.

26. Prior to Final Plat approval, the developer shall dedicate up to a total of thirty-one (31) feet of right-of-way on Balm Road (CR 672). The right-of-way shall be dedicated to allow for the future construction of Balm Road as a four (4) lane, divided roadway.

The following shall apply to the Balm parcel:

27. The Balm parcel shall be permitted a maximum of 1,050 single-family detached lots (which includes the existing structure to remain on folio 77970.0000) and shall be developed in accordance with the following development standards:

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

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

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

28.1 Each unit shall provide a 2-car garage.
28.2 Each unit's primary entrance door shall face the roadway.

29. Project access to CR 672 shall be as follows:

29.1.1 The developer shall construct the northern +/- 650 feet of Shelley Ln. to current County standards for a Typical Section - 4 (TS-4) urban collector roadway as detailed within the Hillsborough County Transportation Technical Manual (TTM); [THIS CONDITION HAS BEEN SATISFIED.]

29.1.2 The developer shall construct a northbound to westbound exclusive left turn lane, and a shared northbound to eastbound through/right turn lane on Shelley Ln. onto CR 672. [THIS CONDITION HAS BEEN SATISFIED.];

29.1.3 The developer shall construct a shared southbound to westbound through/right turn lane, and a southbound to eastbound exclusive left turn lane on Balm Boyette Rd. onto CR 672. [THIS CONDITION HAS BEEN SATISFIED.]; and,

29.1.4 Prior to or concurrent with the initial increment of development during the plat/site/construction plan review process, conduct a signal warrant analysis at the intersection of County 672 and Balm Boyette Rd./Shelley Ln. Such signal warrant analysis shall examine existing traffic, project traffic, and vested project trips (for approved Planned Developments within 1.5 miles of the above referenced intersection). Additionally:

29.1.4.1 The developer shall design the signal infrastructure and adjacent interconnects concurrent and install the signals with the initial phase of development; and,

29.1.4.2 The traffic signal shall not be activated until warrants are met.

[THIS CONDITION HAS BEEN SATISFIED].

29.1.5 As Shelley Ln. is a substandard local roadway the developer shall improve Shelley Ln., between the southernmost project access and its intersection with Balm Wimauma Rd. to Typical Section - 3 (TS-3) standard, residential subtype, as found with Hillsborough County Transportation Technical Manual (TTM) unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

30. As Sweat Loop Rd. is a substandard collector roadway, if more than 10 homes which take direct or indirect access to Sweat Loop Rd. are constructed, the developer shall improve Sweat Loop Rd., between the project's easternmost driveway and the nearest standard roadway, to current County standards for a Typical Section – 7 (TS-7) rural local/collector roadway as detailed within the Transportation Technical Manual (TTM).

31. As CR 672 (Balm-Picnic Rd.) is a substandard arterial roadway, the developer will be required to improve Balm Rd. (between its easternmost and westernmost Balm Rd. access driveways, as well continuing west to the nearest standard roadway) 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.

Notwithstanding the above, the developer has proffered construction of certain improvements to CR 672 which—irrespective of any Section 6.04.02.B Administrative Variances or Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC—shall result (at a minimum) in the following improvements to the facility:

31.1 Between the project's western project boundary and the western limits of the eastbound left and right turn lanes plus transitions at the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

31.1.1 Widen the road as may be necessary to ensure there are 12-foot-wide travel lanes; and,

31.1.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

[THIS CONDITION (31.1) HAS BEEN SATISFIED].

31.2 Between the western limits of the eastbound left and right turn lanes plus transitions and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

31.2.1 Widen the road as may be necessary to ensure there are 12-foot-wide travel lanes;

31.2.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved;

31.2.3 Construct a 12-foot -wide eastbound to northbound left turn lane on CR 672 onto Balm Boyette Rd.; and,

31.2.4 Construct a 12-foot wide eastbound to southbound right turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (31.2) HAS BEEN SATISFIED].

31.3 Between the eastern limits of the westbound left turn lane and transition and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

31.3.1 Widen the road as may be necessary to ensure there are 12-foot wide travel lanes;

31.3.2 Construct 8-foot wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved; and,

31.3.3 Construct a 12-foot wide westbound to southbound left turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (33.3) HAS BEEN SATISFIED].

32. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated July 9, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard collector roadway, the developer shall be required to construct certain improve to Balm Wimauma Rd. consistent with the Design Exception. Specifically:

32.1 Between Balm Rd. and Balm Gardens Ln. the developer shall:

32.1.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

32.1.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

32.1.3 Construct 5-foot-wide sidewalks along the property frontages.

[THIS SECTION (32.1) HAS BEEN SATISFIED].

33.2 Between Balm Gardens Ln. and the southern PD boundary or the southernmost limit of access improvements, whichever is results in a greater distance, the developer shall:

33.2.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

33.2.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

33.2.3 Construct 5-foot-wide sidewalks along the property frontages.

34. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated June 13, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Rd. is a substandard roadway, the developer shall be required to construct certain improvements to Balm Rd. (between the western property boundary or westernmost limits of the turn lane improvements, whichever is greater and Balm Wimauma Rd.) consistent with the Design Exception. Specifically:

34.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

34.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

34.3 Construct 5-foot-wide sidewalks along the property frontages.

35. Portions of the subject application (Folio Nos. 77909.0100 & 77900.0100) are adjacent to the Balm Scrub Preserve. Per LDC 4.01.11, 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.

36. Unless otherwise approved by Hillsborough County Public Works the developer shall relocate the speed table on Balm Rd.

37. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 22 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 west 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.

38. 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.

39. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Control Devises (MUTCHD), the developer shall place signage which identifies roadway stub outs as a "Future Roadway Connection."

40. Project access connections and stubouts shall be constructed as shown on the PD site plan.

41. Prior to or concurrent with the initial increment of additional development, the developer shall construct the following site access improvements:

    a. A westbound to southbound left turn lane on Balm Rd. onto Blue Topaz St.;
    b. An eastbound to southbound right turn lane on Balm Rd. onto Blue Topaz St;
    c. A northbound to westbound left turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    d. A southbound to westbound right turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    e. A northbound to westbound left turn lane on Balm Wimauma Rd. at the southernmost access driveway; and,
    f. A southbound to westbound right turn lane on Balm Wimauma Rd. at the southernmost access driveway.

The following conditions shall apply to the entire Planned Development:

42. Access shall be provided as shown on the PD site plan unless otherwise provided for herein these conditions. Internal roadways may be public or private, and if private, roadways may be gated.

43. 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.

44. Prior to or concurrent with plat/site/construction plan review for each increment of development, the developer shall submit a trip generation and site access analysis which evaluates whether auxiliary (turn) lanes or other site access improvements are warranted. Any required improvements may require the developer to convey or otherwise acquire additional right-of-way.

45. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission 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.

46. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

47. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/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).

48. An evaluation of the properties identified a number of mature trees that appear to include grand oaks. The potential stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.

49. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area or Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.

50. 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.

51. Stormwater management systems shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.

52. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or Land Development Code (LDC) requirements, the more restrictive regulation shall apply, unless specifically conditions 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.

53. 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 (See following pages)

B. HEARING SUMMARY

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

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

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

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

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

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

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

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

The zoning master closed the hearing on RZ-PD 25-0744.

C. EVIDENCE SUMBITTED

Ms. Corbett submitted to the record at the hearing a copy of the applicant's presentation slides.

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

D. FINDINGS OF FACT

1. The Subject Property consists of multiple folio parcels with a total of approximately 1,083.91 acres in three non-contiguous areas referred to as the “South Fork Parcel,” the “Carlton Parcel,” and the “Balm Parcel,” plus 10 additional properties to be included in the Balm Parcel (the “Balm Expansion Parcels”). RZ-PD 25-0744 seeks to modify the zoning entitlements applicable to the Balm Parcel and include the Balm Expansion Parcels, South Fork Parcel, and Carlton Parcel in a unified PD. The Balm Parcel consists of approximately 400.02 acres that were included in PD 17-0619. The Balm Expansion Parcels consist of 10 folio parcels with a total of approximately 118.71 acres included in this rezoning, for a total of approximately 518.91 acres. The Balm Parcel and Balm Expansion Parcels are located south of County Road 672 along both sides of Balm Wimauma Road north of Sweat Loop Road in Wimauma.

2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned PD 17-0619, AR, and AS-04.

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

4. The general area surrounding the Balm Parcel and Balm Expansion Parcels consists of residential single-family uses, agricultural uses, an equipment storage business, and the Good Samaritan Mission.

5. The existing PD 17-0619 allows single-family residential, commercial, office, personal services, general recreation, and residential support uses on approximately 965.2 acres. The applicant is requesting to rezone the entire Subject Property, including the South Fork Parcel, the Carlton Parcel, the Balm Parcel, and Balm Expansion Parcels to a unified Planned Development. The proposed rezoning will not modify entitlements to the South Fork Parcel or Carlton Parcel. The proposed rezoning seeks to eliminate non-residential uses from the Balm Parcel and allow up to 1,050 dwelling units on the Balm Parcel and Balm Expansion Parcels, for a total of up to 2,544 dwelling units in the overall PD.

6. The applicant requested a Design Exception related to Balm Road substandard roadway improvements, applicable only to the Balm Parcel. The County Engineer found the Design Exception approvable. If RZ-PD 25-0744 is approved, the Design Exception will allow 11-foot-wide lanes in lieu of the 12-foot-wide lanes required under the TS-7 standards in the Transportation Technical Manual.

7. The applicant requested a Design Exception related to the Balm Wimauma Road substandard roadway improvements. The County Engineer found the Design Exception approvable. If RZ-PD 25-0744 is approved, the Design Exception will allow 11-foot-wide lanes in lieu of the 12-foot-wide lanes required under the TS-7 standards in the Transportation Technical Manual.

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

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

10. Planning Commission staff found the proposed planned development is an allowable use in the Res-4 Future Land Use category, is compatible with the existing development pattern of the surrounding area, and does support the vision of the Southshore Areawide Systems Plan. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

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

F. CONCLUSIONS OF LAW

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

G. SUMMARY

The existing PD 17-0619 allows single-family residential, commercial, office, personal services, general recreation, and residential support uses on approximately 965.2 acres. The applicant is requesting to rezone the entire Subject Property, including the South Fork Parcel, the Carlton Parcel, the Balm Parcel, and Balm Expansion Parcels to a unified Planned Development. The proposed rezoning will not modify entitlements to the South Fork Parcel or Carlton Parcel. The proposed rezoning seeks to eliminate non-residential uses from the Balm Parcel and allow up to 1,050 dwelling units on the Balm Parcel and Balm Expansion Parcels, for a total of up to 2,544 dwelling units in the overall PD.

The applicant requested a Design Exception related to Balm Road substandard roadway improvements applicable only to the Balm Parcel. The County Engineer found the Design

Exception. If RZ-PD 25-0744 is approved, the Design Exception will allow 11-foot-wide lanes in lieu of the 12-foot-wide lanes required under the TS-7 standards in the Transportation Technical Manual.

The applicant requested a Design Exception related to the Balm Wimauma Road substandard roadway improvements. The County Engineer found the Design Exception approvable. If RZ-PD 25-0744 is approved, the Design Exception will allow 11-foot-wide lanes in lieu of the 12-foot-wide lanes required under the TS-7 standards in the Transportation Technical Manual.

H. RECOMMENDATION

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

Pamela Jo Hatley August 11, 2025

Pamela Jo Hatley PhD, JD Date:
Land Use Hearing Officer

Hillsborough County
City-County
Planning Commission

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: July 21, 2025 **Report Prepared**: July 10, 2025	**Case Number**: PD 25-0744 **Folio(s)**: Multiple (see application) **General Location**: South of County Road 672, west of Carlton Lake Road, and north of Sweat Loop Road
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	Residential-4 (4 du/ga;0.25 FAR)
Service Area	Urban Service Area
Community Plan(s)	Balm + SouthShore Areawide Systems
Rezoning Request	Rezone to Planned Development (PD) to supersede an existing PD to add land to the Balm Parcels, which will result in 677 additional single-family residential dwelling units. The South Fork and Carlton Parcels are not subject to any modification
Parcel Size	+/- 1,083 acres
Street Functional Classification	County Road 672 – **County Arterial** Balm Wimauma Road – **County Collector** Sweat Loop Road – **County Collector** Balm Road – **County Collector** Shelley Lane – **Local**

Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	PD + AR + AS-0.4 + AS-1	Vacant + Single-Family + Public/Quasi + Agricultural + Heavy Industrial
North	Residential-4	PD + AS-1 + ASC-1 + CG + AR + CN	Single-Family Residential + Agricultural + HOA/Common Property + Public/Quasi
South	Agricultural/Rural-1/5 + Residential-4	AR	Agricultural + Single-Family + Vacant
East	Agricultural/Rural-1/5 + Residential-4	AS-1 + AS-0.4 + AR	Single-Family + Agricultural + Vacant
West	Residential-4 + Natural Preservation	AS-1 + AR + ASC-1 + RSC-4	Single-Family + Agricultural + Vacant + Public/Quasi

Staff Analysis of Goals, Objectives and Policies:

The ± 1,083-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 Community Plan and SouthShore Areawide Systems Plan. A publicly initiated Comprehensive Plan Amendment was recently approved by the Board of County Commissioners and became effective on June 22, 2025, changing the site's Future Land Use designation to Residential-4 (RES-4) and reclassifying it from the Rural Area to the Urban Service Area. As a result, the subject site is now designated as RES-4 and will be reviewed accordingly. The intent of the RES-4 category is for low density residential development. The applicant is requesting to rezone the subject site to Planned Development (PD) to supersede an existing PD to add land to the Balm Parcels, which will result in 677 additional single-family residential dwelling units. The South Fork and Carlton Parcels are not subject to any modification.

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 consists of 373 single-family residential units, with a proposed increase to 1,050 units, resulting in an overall increase of 677 units. With the site being designated as RES-4, the proposed increase in residential units fits within the maximum allowable range for the site. Surrounding the property, there is primarily a mix of single-family residential units and agricultural uses. The proposal to rezone to Planned Development (PD) to add land to the Balm Parcels, which will result in 677 additional single-family residential dwelling units, meets the intent of FLUS Objective 1.1 and aligns with the existing residential character of 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 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 with the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of residential and agricultural uses. The proposed request will complement the area as well as the surrounding neighborhoods.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. 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 specific goals or polices within the Balm Community Plan that directly relate to the proposed rezoning. The SouthShore Areawide Systems Plan desires to promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity, and livability. The proposed rezoning supports this objective by encouraging compact, coordinated growth that aligns with the character of the surrounding area. Therefore, the request aligns well with the SouthShore Areawide Systems Plan.

Overall, staff finds that the proposed use is an allowable use in the RES-4 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the SouthShore Areawide Systems Plan. The proposed Planned Development (PD) would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section 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 Planned Development **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

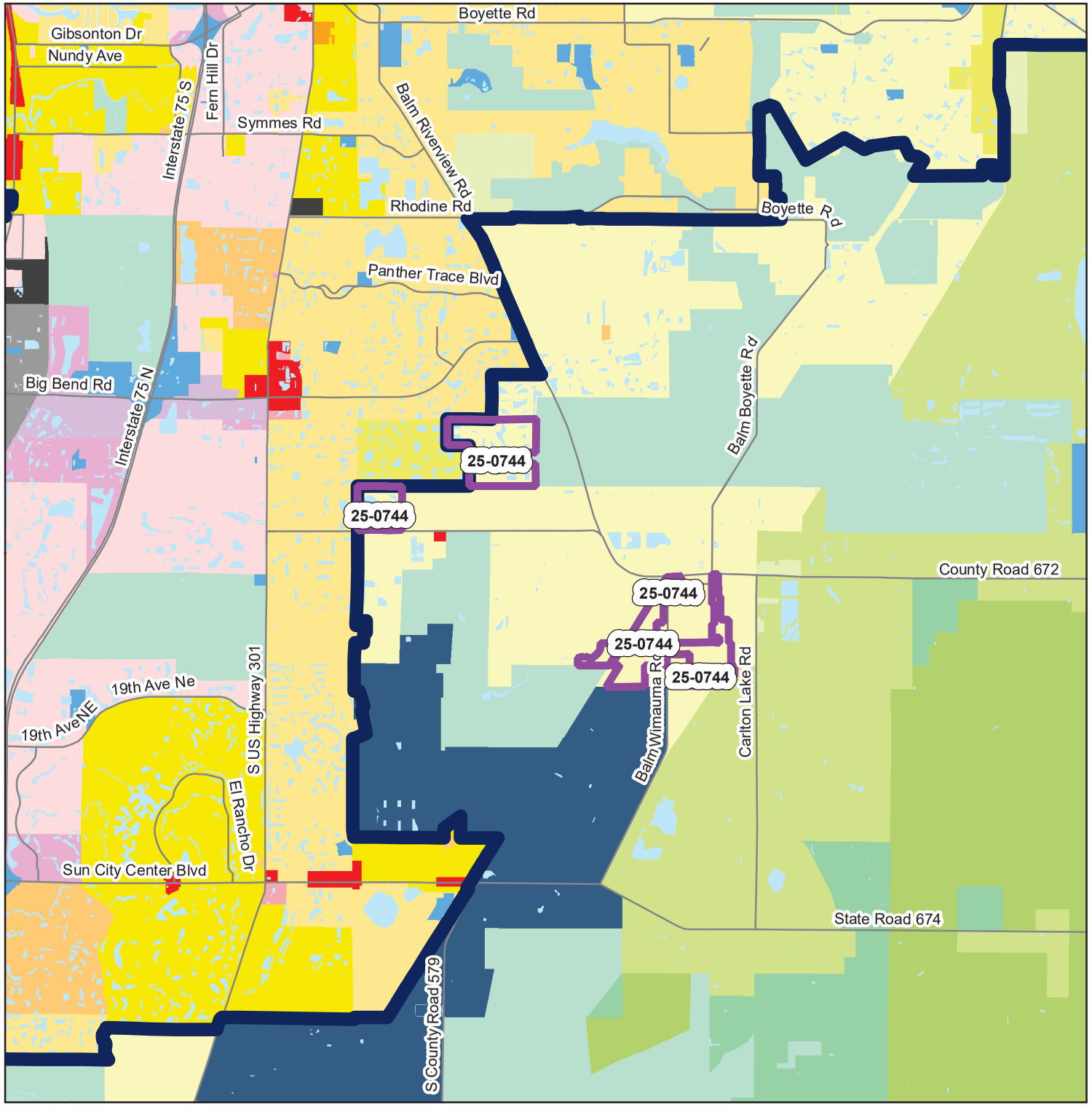
Objective 6.2: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.*

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS

Cultural/Historical Objective

The community desires to:

- 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 PD 25-0744

Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

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

N W E S

0 4,600 9,200 13,800 18,400 Feet

Map Printed from Rezoning System: 6/3/2025

Author: Beverly F. Daniels

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

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

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

DEPUTY COUNTY ADMINISTRATOR
Gregory S. Horwedel

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: Southfork, Carlton, and Balm Parcels

Zoning File: RZ-PD 25-0744 **Modification:** None

Atlas Page: None **Submitted:** 08/22/25

To Planner for Review: 08/22/25 **Date Due:** ASAP

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

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

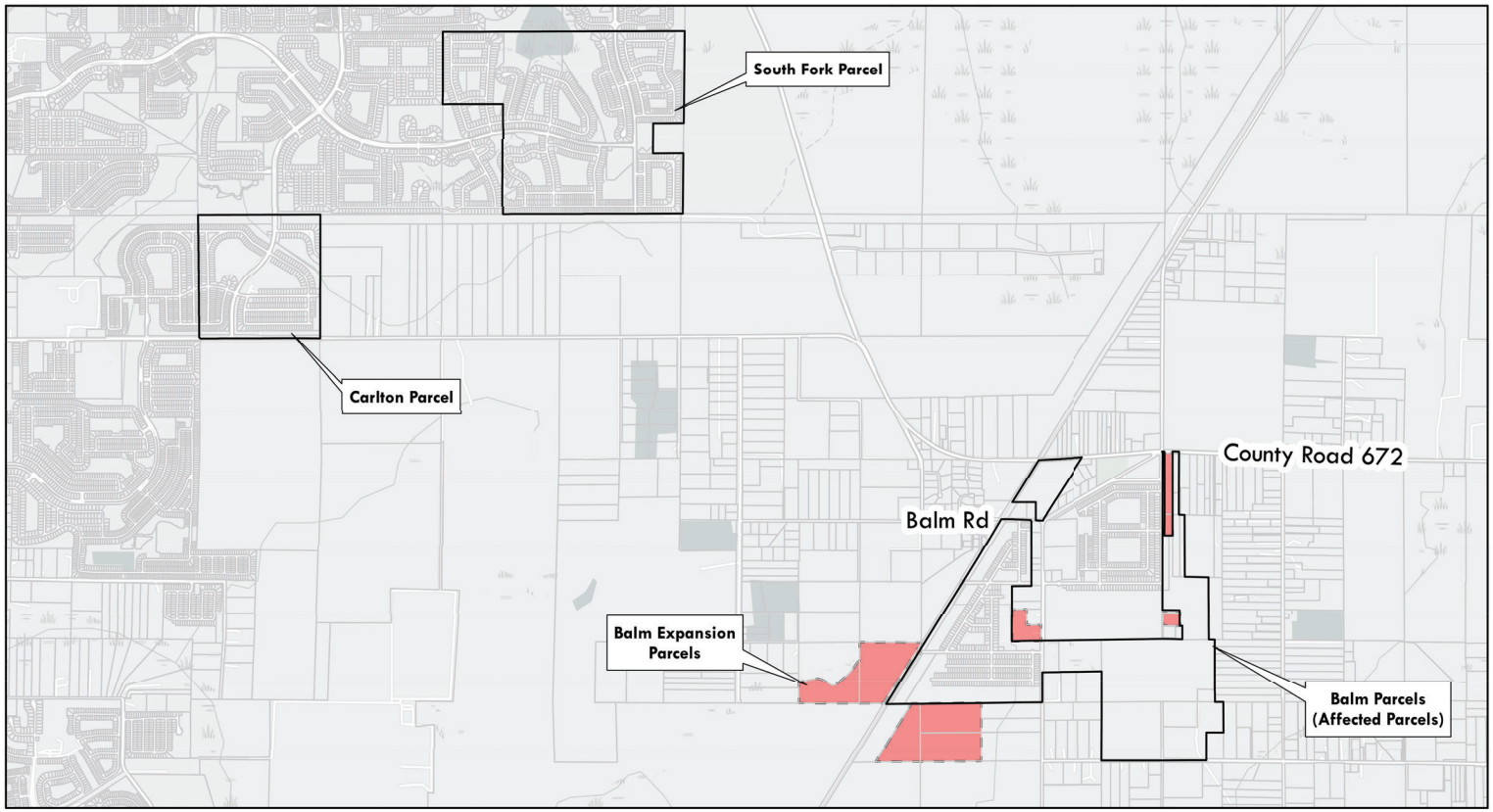
☑ The Development Services Department HAS NO OBJECTION to this General Site Plan.

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

Reviewed by: Jared Follin Date: 08/22/2025

Date Agent/Owner notified of Disapproval: _____

Received
August 22, 2025
Development
Services



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVERVIEW COMMUNITY PLAN AND SOUTHSHORE AREAWIDE SYSTEMS PLAN BOUNDARIES.
2. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" AS SHOWN ON FEMA FIRM MAP NO. 12057C0532H, 12057C0525H, 12011205158 AND 12011205 20C IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE CARLTON PARCEL IS ADJACENT TO THE BALM ROAD/CR 672 SCENIC CORRIDOR. THE REMAINING PARCELS ARE NOT ADJACENT TO OR WITHIN 1.50' OF THE PROJECT AREA AS SHOWN.
6. THERE ARE PLATTED LOTS WITHIN THE PROJECT AND ALSO WITHIN 150' OF THE SITE AS SHOWN.
7. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE EXISTING ROADS ON SITE, AS SHOWN. THERE ARE NO RELEVANT EXISTING EASEMENTS ON SITE.
10. NO FLEX IS REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
12. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
13. THE ENTIRE SOUTHERN BOUNDARY OF THE SOUTH FORK PARCEL ABUTS A TECO POWERLINE EASEMENT WHICH WILL REQUIRE COORDINATION AND A POTENTIAL EASEMENT FROM TECO TO ALLOW FOR CROSS ACCESS. THE ENTIRE EASTERN BOUNDARY OF SOUTH FORK PARCEL ABUTS "TIITF/COUNTIES" (BALM BOYETTE SCRUB/COUNTY PARK) OWNERSHIP. ALL OTHER BOUNDARIES HAVE NO PHYSICAL BARRIERS TO PREVENT CROSS ACCESS TO ADJACENT PARCELS.
14. THE CARLTON PARCEL HAS A 200' TECO EASEMENT ON SITE.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
16. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PROJECT ROADWAYS/DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT PRIDE BLVD. AND THE ROADWAY SERVING THE ACCESS STUBOUT ALONG THE PROJECT'S EASTERN BOUNDARY.
17. ACCESS/CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED.
18. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150 FEET OF THE SITE IS AS SHOWN. THERE ARE NO MEDIANS WITHIN 150 FEET OF THE SITE.
19. THE LOCATION OF SIDEWALKS AND TYPE OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING AND WITHIN 150 FEET OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OF BIKEWAYS WITHIN 150 FEET OF THE SITE.
20. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
21. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150 FEET OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
22. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
23. EXISTING ACCESS POINTS ARE AS SHOWN.
24. THERE ARE NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
25. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD OR OTHER ENTITY.
26. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS AND OTHER SIMILAR USES.

SOUTH FORK, CARLTON & BALM PARCELS PD	
PROJECT DATA TABLE	
PROJECT FOLIOS	See Sheet 8
ADDRESS/INTERSECTION	Balm Rd & Balm Wimauma Rd
EXISTING ZONING	PD, AS-0.4, AR
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
GROSS ACREAGE	1083.91 ac

PROPOSED USES, DENSITY AND INTENSITY			
GROSS DENSITY	2.34 DU/AC		
MAX ALLOWABLE DENSITY	4 DU/AC		
PROPOSED USES:	Residential Single Family Detached Units	Non-Residential SF	Office, Personal Service, General Recreation, Residential Support
SouthFork Parcel = 403.9 acres	1,068	9,558	43,803
Carlton Parcel = 161.1 acres	426	-	-
Balm Parcels = 518.91 acres	1,050	-	-
TOTAL = 1083.91 acres	2,544	9,558	43,803

PD 25-0744
GENERAL DEVELOPMENT PLAN
SOUTHFORK,CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

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

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

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

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

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

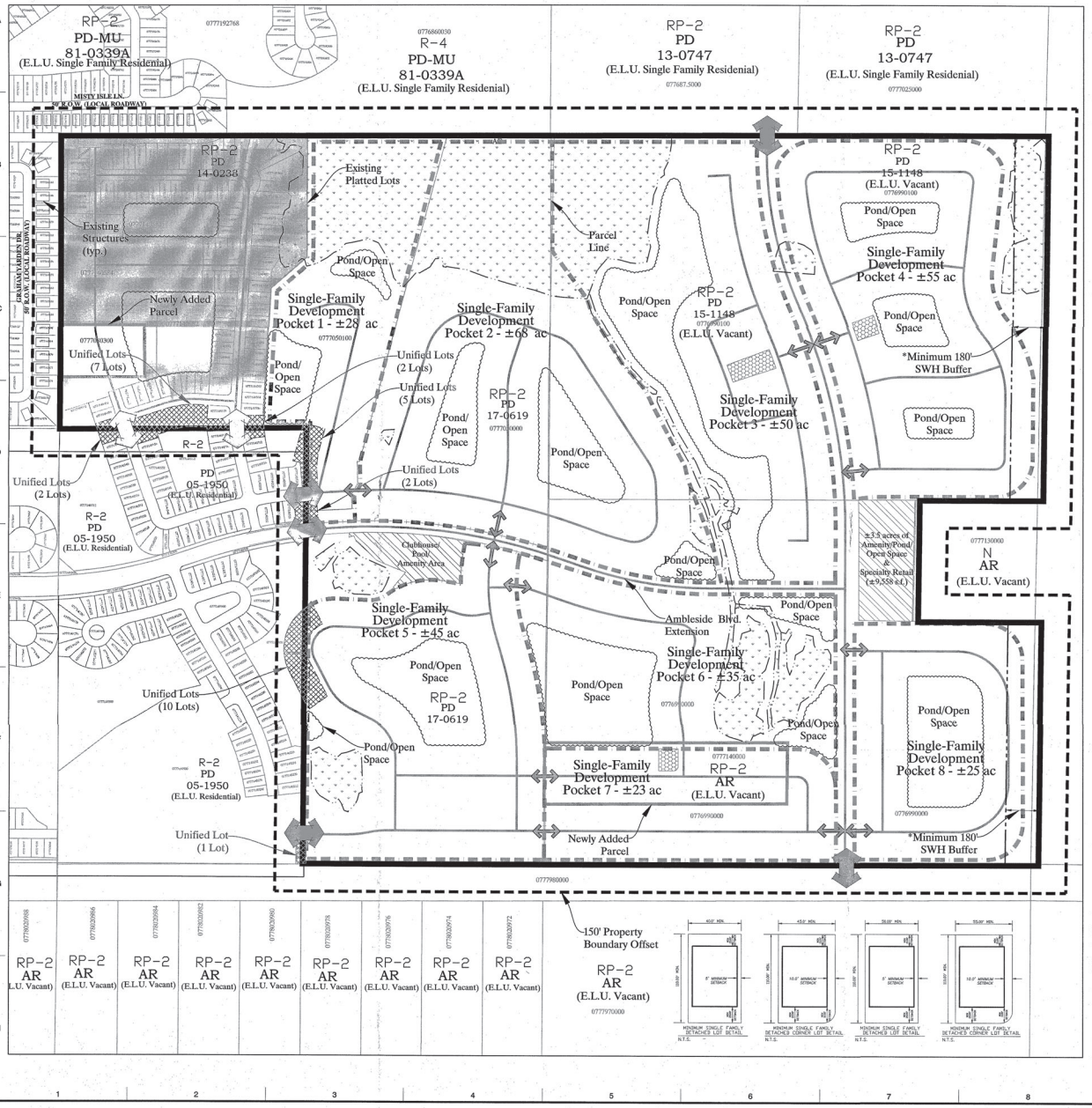
PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

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

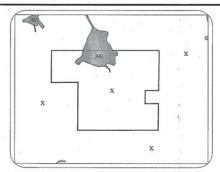
DRAWN: GIRALDO | CHECKED: WITKOWSKI
JOB NO.: EPG-BGE-002 | DATE: 03/24/2025
FILE: PD.dwg

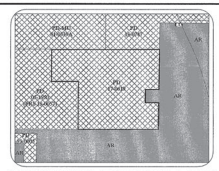
SHEET 1 OF 8

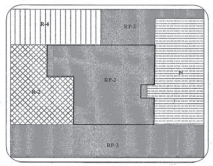
Received
August 22, 2025
Development
Services

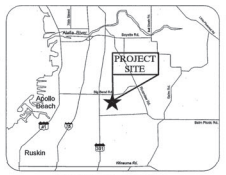


SOUTH FORK PARCEL (RECEIVING PARCEL-1)


EXISTING FEMA MAP


EXISTING ZONING MAP


FUTURE LAND USE MAP



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

SITE DATA - SOUTH FORK (RECEIVING PARCEL-1)
PROJECT SIZE: ±403.9 ACRES
FOLIOS: 077699.0000, 077699.0100, 077705.0000, 077705.0100, 077708.0300, 077714.0000 & EXISTING PLATTED LOTS AS SHOWN

EXISTING ZONING: PD 17-0619 (PLANNED DEVELOPMENT) & PD 15-1148 (PLANNED DEVELOPMENT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: RP-2
EXISTING USE: UNDEVELOPED / AGRICULTURE / SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: RESIDENTIAL USE (±403.9 ACRES): 1,068 SINGLE-FAMILY LOTS (A MAXIMUM OF 267 - 4,400 S.F. LOTS SHALL BE ALLOWED) (DEVELOPMENT WITHIN POCKETS 1-8 SHALL CONSIST OF: 1,068 LOTS / ±403.9 AC = 2.64 LOTS PER ACRE)
AND
COMMERCIAL USE:
DEVELOPMENT SHALL CONSIST OF: 9,558 S.F.

PER CONDITION 5.1 THE SOUTH FORK VILLAGE NODE MAY ALSO CONTAIN IMPROVED OPEN SPACE/COMMUNITY GATHERING AREAS, AND A MAXIMUM OF 43,803 S.F. OF OFFICE USES, PERSONAL SERVICE USES, GENERAL INDOOR/OUTDOOR RECREATIONAL USES AND RESIDENTIAL SUPPORT USES SUCH AS CHURCHES, ADULT CARE CENTERS AND DAYCARE CENTERS. SQUARE FOOTAGE FOR THESE USES SHALL NOT COUNT TOWARDS THE MINIMUM SQUARE FOOTAGE REQUIRED FOR ON-SITE COMMERCIAL. THE MAXIMUM F.A.R. PERMITTED OVER THE ENTIRE SOUTH FORK VILLAGE NODE IS 0.35.

PRS 18-0057 AND PD 17-0619 SHALL BE UNIFIED TOGETHER TO ALLOW A MAXIMUM OF 29 LOTS THAT MAY BE DESIGNED /CONSTRUCTED ALONG THE COMMON ZONING BOUNDARY LINE IN AN EFFORT TO ALLOW CONTINUITY BETWEEN DEVELOPMENTS. THE TOTAL APPROVED ENTITLEMENTS BETWEEN PRS 18-0057 AND PD 17-0619 SHALL NOT INCREASE AS A RESULT OF THE UNIFICATION.

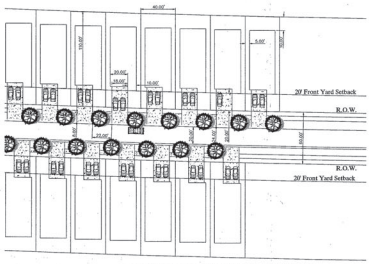
DENSITY: 2.64 DU/AC

DENSITY TRANSFER:
A DENSITY TRANSFER OF 261 SINGLE FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCELS - RP-2 FLU) TO THE SOUTH FORK PARCEL (RECEIVING PARCEL-1) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE SOUTH FORK PARCEL FROM 807 TO 1,068 SINGLE FAMILY LOTS.

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION): NONE
NATURAL WATER BODIES: NONE
CONSERVATION: ±48.5 AC WETLANDS (±12%)
PRESERVATION AREAS: NONE

RESIDENTIAL DEVELOPMENT STANDARDS		RESIDENTIAL DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	5,500 SQUARE FEET
MINIMUM LOT WIDTH:	40 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM FRONT YARD	**20 FEET	MINIMUM FRONT YARD	**20 FEET
MINIMUM REAR YARD:	15 FEET	MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET	MINIMUM SIDE YARD:	5 FEET
MINIMUM CORNER YARD:	**10 FEET	MINIMUM CORNER YARD:	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET--2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET--2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	50' MINIMUM
**GARAGE SETBACK 25'		**GARAGE SETBACK 25'	

NOTE:
* THE BUFFER MAY BE REDUCED TO A MINIMUM OF 40' IN ACCORDANCE WITH CONDITION 9.



40' LOT DETAIL - N.T.S.

LEGEND:
- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR — Zoning District
- RP-2 — Future Land Use Designation
- 0776990000 — Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 2 OF 7

18-0455

RECEIVED
JUN 04 2018
Development Services

THIS SHEET NOT AFFECTED BY NEW PD

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

SCALE: FEET

NO.	DATE	REVISION	BY

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

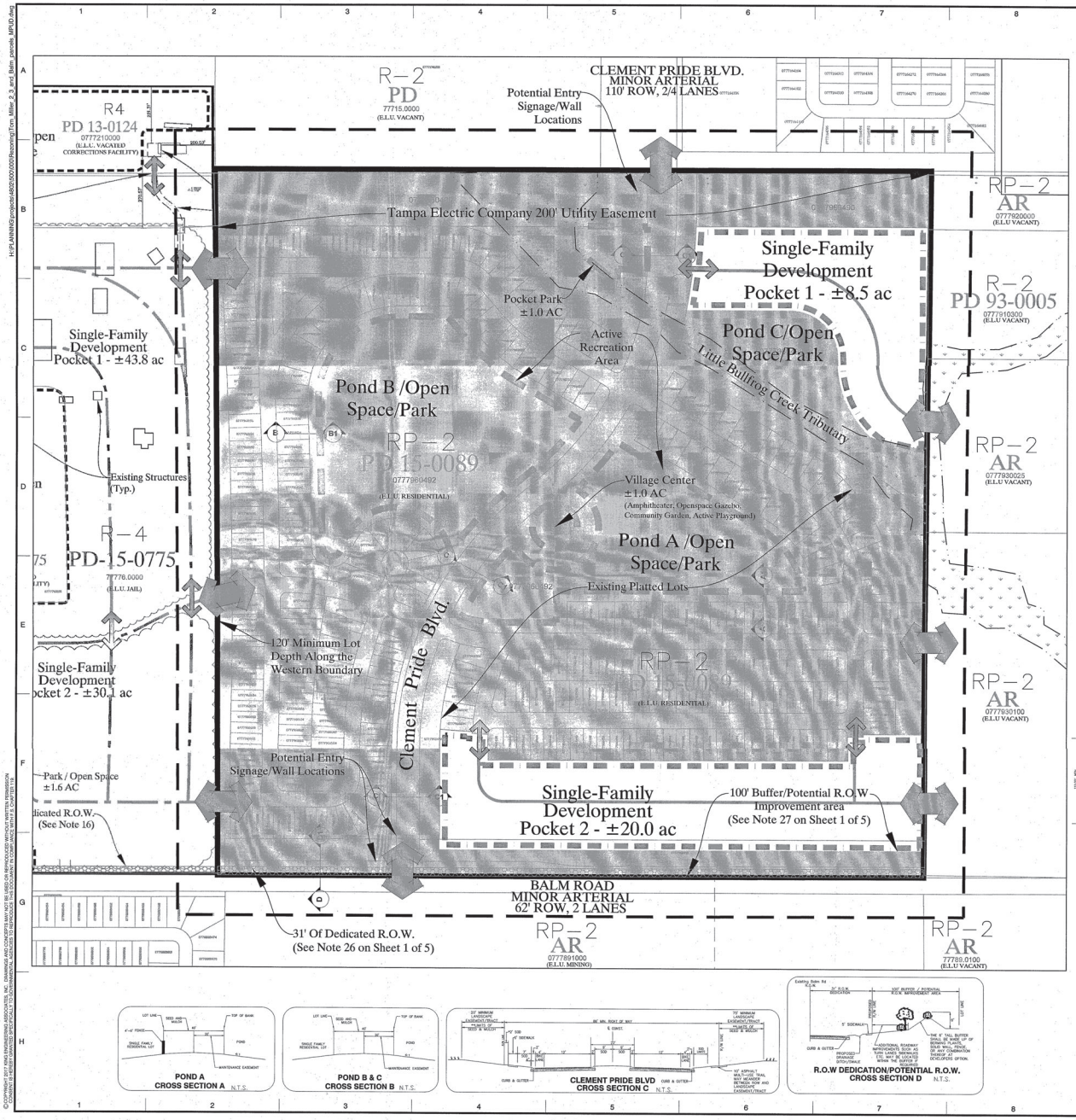
JOB NO:	4802-500-000
DATE:	1/5/2018
SCALE:	AS SHOWN

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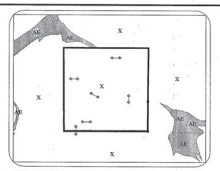
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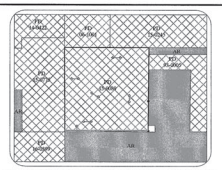
25-0744

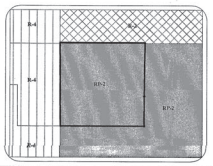
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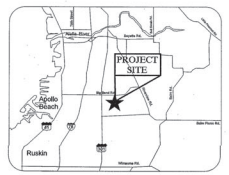


CARLTON PARCEL (RECEIVING PARCEL-2)


EXISTING FEMA MAP


EXISTING ZONING MAP


FUTURE LAND USE MAP



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

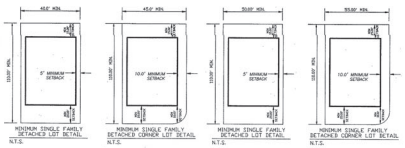
SITE DATA - CARLTON (RECEIVING PARCEL - 2)

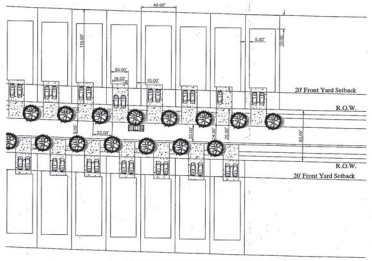
PROJECT SIZE:	±161.1 ACRES
FOLIOS:	077796.0490, 077796.0492, 077796.0498 & EXISTING PLATTED LOTS AS SHOWN
EXISTING ZONING:	PD 15-0089 (PLANNED DEVELOPMENT)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
FUTURE LAND USE:	RP-2 (±161.1 ACRES)
EXISTING USE:	RESIDENTIAL & UNDEVELOPED / VACANT
PROPOSED USE:	426 SINGLE-FAMILY LOTS (DEVELOPMENT WITHIN ALL POCKETS SHALL CONSIST OF: 426 LOTS / ±161.1 AC = 2.64 LOTS PER ACRE)
DENSITY:	2.64 DU/AC

DENSITY TRANSFER:
A DENSITY TRANSFER OF 106 SINGLE FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCEL - RP-2 FLU) TO THE CARLTON PARCEL (RECEIVING PARCEL-2) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE CARLTON PARCEL FROM 320 TO 426 SINGLE FAMILY LOTS.

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION):	NONE
NATURAL WATER BODIES:	NONE
CONSERVATION:	±6.9 AC WETLANDS (±4.2%)
PRESERVATION AREAS:	NONE

RESIDENTIAL DEVELOPMENT STANDARDS		RESIDENTIAL DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	5,500 SQUARE FEET
MINIMUM LOT WIDTH:	40 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM FRONT YARD	**20 FEET	MINIMUM FRONT YARD	**20 FEET
MINIMUM REAR YARD:	15 FEET	MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET	MINIMUM SIDE YARD:	5 FEET
MINIMUM CORNER YARD:	**10 FEET	MINIMUM CORNER YARD:	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	50' MINIMUM
**GARAGE SETBACK 25'		**GARAGE SETBACK 25'	





40' LOT DETAIL - N.T.S.

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 3 OF 7

LEGEND:

- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR — Zoning District
- RP-2 — Future Land Use Designation
- 0776990000 — Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks
- Existing Platted Lots

18-0455
RECEIVED
JUN 04 2018
Development Services

THIS SHEET NOT AFFECTED BY NEW PD

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 890-8852 Fax: (813) 890-8882
www.kingengineering.com
Engineering License #2610

NO.	DATE	REVISION	BY

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

Know what's below. Call before you dig.

JOB NO:	4802-500-000
DATE:	1/5/2018
SCALE:	AS SHOWN

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

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

SITE DATA - BALM PARCELS	
Project Size	518.91 ac
Folios	See Sheet 8
Exisiting Zoning	PD
Proposed Zoning	PD
Future Land Use	RES-4
Exisiting Use	Single Family Detached
Proposed Use:	
Single Family Detached	1,050 du
Density	2.02 du/ac

1 BALM WIMAUMA ROAD

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

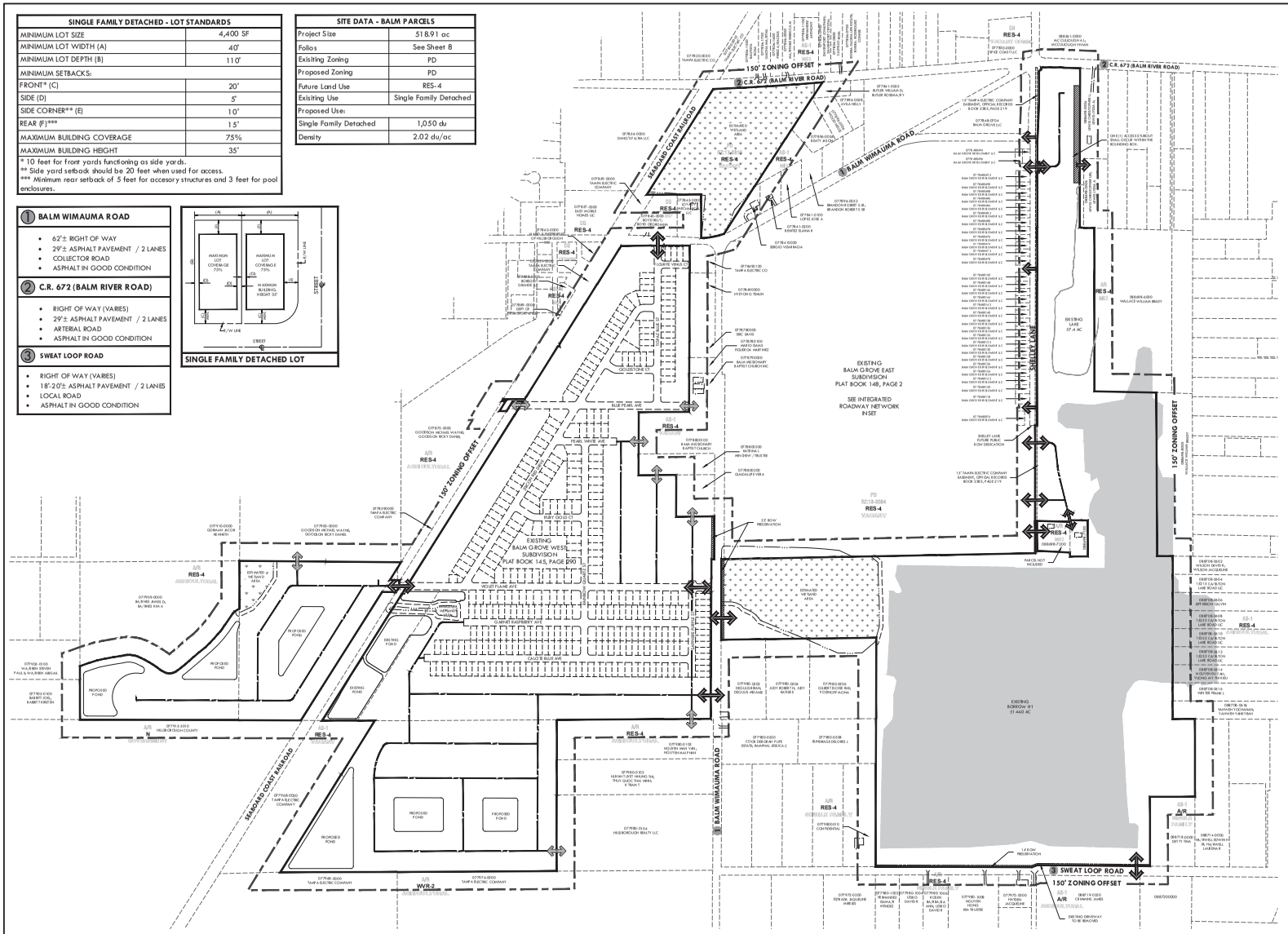
2 C.R. 672 (BALM RIVER ROAD)

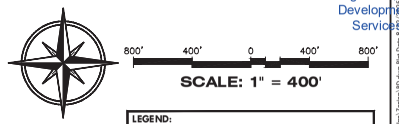
- RIGHT OF WAY (VARIES)
- 29'± ASPHALT PAVEMENT / 2 LANES
- ARTERIAL ROAD
- ASPHALT IN GOOD CONDITION

3 SWEAT LOOP ROAD

- RIGHT OF WAY (VARIES)
- 18'-20'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN GOOD CONDITION

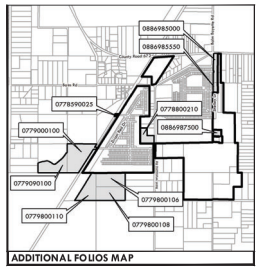
SINGLE FAMILY DETACHED LOT



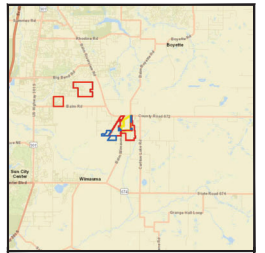


LEGEND:

- PD BOUNDARY
- ESTIMATED WETLANDS
- AR — ZONING
- RES-4 — FUTURE LAND USE
- VACANT — EXISTING LAND USE
- 079703-0000 — FOLIO NUMBER
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARIES
- CONCEPTUAL LOCAL ROADS
- PEDESTRIANS / VEHICULAR ACCESS
- EXISTING/PROPOSED ACCESS WITHIN ADJAECNT PD 25-0745
- PROPOSED VEHICULAR & PEDESTRIAN ACCESS STUBOUT
- EXISTING BORROW PIT
- GENERAL ACCESS LOCATION



ADDITIONAL FOLIOS MAP



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

PD 25-0744
GENERAL DEVELOPMENT PLAN
SOUTHFORK, CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

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

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

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

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

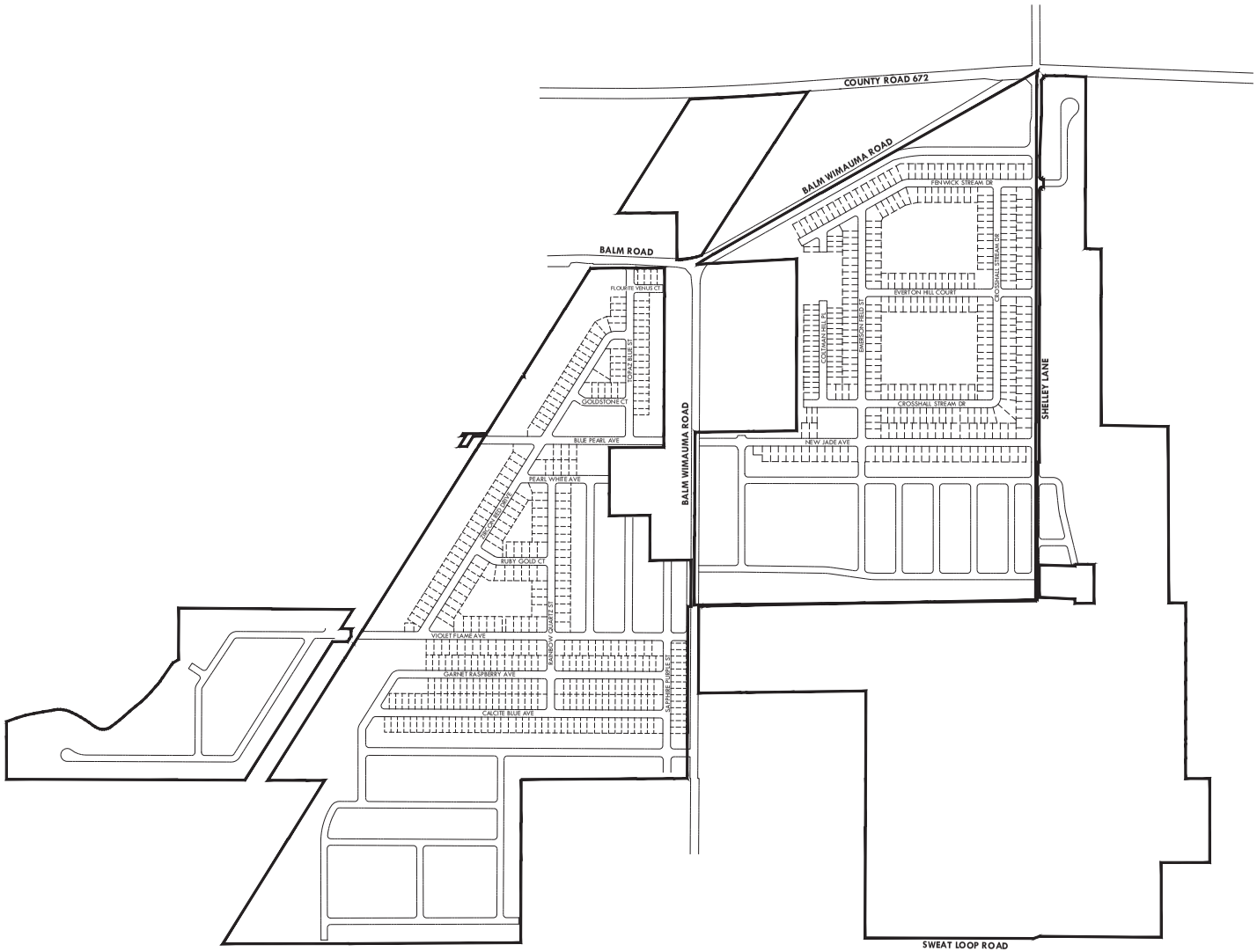
REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025
RESUBMITTAL	07.01.2025
SITE PLAN CERTIFICATION	08.20.2025

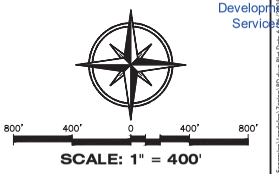
PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-5783

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

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

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PD 25-0744

PD 25-0744 & MM 25-0745

INTEGRATED ROADWAY NETWORK

SOUTHFORK,CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

Legal Counsel:
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Suite 300
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(813) 880-8881

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DESCRIPTION	DATE
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FILE: PD.dwg

SHEET 5 OF 8

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SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 2): (PER COMMITMENT FOR TITLE INSURANCE)

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, LESS THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 2,381.30 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°41'32" EAST, A DISTANCE OF 1,330.21 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 659.42 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°29'56" WEST 235.08 FEET; THENCE SOUTH 00°23'18" WEST, A DISTANCE OF 304.09 FEET; THENCE SOUTH 89°36'42" EAST, A DISTANCE OF 234.22 FEET TO SAID EAST LINE; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,405.03 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89°59'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,327.74 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS: (BY KING ENGINEERING ASSOCIATES, INC.)

(FEE PARCEL)
A PARCEL OF LAND *BEING A PORTION OF SECTION 15, TOWNSHIP* 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 2,380.88 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°19'50" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING THE EAST LINE OF SAID SOUTH FORK UNIT 9, A DISTANCE OF 273.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 89°58'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 465.55 FEET; THENCE NORTH 00°17'37" EAST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'47" WEST, A DISTANCE OF 465.71 FEET TO SAID WEST LINE OF SECTION 15; THENCE NORTH 00°15'43" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING SAID EAST LINE OF SOUTH FORK UNIT 9, A DISTANCE OF 1,042.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTH FORK UNIT 9; THENCE NORTH 89°58'03" EAST, ALONG THE SOUTH LINE OF SOUTH COVE PHASES 2/3 AND IT'S EASTERN EXTENSION, RESPECTIVELY, SAME BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,664.52 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'31" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'30" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,655.28 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.46 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 1,404.50 FEET; THENCE NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 659.42 FEET; THENCE SOUTH 89°41'32" WEST, A DISTANCE OF 1,330.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 169.012 ACRES.

(EASEMENT PARCEL)
TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS OUT:
A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 31 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 15, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15, SOUTH 89°59'40" EAST, A DISTANCE OF 1,327.74 FEET; THENCE ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15, NORTH 00°23'18" EAST, A DISTANCE OF 1,405.03 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AMBLESIDE BOULEVARD (PROPOSED) AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET TO THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE ALONG SAID EAST LINE, SOUTH 00°23'18" WEST, A DISTANCE OF 324.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,105 SQUARE FEET OR 1.701 ACRES.

LEGAL DESCRIPTION (New Parcel Added in Tom Miller 2) (ORB 8184, 1506) PARENT PARCEL
THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 31, RANGE 20 EAST, IN HILLSBOROUGH COUNTY FLORIDA, (COMPRISING OF 3.0 ACRES, MORE OR LESS).

LEGAL DESCRIPTION (BY KING ENGINEERING) (ORB 23897, 205) PARENT PARCEL
ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8184, PAGE 1506, BEING A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING; THENCE NORTH 00°15'43" EAST, A DISTANCE OF 284.30 FEET; THENCE NORTH 89°58'47" EAST, A DISTANCE OF 465.71 FEET; THENCE SOUTH 00°17'37" WEST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'58" WEST, A DISTANCE OF 465.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.039 ACRES.

SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 3): (ORB 7711, PG 750)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; AND THE SOUTHEAST 1/4 OF SAID SECTION 15;

LESS AND EXCEPT

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15

AND LESS AND EXCEPT

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15.

TOTAL SUBJECT PROPERTY CONTAINING 223.464 ACRES.

LEGAL DESCRIPTION (Added Parcel in Tom Miller 3): (ORB 23777, PG 18)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINING 10.125 ACRES.

CARLTON PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 22726, PAGE 971 AND OFFICIAL RECORD BOOK 22728, PAGE 31 ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, *HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°58'12" EAST ALONG THE NORTH LINE OF SAID* NORTHWEST 1/4 OF SECTION 21, SAME BEING THE SOUTH LINE OF RESERVE AT SOUTH FORK PHASE 1 ACCORDING TO PLAT BOOK 121, PAGE 95 AND SOUTH FORK UNIT 11 ACCORDING TO PLAT BOOK 107, PAGE 12, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 2,674.92 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 00°11'44" WEST ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,341.00 FEET; THENCE SOUTH 00°08'33" WEST CONTINUE ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,308.15 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BALM ROAD (STATE ROAD S-672) (A 62.00 FOOT WIDE PUBLIC ROAD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152; THENCE SOUTH 89°54'59" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BALM ROAD, A DISTANCE OF 2,621.59 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE NORTH 00°58'59" WEST ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 2,651.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 161.112 ACRES.

BALM PARCELS LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (20 Acre Balm Parcel): (PER OFFICIAL RECORDS BOOK 24086, PAGE 1461)

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

TRACT BEGINNING AT INTERSECTION AT NORTH SECTION LINE AND EASTERLY RIGHT-OF-WAY OF RAILROAD AND RUN EAST TO NORTHWEST CORNER OF NW 1/4 OF THE NE 1/4 IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, CONTINUE EAST 900 FEET SOUTHWESTERLY TO THE SOUTHWEST CORNER OF NW 1/4 OF THE NE 1/4, WEST 165.05 FEET, NORTH 400 FEET, WEST TO RAILROAD RIGHT-OF-WAY AND NORTHEASTERLY ALONG RIGHT-OF-WAY TO BEGINNING.

LESS RIGHT-OF-WAY FOR BALM ROAD.

LEGAL DESCRIPTION (South Balm Parcel):

PARCEL 1:
THAT PORTION OF THE SOUTH EAST 1/4 EAST OF THE RAILROAD IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
AND:
PARCEL 2:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF SOUTH 457 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EAST OF THE RAILROAD LESS THE EAST 245.00 FEET; WEST 1 /2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 100 FEET OF THE WEST 419.69 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26 N 89°49'18" W, A DISTANCE OF 696.42 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL N 32°13'10" E, A DISTANCE OF 1318.55 FEET; THENCE N 00°20'16" E A DISTANCE OF 47.33'; THENCE N 32°13'10" E, A DISTANCE OF 1781.92 FEET; THENCE N 89°38'34" E, A DISTANCE OF 89.00 FEET; THENCE N 32°13'10" E, A DISTANCE OF 538.46 FEET; THENCE N 89°30' 41" E, A DISTANCE OF 13.62 FEET; THENCE N 00°12'05" E, A DISTANCE OF 21.61 FEET; THENCE N 32°13'10" E, A DISTANCE OF 1004.60 FEET TO POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BALM ROAD AS MONUMENTED; THENCE ALONG SAID SOUTHERLY LINE N 89°55'19" E, A DISTANCE OF 553.21 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S 00°15'40" W, A DISTANCE OF 1420.01 FEET; THENCE S 89°49'32" W, A DISTANCE OF 420.12 FEET; THENCE S 00°14'54" W, A DISTANCE OF 1233.60 FEET; THENCE N 89°44'18" E, A DISTANCE OF 634.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°15'52" W, A DISTANCE OF 1333.63 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SECTION 25; THENCE ALONG SAID SOUTH LINE S 89°39'50" W, A DISTANCE OF 2632.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,172,970.4 SQUARE FEET, 164.7 ACRES, MORE OR LESS.

BALM BORROW PIT LEGAL DESCRIPTIONS:

DESCRIPTION: (AS PER TITLE COMMITMENT FUND FILE NUMBER: 393465 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATA OF DECEMBER 19, 2016 AT 11:00 PM)

PARCEL I:
The East 15 feet ofthe West 405 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East IO5 feet of the West 495 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 21 South, Range 21 East, Hillsborough County, Florida.

PARCEL 2:
The East IS feet of the West 390 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 155 feet of the West 390 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 21 South, Range 21 East, Hillsborough County, Florida.

PARCEL 3:
The South 909 feet of the following parcel: the East 15 feet of the West 235 feet of the North 1/3 of the North 3/4 of the West 1/4 less State Road No. 672 right of way and the East 175 feet of the West 235 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 4:
The North 330 feet of the South 1369.87 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, and 15 foot wide parcel of land for ingress and egress described as follows: the East 15 feet of the West 60 feet of the North 2689.36 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 5:
The East 140 feet of the West 375 feet of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less right of way for State Road S 672 and less the South 468.50 feet.

PARCEL 6:
The South 468.50 feet of the East 140 feet of the West 375 feet of the North 1/3 of the North 3/4 of the West 1/4 , Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 7:
The NW 1/4 of the NW 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, less the South 35 feet for road right of way, and less the West 768 reet of the North 545 feet thereof, and less the East 375 feet of the South 580 feet of said NW 1/4 of the NW 1/4 lying North of Sweat Loop Road.

PARCEL 8:
The West 768 feet of the North 545 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, together with an easement for ingress and egress over and across the West 20 feet of the South 200 feet of the North 745 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 Soutb, Range 21 East, Hillsborough County, Florida.

PARCEL 9:
The NE 1/4 of the NE 1/4 of Section 36, Township 31 South, Range 20 East, Hillsborough County, Florida; less the South 35 feet for Sweat Loop Road.

PARCEL 10:
The South 1/4 of the South 1/3 of the North 3/4 of West of Section 30, Township 31 South, Range 21 East, except from the SW corner of the North 3/4 of Section 30, Township 3 I South, Range 21 East, proceed North along the West line of Section 30, 279 feet, then due East 305 feet, thence due South 279 feet, thence West along the South line of Section 30, 305 feet to the Point of Beginning.
Also, except:
Commence at the NW comer of Section 30, Township 31 South, Range 21 East, run thence S 00°05'47"W 3829.11 feet, thence S 89°21'01" E 305.00 feet to the Point of Beginning, thence S 00°05'47" W 279.00 feet, thence S 89°21'01" E 148.16 feet, thence N 00°05'47" E 294.00 feet, thenee N 89°21'01" W 148.16 feet, thence S 00°05'47" W 15.00 feet to the Point of Beginning.
AND LESS ROAD RIGHT OF WAY

PARCEL II:
The North 1/2 of South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida; and the East 15 feet of the West 30 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, less the East 15 feet of the West 30 feet of the South 1/4 of the South 1/3 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less road right of way.

LESS THE FOLLOWING:
Commence at the NW comer of Section 30, Township 3 I South, Range 21 East, Hillsborough County, Florida, thence S 87°43'48" E, 30.07 feet; thence S 00°05'47" W, 3523.30 feet to the Point of Beginning, thence S 89°21'01" W, 375.52 feet; S 00°05'47" W, 290.00 feet; thence N 89°21'01" W, 375.52 feet; thence N 00°05'47" E, 290.00 feet to the Point of Beginning.

PARCEL 12:
The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 and the East 15 feet of the West 45 feet of the North 2689.36 feet of the North 3/4 of the West 1/4, all lying and being in Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 13:
The Southeast 1/4 of the Southeast 1/4 of Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida.

The South 1/2 of the Southwest 1/4 of Section 30, Township 3 I South, Range 21 East, Hillsborough County, Florida, less the East 1485 feet thereof.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

Lands contained in the Partial Release Mortgage recorded in Official Records Book 18803, Page 1232, of the Public Records of Hillsborough County, Florida, more particularly described as follows:

The East 300 feet of the following described tract: the South 1/4 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The Nortb 1/2 of the South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Townsbip 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 330 feet of the South 1369.07 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

18-0455

The above may also be described as follows:
The East 300 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

RECEIVED
JUN 04 2018
Development Services

THIS SHEET NOT AFFECTED BY NEW PD

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880.8881, Fax: (813) 880-8882
www.kingengineering.com
Engineering License #2610

NO.	DATE	REVISION	BY
		APP # PRS 18-0455 RV	
		CLERK DOC # 18-0752	
		PAGE 5 OF 7	

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

JOB NO:	4802-500-000
DATE:	1/5/2018
SCALE:	AS SHOWN

6 OF 8

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25-0744

Received
August 22, 2025
Development
Services

BALM EXPANSION PARCELS LEGAL DESCRIPTION

FOLIOS 0886985000 & 0886985550:

THE EAST 160 FEET OF THE WEST 220 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD #672

AND

THE EAST 15 FEET OF THE WEST 235 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4, LESS S.R. NO. 672, RIGHT OF WAY, AND THE EAST 175 FEET OF THE WEST 235 FEET OF SOUTH 1/2 OF NORTH 2/3 OF NORTH 3/4 OF WEST 1/4, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED AUGUST 20, 2008 IN OFFICIAL RECORDS BOOK 18816, PAGE 918, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0778590025:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, THE FOLLOWING THREE (3) COURSES: 1) N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25, SAID POINT ALSO BEING THE POINT OF BEGINNING; 2) ALONG SAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°38'12"W., 88.90 FEET; 3) N.32°13'31"E., 19.86 FEET; THENCE S.89°44'14"E., 88.28 FEET; THENCE S.32°13'08"W., 18.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE CONTINUE N.32°13'08"E., 18.71 FEET; THENCE S.89°44'14"E., 147.46 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF SAID BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'31"W., 16.80 FEET; 2) ALONG THE AFORESAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°42'24"W., 89.07 FEET; 3) S.32°13'08"W., 76.47 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR VIOLET FLAME AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'14"W., 23.57 FEET; THENCE N.89°44'14"W., 117.86 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'14"E., 117.86 FEET; THENCE S.89°44'14"E., 88.19 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'08"W., 11.89 FEET; 2) S.00°15'07"W., 47.54 FEET; 3) S.32°13'14"W., 26.37 FEET TO THE POINT OF BEGINNING.

FOLIO 0779000100:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHWEST OF THE SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, PLUS THE EXISTING COMMON EASEMENT LOCATED ON THE LINE OF THE SOUTH 3/4 OF THE EAST 1/4, LESS AN EASEMENT FOR INGRESS AND EGRESS ON THE SOUTH 30.00 FEET OF THE SOUTHEAST 1/4 LYING WEST OF SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0779090100:

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CENTER LINE OF AN EXISTING CREEK. MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 525.00 FEET MORE OR LESS TO THE CENTER LINE OF EXISTING CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK N 69°00'00" E 105.00 FEET; THENCE N 78°20'00" E 281.00 FEET; THENCE S 82°20'00" E 378.00 FEET; THENCE N 59°00'00" E 291.00 FEET; THENCE N 61 °00'00" E 116.00 FEET; THENCE N 51 °26'50" E 304.94 FEET, MORE OR LESS TO THE EAST BOUNDARY OF THE SW 1/4 OF THE SE 1/4; THENCE S 00°07'30" W 967.00 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE N 89°55'20" W 1335.10 FEET TO THE POINT OF BEGINNING BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 1519, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIOS 0779800110, FOLIO 0779800108, & FOLIO 0779800106:

LOT 3, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

LOTS 4 AND 5, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0886987500:

COMMENCE AT THE NW CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 87°43'48" EAST, 30.07 FEET; THENCE SOUTH 00°05'47" WEST, 3523.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'01" EAST, 375.52 FEET; THENCE SOUTH 00°05'47" WEST, 290.00 FEET; THENCE NORTH 89°21'01" WEST, 375.52 FEET; THENCE NORTH 00°05'47" EAST, 290.00 FEET TO THE POINT OF BEGINNING.

FOLIO 0778800210:

THE WEST 317.47 FEET OF THE NORTH 350.00 FEET OF THE SOUTH 700.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO THE NORTH 30.00 FEET OF THE SOUTH 380.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE WEST 317.45 FEET THEREOF AND LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE NORTH 175.00 FEET OF THE SOUTH 350.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE SOUTH 175.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

PROFESSIONAL TEAM

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

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

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

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

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

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

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

DRAWN: GIRALDO	CHECKED: WITKOWSKI
JOB NO.: EPG-BGE-002	DATE: 03/24/2025
	FILE: P0.dwg

File Path: P:\Balm Grove\Balm Grove West Expansion\Landplan\Zoning\PD-dwg Plot Date: 8/22/2025

Received
August 22, 2025
Development
Services

Additional Balm Parcels	Existing Balm Parcels								Carlton Parcel								Southfork Parcel															
FOLIOS	FOLIOS								FOLIOS								FOLIOS															
0778590025	778380000	0778960320	0778960434	0778960548	0778960662	0778960776	0778960890		0777881086	0777960122	0777960236	0777960350	0777960464	0777960582	0777960714	0777960838	0777140348	0777140462	0777140770	0777140884	0777141154	0777141280	0777141404	0777141528	0777141640	0777141754	0777141876	0777141996	0777142112	0777142232	0777142346	0777142466	0777142582	0777142696	0777142814	0777142928
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REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025
RESUBMITTAL	07.01.2025
SITE PLAN CERTIFICATION	08.20.2025

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

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

DRAWN: GIRALDO	CHECKED: WITKOWSKI
JOB NO.: EPG-BGE-002	DATE: 03/24/2025
FILE: P0.dwg	

SHEET 8 OF 8

25-0744

File Path: P:\Bexley Carlton Grove Balm Grove West Expansion\Landplan\Zoning\PD-dwg Plot Date: 08/20/25

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/16/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BYT & RV/ South

PETITION NO: RZ 25-0744

☐ 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

For clarity, all zoning conditions relating to the Carlton Parcel and South Fork Parcel shall continue forward and are incorporated herein by reference. Conditions relating to the Balm Parcel, which is proximate to the new area added to the PD, have been included below, to show how they differ from the last approved zoning; however, since this is a new PD these technically aren't changes, rather they are displayed this way to aid in understanding how the project is changing from the current iteration. Portions which are not transportation related have been greyed out. Staff has no position on the text within these conditions. Staff has struck condition 37, noting that it appears to relate to the Carlton parcel (which is a different section of the report). Staff also notes that compliance with relevant sidewalk provisions within the LDC and TTM/TDM will be required at the time of site (with or without such condition).

The following shall apply to the Balm donating parcel:

27. The Balm donating parcel shall be permitted a maximum of ~~373~~ 1,050 single-family detached dwelling units~~lots within Pockets A, B, C and E.~~

~~28. Pockets A, B and C shall be permitted a maximum of 367 lots (~~, which includes the existing structure to remain on folio 77970.0000) and shall be developed in accordance with the following development standards:

Minimum lot size:	4,400 square feet/5,500 square feet
Minimum lot width:	40 feet/50 feet
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

29. Pocket E shall be permitted a maximum of 6 lots and shall be developed in accordance with the AR zoning district development standards. Compliance with the AR zoning district standards may result in less than the maximum number of permitted lots in this Pocket.

30. The maximum number of 4,400 square foot lots shall be 100.

31. Lots at a width of less than 50 feet shall provide a 2-car garage and a minimum 18 foot wide driveway, as depicted on the general site plan.

~~32. A maximum of 17,691.75 square feet commercial uses shall be provided within Commercial Development Pocket C, Commercial Development Pocket D and the internal specialty retail area.~~

~~33. A maximum of 10,260 square feet of CG uses shall be permitted in Commercial Development Pockets C and D and shall be limited to CG (Commercial General) uses and developed with CG development standards.~~

~~34. At the developer's option, a Balm Village Node and/or a Balm Village Square shall be developed within the 1.2 acre Village Node/Village Square location.~~

~~34.1 If developed as the Balm Village Node, development is limited to neighborhood retail uses and/or non-neighborhood retail uses at a maximum FAR of 0.35 for the Balm Village Node development area. At no time shall the, the maximum square footage of neighborhood retail uses shall not exceed 7,431.75 square feet. At no time shall the maximum square footage of non neighborhood retail uses exceed permitted is 10,863.45 square feet. Neighborhood retail shall include: grocery store/market/food product stores, convenience stores (without gas sales), pharmacies and other retail uses permitted in the CN zoning district. Non-neighborhood retail uses shall include office uses, personal service uses, general indoor/outdoor recreation uses, and residential support uses such as churches, adult day care centers and daycare centers.~~

~~34.2 Alternatively, a Village Square (the Balm Village Square) may be developed in lieu of the Balm Village Node. The Balm Village Square shall at a minimum be bound on three sides by streets and internal areas shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.~~

~~34.3 The Balm Village Node at a minimum shall be bound on three sides by streets and internal areas shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.~~

~~34.4 Within the Balm Village Node, a grid development pattern shall be utilized.~~

~~34.5 Within the Balm Village Node, no minimum building setbacks shall be required.~~

~~34.6 Within the Balm Village Node and/or Balm Village Square buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent property lines of differing land use classifications.~~

~~34.7 Within the Balm Village Node and/or Balm Village Square building and structure height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height where adjacent to a street.~~

~~34.8 Roads adjacent to and within the Balm Village Node and/or Balm Village Square shall be limited to a maximum of two lanes (excluding turn lanes, acceleration and deceleration lanes, on-street parking, etc.).~~

~~34.9 Buildings within the Balm Village Node and/or Balm Village Square shall be architecturally finished on all sides.~~

~~34.10 Parking lots in the Balm Village Node shall be located at the rear or to the side of retail buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a retail building and the roadway.~~

~~34.11 Signage within the Balm Village Node and/or Balm Village Square shall be limited to monument signs.~~

~~35. If the Developer opts to develop a Village Node, then prior to the issuance of building permits for more than 75% of the residential units (lots 275 - 367) in Pockets A, B and C, Certificates of Occupancy shall be issued for 50 percent of the 7,431.75 s.f. of permitted neighborhood retail and non-neighborhood retail uses as described in condition 34.1 in the Balm Village Node.~~

~~36. If the Developer opts to develop a Village Square, then prior to the issuance of building permits for more than 75% of the residential units (lots 275-367) in Pockets A, B and C, the Developer shall construct the Balm Village Square. Subsequent to meeting this requirement, nothing shall preclude the previously developed Village Square from being redeveloped in part or in total as a Village Node in accordance with condition 34.1.~~

~~37. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways, a minimum of 5 feet wide, throughout the project with direction connections of the sidewalks and/or stabilized pathways between residential, perimeter buffer, and Carlton Village Node areas.~~

38. A 250-foot wide buffer shall be provided where depicted on the site plan. These buffers are to be platted as a separate tracts to be owned and maintained by the Homeowner's Association, or other similar entity.

39. The Balm donating parcel is located near the Balm Scrub Nature Preserve. As required by the County's Upland Habitat Ordinance, a compatibility plan will need to be submitted at site development. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.

~~40. The developer shall construct a roundabout at the intersection of the project's southern access to the northernmost development pod (serving Commercial Development Pockets C and D) with Balm Wimauma Rd. and Balm Rd. Alternatively, the developer may eliminate this access.~~

41. ~~The project shall utilize Access Option A, as shown on the certified site plan. Additionally:~~

~~41.1 Utilization of Access Option A shall require the following:~~ Project access to CR 672 shall be as follows:

41.1.1 The developer shall construct the northern +/- 650 feet of Shelley Ln. to current County standards for a Typical Section - 4 (TS-4) urban collector roadway as detailed within the Hillsborough County Transportation Technical Manual (TTM); [THIS CONDITION HAS BEEN SATISFIED.]

41.1.2 The developer shall construct a northbound to westbound exclusive left turn lane, and a shared northbound to eastbound through/right turn lane on Shelley Ln. onto CR 672. ~~The through movement will be shared with either of the above turn lanes, at the discretion of Hillsborough County. Final determination of lane configuration will be made at the time of plat/site/construction plan review~~ [THIS CONDITION HAS BEEN SATISFIED.];

41.1.3 The developer shall construct a shared southbound to westbound through/right turn lane, and a southbound to eastbound exclusive left turn lane on Balm Boyette Rd. onto CR 672. ~~The through movement will be shared with either of the above turn lanes, at the discretion of Hillsborough County. Final determination of lane~~

~~configuration will be made at the time of plat/site/construction plan review~~[THIS CONDITION HAS BEEN SATISFIED.]; and,

41.1.4 Prior to or concurrent with the initial increment of development during the plat/site/construction plan review process, conduct a signal warrant analysis at the intersection of County 672 and Balm Boyette Rd./Shelley Ln. Such signal warrant analysis shall examine existing traffic, project traffic, and vested project trips (for approved Planned Developments within 1.5 miles of the above referenced intersection). Additionally:

41.1.4.1 The developer shall design the signal infrastructure and adjacent interconnects concurrent and install the signals with the initial phase of development; and,

41.1.4.2 The traffic signal shall not be activated until warrants are met.

[THIS CONDITION HAS BEEN SATISFIED].

41.1.5 As Shelley Ln. is a substandard local roadway the developer shall improve Shelley Ln., between the southernmost project access and its intersection with Balm Wimauma Rd. to Typical Section - 3 (TS-3) standard, residential subtype, as found with Hillsborough County Transportation Technical Manual (TTM) unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

~~41.2 Utilization of Access Option B may be permitted only upon further consideration through the zoning modification process. In such case, the developer shall be required to provide alternate easement access to folios 088698.7500, 088698.7200 and 88698.7100. Alternatively, the developer may maintain the existing access easements with the approval of Hillsborough County Public Works.~~

42. As Sweat Loop Rd. is a substandard collector roadway, if more than 10 homes which take direct or indirect access to Sweat Loop Rd. are constructed ~~within Pocket E~~, the developer shall improve Sweat Loop Rd., between the project's easternmost driveway and the nearest standard roadway, to current County standards for a Typical Section – 7 (TS-7) rural local/collector roadway as detailed within the Transportation Technical Manual (TTM).

43. As CR 672 (Balm-Picnic Rd.) is a substandard arterial roadway, the developer will be required to improve Balm Rd. (between its easternmost and westernmost Balm Rd. access driveways, as well continuing west to the nearest standard roadway) 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.

Notwithstanding the above, the developer has proffered construction of certain improvements to CR 672
which—irrespective of any Section 6.04.02.B Administrative Variances or Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC—shall result (at a minimum) in the following improvements to the facility:

43.1 Between the project's western project boundary and the western limits of the eastbound left and right turn lanes plus transitions at the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

43.1.1 Widen the road as may be necessary to ensure there are ~~12-foot wide~~12-foot-wide travel lanes; and,

43.1.2 Construct ~~8-foot wide~~8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

[THIS CONDITION (43.1) HAS BEEN SATISFIED].

43.2 Between the western limits of the eastbound left and right turn lanes plus transitions and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

43.2.1 Widen the road as may be necessary to ensure there are ~~12-foot wide~~12-foot-wide travel lanes;

43.2.2 Construct ~~8-foot wide~~8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved;

43.2.3 Construct a 12-foot~~-~~-wide eastbound to northbound left turn lane on CR 672 onto Balm Boyette Rd.; and,

43.2.4 Construct a 12-foot wide eastbound to southbound right turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (43.2) HAS BEEN SATISFIED].

43.3 Between the eastern limits of the westbound left turn lane and transition and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

43.3.1 Widen the road as may be necessary to ensure there are 12-foot wide travel lanes;

43.3.2 Construct 8-foot wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved; and,

43.3.3 Construct a 12-foot wide westbound to southbound left turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (43.3) HAS BEEN SATISFIED].

44. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated July 9, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard collector roadway, the developer shall be required to construct certain improvements to Balm Wimauma Rd. consistent with the Design Exception. Specifically: ~~(between its southernmost access driveway and continuing north to Balm Rd.) to current County standards unless otherwise approved in accordance with Section 6.04.04.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.~~

~~Notwithstanding the above, the developer has proffered construction of certain improvements to Balm Wimauma Rd. which irrespective of any Section 6.04.02.B Administrative Variances or~~

~~Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC – shall result (at a minimum) in the following improvements to the facility~~:

44.1 Between Balm Rd. and Balm Gardens Ln. ~~the southern project access and a point +/- 100 feet north of the northern boundary of folio 77847.0025 (in the vicinity of the Balm Wimauma Rd. and Balm Rd. intersection)~~, the developer shall:

44.1.1 Widen the road as may be necessary to ensure there are ~~11-foot wide~~11-foot-wide travel lanes; and,

44.1.2 Construct ~~8-foot wide~~8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

44.1.3 Construct 5-foot-wide sidewalks along the property frontages.

[THIS SECTION (44.1) HAS BEEN SATISFIED].

44.2 ~~Between a point +/- 100 feet north of the northern boundary of folio 77847.0025 (in the vicinity of the Balm Wimauma Rd. and Balm Rd. intersection) and the intersection of Shelley Ln. and CR 672 (irrespective of whether such route also includes additional roadways, i.e. Shelley Rd.) the developer shall construct the roadway(s) to current County standards for a Typical Section – 4 (TS-4) urban collector roadway as detailed within the Hillsborough County TTM.~~Between Balm Gardens Ln. and the southern PD boundary or the southernmost limit of access improvements, whichever is results in a greater distance, the developer shall:

44.2.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

44.2.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

44.2.3 Construct 5-foot-wide sidewalks along the property frontages.

45. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated June 13, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Rd. is a substandard roadway, the developer shall be required to construct certain improvements to Balm Rd. (between the western property boundary or westernmost limits of the turn lane improvements, whichever is greater and Balm Wimauma Rd.) consistent with the Design Exception. Specifically:
~~westernmost project boundary and 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.~~

~~Notwithstanding the above, the developer has proffered construction of certain improvements to Balm Rd. which – irrespective of any Section 6.04.02.B Administrative Variances or Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC – shall result (at a minimum) in the following improvements to the facility~~:

45.1 ~~Between the westernmost project boundary and Balm Wimauma Rd.), the developer shall:~~

~~45.1.1~~ ~~Widen the road as may be necessary to ensure there are 11-foot wide~~11-foot-wide travel lanes; and,

45.~~1.~~2 Construct ~~8-foot wide~~8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

45.3 Construct 5-foot-wide sidewalks along the property frontages.

46. Unless otherwise approved by Hillsborough County Public Works the developer shall relocate the speed table on Balm Rd. (in the vicinity of the proposed access to Single Family Development Pocket A).

47. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 22 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 west 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.

48. 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.

49. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Control Devises (MUTCHD), the developer shall place signage which identifies roadway stubouts as a "Future Roadway Connection."

Additional new conditions should be added as follows:

- Project access connections and stubouts shall be constructed as shown on the PD site plan.

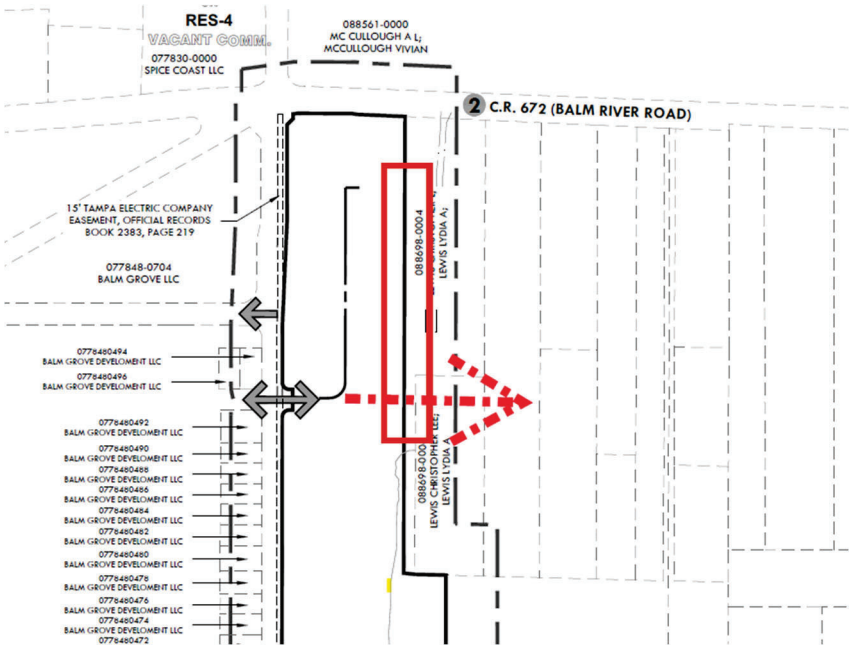
- Prior to or concurrent with the initial increment of additional development, the developer shall construct the following site access improvements:

    - A westbound to southbound left turn lane on Balm Rd. onto Blue Topaz St.;
    - An eastbound to southbound right turn lane on Balm Rd. onto Blue Topaz St;
    - A northbound to westbound left turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    - A southbound to westbound right turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    - A northbound to westbound left turn lane on Balm Wimauma Rd. at the southernmost access driveway; and,
    - A southbound to westbound right turn lane on Balm Wimauma Rd. at the southernmost access driveway.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise Sheet 4 of 5 the PD Site Plan to:
    - On Sheet 1 of 8, revise note 16 to state "…except for Clement Price Blvd. and the roadway serving the access stubout along the project's eastern boundary."
    - On Sheet 1 of 8, revise note 17 to add the "Access/" to the beginning of the sentence.
    - Add a vehicular and pedestrian access stubout along the eastern boundary of the PD within the area shown below. This can be expressed as a single point location stating,

"Proposed Vehicular and Pedestrian Access Stubout" or a bounding box as shown below with a note stating "One (1) Access Stubout Shall Occur within the Bounding Box". Staff notes such connection is necessary to provide for future connectivity per the LDC to the east, should those areas undergo similar intensification in the future as the subject PD, and to provide access to the traffic signal at Balm Rd. and Shelly. Ln.



PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three distinct and separate areas, consisting of multiple parcels totaling +/- 1,083.91 acres., from Agricultural Rural (AR), Agricultural Single-Family - 0.4 (AS-0.4) and Planned Development (PD) 17-0617, as most recently amended via PRS 23-0789 to PD. The Balm Parcels have approval for the following uses:

The Balm donating parcel shall be permitted a maximum of 373 single-family lots within Pockets A, B, C and E.

A maximum of 17,691.75 square feet commercial uses shall be provided within Commercial Development Pocket C, Commercial Development Pocket D and the internal specialty retail area.

A maximum of 10,260 square feet of CG uses shall be permitted in Commercial Development Pockets C and D and shall be limited to CG (Commercial General) uses and developed with CG development standards.

The applicant is requesting to add additional lands into the PD, remove the commercial entitlements and allow up to 1,050 single-family dwelling units within the Balm Parcels. Project access is also changing, as described below. Other portions of the project remain unchanged and while not summarized below, are incorporated herein by reference.

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 the below summary, generally consistent with the applicant's analysis, showing the potential number of peak hour trips generated under the proposed zoning designations (excluding trips generating by existing/approved development in in the Carlton and South Fork Receiving parcels) utilizing a generalized worst-case scenario.

Existing Zoning (Balm Parcel Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 23-0789, 373 Single-Family Detached Dwelling Units (ITE Code 210)	3,388	247	343
PD 23-0789, 27,951 s.f. Retail Uses (ITE Code 822)	1,522	66	184
AR and AS-0.4, 28 Single-Family Detached Dwelling Units (ITE Code 210)	312	24	30
Subtotal:	5,222	337	557

Proposed Zoning (Balm Parcel Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1,050 Single-Family Detached Dwelling Units (ITE Code 210)	8,778	633	906

Difference (Balm Parcel Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**(+) 3,556**	**(+) 296**	**(+) 349**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

Balm Wimauma Rd. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 29 feet of pavement in average condition. The roadway lies within a +/- 64 feet wide right-of-way along the project's frontage. There are no bicycle facilities or sidewalks present along Balm Wimauma Rd. in the vicinity of the proposed project.

Along the project's frontages, Balm Wimauma Rd. is shown on Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. Although there is no typical section for 2-lane enhanced roadways, the minimum right-of-way necessary is calculated by taking the typical section for a 2-lane rural, undivided roadway (TS-7 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 96 feet of right-of-way, and adding an additional 12 feet of right-of-way for enhancements (for a total of 108 feet of right-of-way required). Given there is only 60 feet of

right-of-way existing along the project's frontages, the developer will be required to preserve one-half of the additional 48 feet of right of way needed along each side of the roadway. As such, the developer will be required to preserve 24 feet of right-of-way along the east and west sides of Balm Wimauma Rd.

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

Sweat Loop Rd. is a 2-lane, substandard, collector roadway characterized by +/- 17 feet of pavement in average condition. The roadway lies within a +/- 55-foot-wide right-of-way. There are speed tables present along Balm Rd. in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present Balm Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The existing PD provided for access options to CR 672. The applicant chose to realign Balm Wimauma Rd. and improve Shelley Ln. between its intersection with Balm Wimauma Rd. and CR 672 to collector roadway standards. The intersection has also been signalized, as required by the conditions (a roundabout was another potential option which was not chosen). Staff has removed the non-utilized access options and modified previous conditions to reflect choices which have been made and identified conditions that have been complied with as having been "satisfied" (to streamline future reviews where applicable).

Project access largely remains unchanged. Access was removed to/from folio 77838.0000, which was previously identified for commercial uses; however, given the environment sensitivity of that area (the PD site plan now identifies the entire area as "Estimated Wetland Area" and that commercial entitlements were removed, that area no longer requires access connections to serve the site. The applicant was also to create a connection between SR 672 and Balm Riverview Rd. Given that connection is removed, project access will reroute accordingly. Staff worked with the applicant's transportation engineer to ensure the analysis considered additional impacts from the change in units and overall configuration. Also, the applicant prepared an analysis which looked at whether the additional units would cause Shelley Ln. (south of Balm Wimauma Rd.) to exceed the local roadway capacity, which would have implications for access spacing, and roadway design (i.e. wider lanes, bicycle facilities, etc.). The analysis indicated that the roadway would continue to operate below collector roadway thresholds and no changes were needed.

The applicant, apparently anticipating future land acquisitions, has also proposed additional stubouts to extend/connect the proposed development with future development outside of the PD. For example, staff also worked with the applicant to add additional connections (e.g. a stubout along the north side of folio 77900.0100) which will provide future opportunities for connection and serve as a means of secondary/emergency access for that pod. Although other connections were planned, the applicant did not include one which was identified as needed by staff (specifically along the eastern PD boundary within folio 88698.9500. Staff noted that the applicant was proposing to remove one future stubout the east (as shown below), and therefore it was appropriate to replace it with one connection (to achieve compliance with Sec. 6.02.01.A. of the LDC. Also, staff noted it is reasonable to assume that, just like this developer obtained a Comprehensive Plan Amendment to allow a greater density, properties to the east could similarly intensify and redevelop to its highest and best use in the future. This access would provide connectivity between adjacent neighborhoods without unnecessarily requiring the use of our collector roadway system (which has limited capacity). Also, it could provide that pocket with access to the above refenced signage which was recently installed. Staff has included a condition which addresses this connection in the prior to certification conditions included hereinabove.

The applicants' analysis indicated that left and right turn lanes are warranted at each project access consistent with LDC Section 6.04.04.D., as such staff has included a condition which requires those improvements concurrent with the next increment of development.

DESIGN EXCEPTION REQUEST – BALM RD. SUBSTANDARD ROAD

As Balm Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated June 13, 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 request approvable (on July 11, 2025). The applicant is required to make certain improvements consistent with the Design Exception. The Design Exception authorizes deviations from the 2021 Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-Lane, Rural Local and Collector Roadways). Specifically:

1. The developer will be permitted to maintain the 11-foot-wide lanes in lieu of the 12-foot-wide lanes required pursuant to the Typical Section – 7 (TS-7) of the Transportation Technical Manual (TTM).

If PD 25-0744 is approved by the BOCC, the County Engineer will approve the Design Exception request. This request applies only to the Balm parcels.

DESIGN EXCEPTION REQUEST – BALM WIMAUMA RD. SUBSTANDARD ROAD

As Balm Wimauma Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (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 request approvable (on July 11, 2025). The applicant is required to make certain improvements consistent with the Design Exception. The Design Exception authorizes deviations from the 2021 Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-Lane, Rural Local and Collector Roadways). Specifically:

1. The developer will be permitted to maintain the 11-foot-wide lanes in lieu of the 12-foot-wide lanes required pursuant to the Typical Section – 7 (TS-7) of the Transportation Technical Manual (TTM).

If PD 25-0744 is approved by the BOCC, the County Engineer will approve the Design Exception request. This request applies only to the Balm parcels.

LEVEL OF SERVICE (LOS) INFORMATION

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.

Ratliff, James

From: Williams, Michael
Sent: Friday, July 11, 2025 12:23 PM
To: Steven Henry
Cc: Kami Corbett; anna.rittenour@clearviewland.com; Follin, Jared; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 25-0744 - Design Exception Review
Attachments: 25-0744 DEAd 07-10-25_2.pdf; 25-0744 DEReq 06-13-25_3.pdf

Steve,
I have found the attached two Design Exceptions (DE) for PD 25-0744 APPROVABLE.

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

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

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

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

Mike

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

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

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, July 11, 2025 10:53 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ PD 25-0744 - Design Exception Review

Hello Mike,

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

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

Best Regards,

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

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

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

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Hillsborough County Florida

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

From: Williams, Michael <WilliamsM@hcfl.gov>
Sent: Monday, July 7, 2025 6:01 PM
To: Steven Henry <shenry@lincks.com>
Cc: Tirado, Sheida <TiradoS@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>
Subject: FW: RZ PD 25-0744 - Design Exception Review

Steve – same comments for this one on Balm-Wimauma as on 25-0745. Balm Road would be found APPROVABLE, but both will happen at the same time.

Mike

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, July 4, 2025 12:29 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ PD 25-0744 - Design Exception Review

Hello Mike,

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

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

Best Regards,

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

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

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HCFL.gov

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Hillsborough County Florida

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

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Balm-Wimauma Road - Substandard Road ☐ 4. ☒ 2. Balm-Wimauma Road - Substandard Road ☐ 5. ☒ 3. Balm-Wimauma Road - Substandard Road ☐ 6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase Balm West

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s)

☒ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request Steven J. Henry, P.E.

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number West 25-0744

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number) N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

Received July 10, 2025
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LINCKS & ASSOCIATES
A TMC Company

July 9, 2025

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

Re: Balm West – PD 25-0744
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 – 373 Dwelling Units
- Retail – 17,692 Square Feet
- Office – 10,863 Square Feet

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

- Single Family – 1,050 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:

- One (1) full access to Balm Road
- Two (2) full accesses to 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

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

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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
- 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 limit 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.

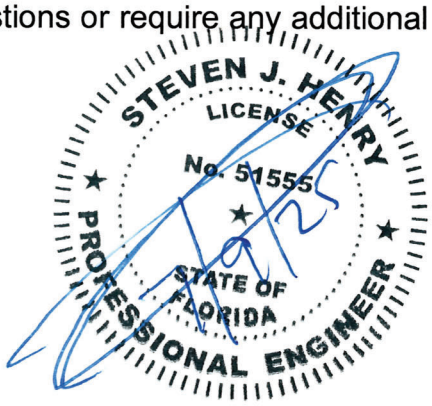
Based on the above, it is our opinion, the proposed improvements to Balm-Wimauma Road will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Received July 10, 2025
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Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

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



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

_____ Disapproved

_____ Approved

_____ Approved with Conditions

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

Sincerely,

Michael J. Williams

Hillsborough County Engineer

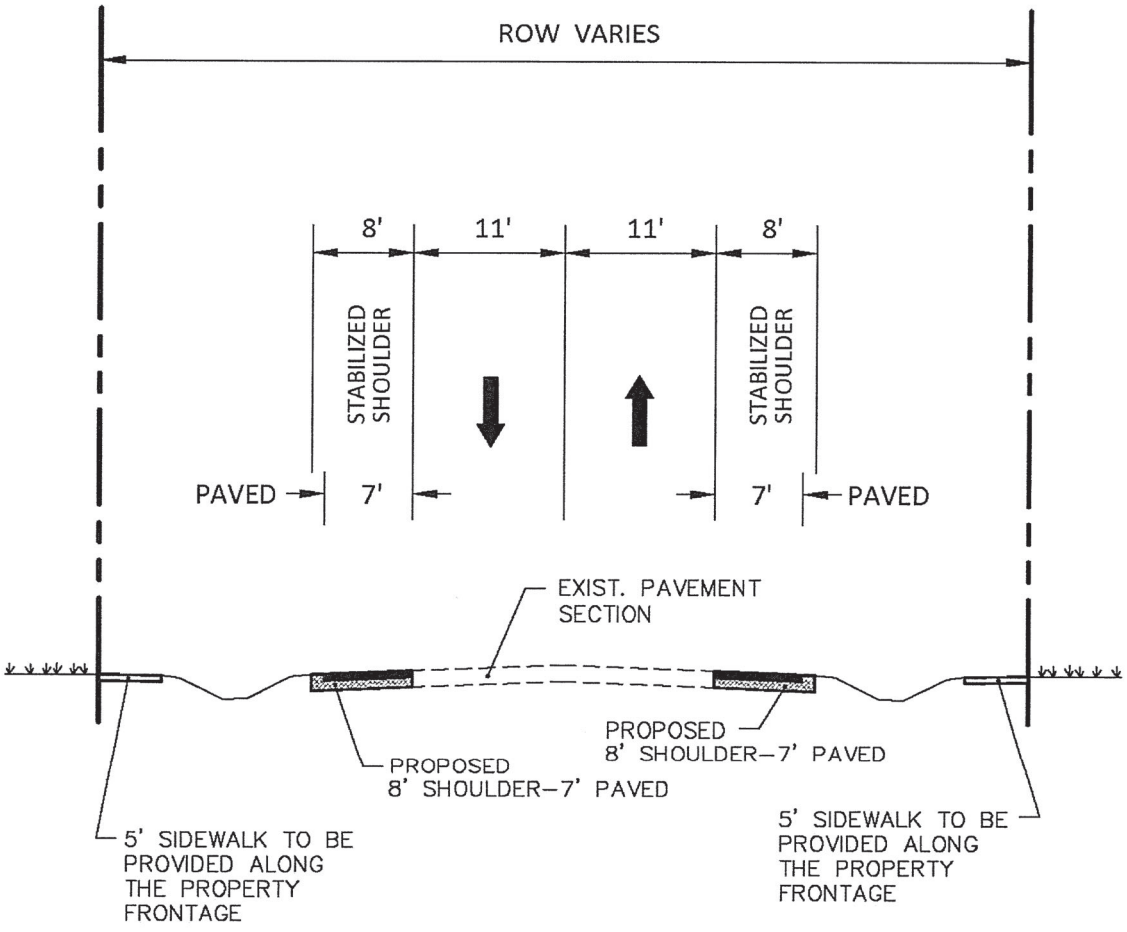
TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

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

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

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TYPICAL SECTION
BALM-WIMAUMA ROAD

REVISED: 07/10/25

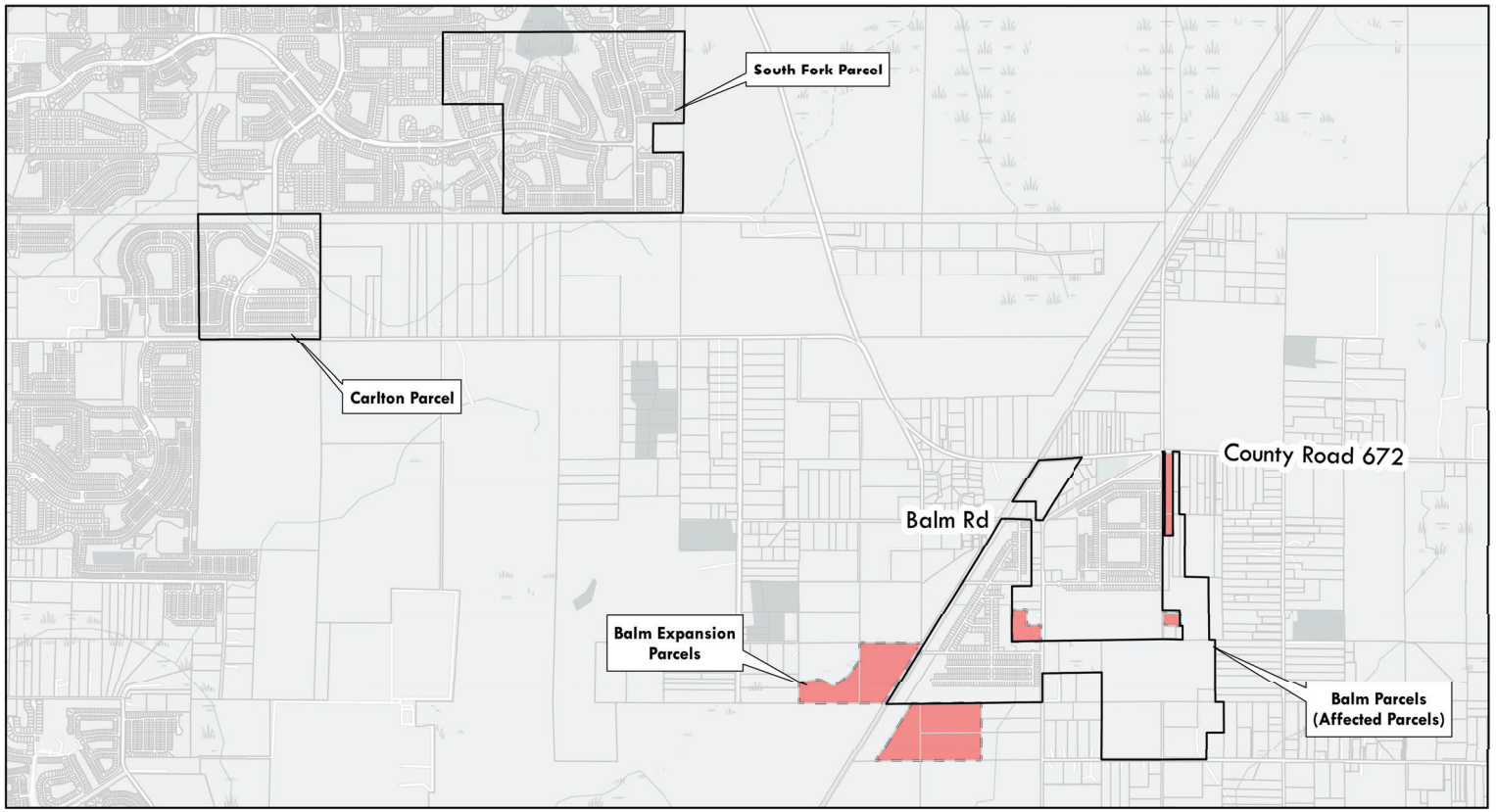
FIGURE 1
TYPICAL SECTION

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APPENDIX

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BALM WEST
PD PLAN



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVERVIEW COMMUNITY PLAN AND SOUTHSHORE AREAWIDE SYSTEMS PLAN BOUNDARIES.
2. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" AS SHOWN ON FEMA FIRM MAP NO. 12057C0520H, 12057C0525H, 12011205158 AND 12011205201C. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE CARLTON PARCEL IS ADJACENT TO THE BALM ROAD/CR 672 SCENIC CORRIDOR. THE REMAINING PARCELS ARE NOT ADJACENT TO OR WITHIN 1,50' OF THE PROJECT AREA AS SHOWN.
6. THERE ARE PLATTED LOTS WITHIN THE PROJECT AND ALSO WITHIN 150' OF THE SITE AS SHOWN.
7. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE EXISTING ROADS ON SITE, AS SHOWN. THERE ARE NO RELEVANT EXISTING EASEMENTS ON SITE.
10. NO FLEX IS REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
12. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
13. THE ENTIRE SOUTHERN BOUNDARY OF THE SOUTH FORK PARCEL ABUTS A TECO POWERLINE EASEMENT WHICH WILL REQUIRE COORDINATION AND A POTENTIAL EASEMENT FROM TECO TO ALLOW FOR CROSS ACCESS. THE ENTIRE EASTERN BOUNDARY OF SOUTH FORK PARCEL ABUTS "TIITF/COUNTIES" (BALM BOYETTE SCRUB/COUNTY PARK) OWNERSHIP. ALL OTHER BOUNDARIES HAVE NO PHYSICAL BARRIERS TO PREVENT CROSS ACCESS TO ADJACENT PARCELS.
14. THE CARLTON PARCEL HAS A 200' TECO EASEMENT ON SITE.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
16. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PROJECT ROADWAYS/DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT PRIDE BLVD.
17. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED.
18. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150 FEET OF THE SITE IS AS SHOWN. THERE ARE NO MEDIANS WITHIN 150 FEET OF THE SITE.
19. THE LOCATION OF SIDEWALKS AND TYPE OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING AND WITHIN 150 FEET OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OF BIKEWAYS WITHIN 150 FEET OF THE SITE.
20. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
21. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150 FEET OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
22. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
23. EXISTING ACCESS POINTS ARE AS SHOWN.
24. THERE ARE NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
25. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD OR OTHER ENTITY.
26. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS AND OTHER SIMILAR USES.

SOUTH FORK, CARLTON & BALM PARCELS PD	
PROJECT DATA TABLE	
PROJECT FOLIOS	See Sheet 7
ADDRESS/INTERSECTION	Balm Rd & Balm Wimauma Rd
EXISTING ZONING	PD, AS-0.4, AR
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
GROSS ACREAGE	1083.91 ac

PROPOSED USES, DENSITY AND INTENSITY			
GROSS DENSITY	2.34 DU/AC		
MAX ALLOWABLE DENSITY	4 DU/AC		
PROPOSED USES:	Residential Single Family Detached Units	Non-Residential SF	Office, Personal Service, General Recreation, Residential Support
SouthFork Parcel = 403.9 acres	1,068	9,558	43,803
Carlton Parcel = 161.1 acres	426	-	-
Balm Parcels = 518.91 acres	1,050	-	-
TOTAL = 1083.91 acres	2,544	9,558	43,803

PD 25-0744

GENERAL DEVELOPMENT PLAN

SOUTHFORK,CARLTON & BALM PARCELS PD

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(813) 289-0039

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

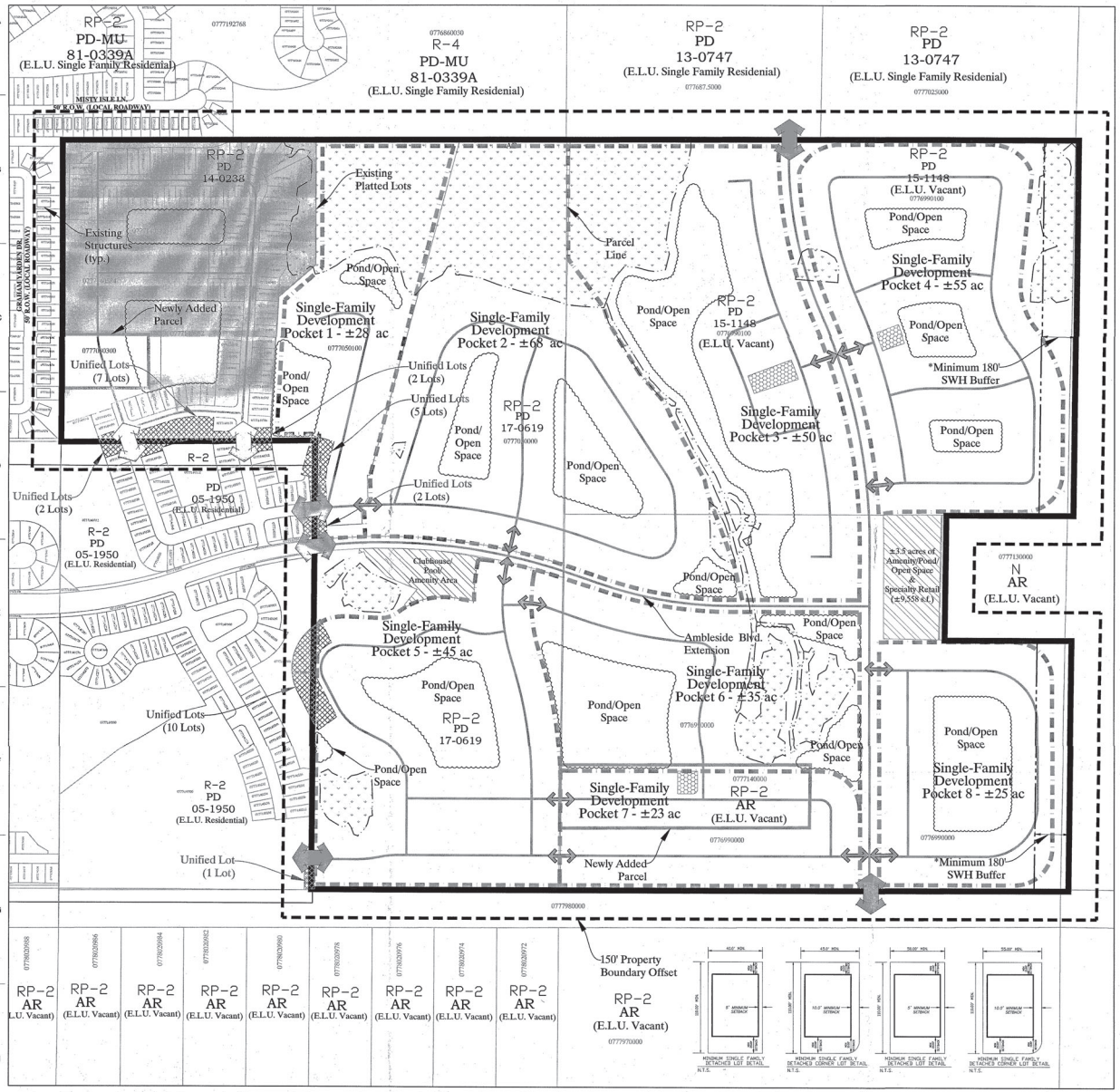
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JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
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(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY29000
3010 W Azeele St., Suite 150, Tampa, FL 33609
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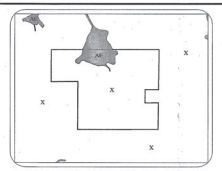
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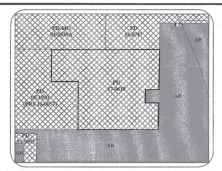
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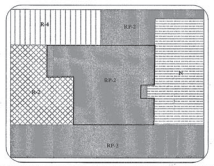
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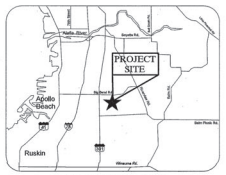


SOUTH FORK PARCEL (RECEIVING PARCEL-1)


EXISTING FEMA MAP


EXISTING ZONING MAP


FUTURE LAND USE MAP



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

SITE DATA - SOUTH FORK (RECEIVING PARCEL-1)
PROJECT SIZE: ±403.9 ACRES
FOLIOS: 077699.0000, 077699.0100, 077705.0000, 077705.0100, 077708.0300, 077714.0000 & EXISTING PLATTED LOTS AS SHOWN

EXISTING ZONING: PD 17-0619 (PLANNED DEVELOPMENT) & PD 15-1148 (PLANNED DEVELOPMENT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: RP-2
EXISTING USE: UNDEVELOPED / AGRICULTURE / SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: RESIDENTIAL USE (±403.9 ACRES): 1,068 SINGLE-FAMILY LOTS (A MAXIMUM OF 267 - 4,400 S.F. LOTS SHALL BE ALLOWED) (DEVELOPMENT WITHIN POCKETS 1-8 SHALL CONSIST OF: 1,068 LOTS / ±403.9 AC = 2.64 LOTS PER ACRE)
AND
COMMERCIAL USE:
DEVELOPMENT SHALL CONSIST OF: 9,558 S.F.

PER CONDITION 5.1 THE SOUTH FORK VILLAGE NODE MAY ALSO CONTAIN IMPROVED OPEN SPACE/COMMUNITY GATHERING AREAS, AND A MAXIMUM OF 43,803 S.F. OF OFFICE USES, PERSONAL SERVICE USES, GENERAL INDOOR/OUTDOOR RECREATIONAL USES AND RESIDENTIAL SUPPORT USES SUCH AS CHURCHES, ADULT CARE CENTERS AND DAYCARE CENTERS. SQUARE FOOTAGE FOR THESE USES SHALL NOT COUNT TOWARDS THE MINIMUM SQUARE FOOTAGE REQUIRED FOR ON-SITE COMMERCIAL. THE MAXIMUM F.A.R. PERMITTED OVER THE ENTIRE SOUTH FORK VILLAGE NODE IS 0.35.

PRS 18-0057 AND PD 17-0619 SHALL BE UNIFIED TOGETHER TO ALLOW A MAXIMUM OF 29 LOTS THAT MAY BE DESIGNED /CONSTRUCTED ALONG THE COMMON ZONING BOUNDARY LINE IN AN EFFORT TO ALLOW CONTINUITY BETWEEN DEVELOPMENTS. THE TOTAL APPROVED ENTITLEMENTS BETWEEN PRS 18-0057 AND PD 17-0619 SHALL NOT INCREASE AS A RESULT OF THE UNIFICATION.

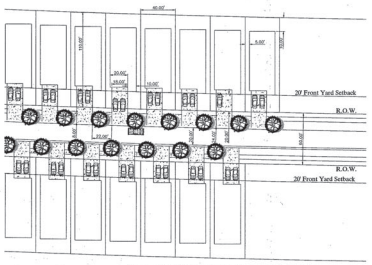
DENSITY: 2.64 DU/AC

DENSITY TRANSFER:
A DENSITY TRANSFER OF 261 SINGLE FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCELS - RP-2 FLU) TO THE SOUTH FORK PARCEL (RECEIVING PARCEL-1) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE SOUTH FORK PARCEL FROM 807 TO 1,068 SINGLE FAMILY LOTS.

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION): NONE
NATURAL WATER BODIES: NONE
CONSERVATION: ±48.5 AC WETLANDS (±12%)
PRESERVATION AREAS: NONE

RESIDENTIAL DEVELOPMENT STANDARDS		RESIDENTIAL DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	5,500 SQUARE FEET
MINIMUM LOT WIDTH:	40 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM FRONT YARD	**20 FEET	MINIMUM FRONT YARD	**20 FEET
MINIMUM REAR YARD:	15 FEET	MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET	MINIMUM SIDE YARD:	5 FEET
MINIMUM CORNER YARD:	**10 FEET	MINIMUM CORNER YARD:	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET--2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET--2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	50' MINIMUM
**GARAGE SETBACK 25'		**GARAGE SETBACK 25'	

NOTE:
* THE BUFFER MAY BE REDUCED TO A MINIMUM OF 40' IN ACCORDANCE WITH CONDITION 9.



40' LOT DETAIL - N.T.S.

LEGEND:
- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR Zoning District
- RP-2 Future Land Use Designation
- 0776990000 Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 2 OF 7

18-0455

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www.kingengineering.com
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NO.	DATE	REVISION	BY

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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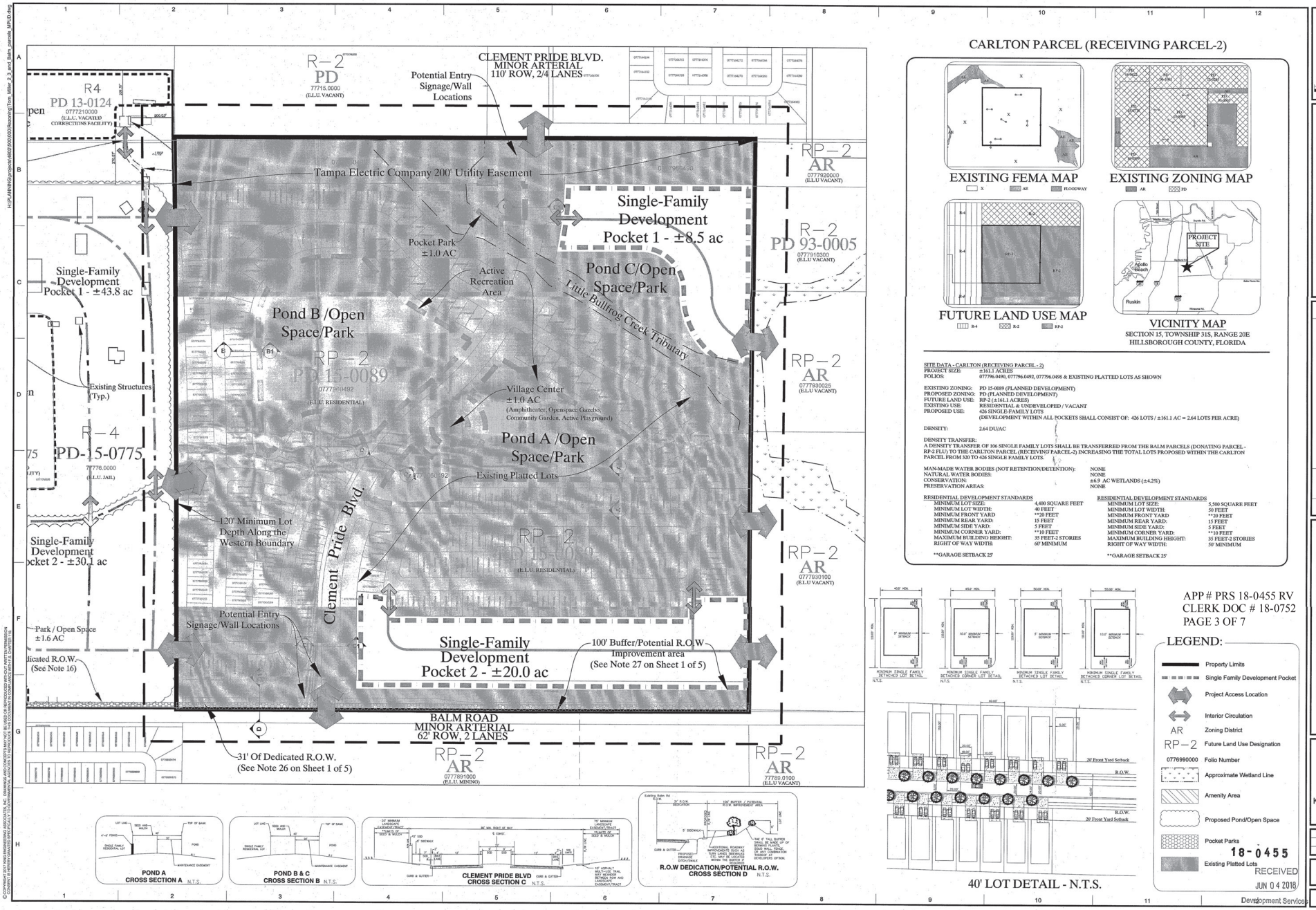
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DATE: 1/5/2023
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CARLTON PARCEL (RECEIVING PARCEL-2)

EXISTING FEMA MAP

EXISTING ZONING MAP

FUTURE LAND USE MAP

VICINITY MAP

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

SITE DATA - CARLTON (RECEIVING PARCEL - 2)
PROJECT SIZE: ±161.1 ACRES
FOLIOS: 077796.0490, 077796.0492, 077796.0498 & EXISTING PLATTED LOTS AS SHOWN

EXISTING ZONING: PD 15-0089 (PLANNED DEVELOPMENT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: RP-2 (±161.1 ACRES)
EXISTING USE: RESIDENTIAL & UNDEVELOPED / VACANT
PROPOSED USE: 426 SINGLE-FAMILY LOTS (DEVELOPMENT WITHIN ALL POCKETS SHALL CONSIST OF: 426 LOTS / ±161.1 AC = 2.64 LOTS PER ACRE)

DENSITY: 2.64 DU/AC

DENSITY TRANSFER:
A DENSITY TRANSFER OF 106 SINGLE FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCEL - RP-2 FLU) TO THE CARLTON PARCEL (RECEIVING PARCEL-2) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE CARLTON PARCEL FROM 320 TO 426 SINGLE FAMILY LOTS.

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION): NONE
NATURAL WATER BODIES: NONE
CONSERVATION: ±6.9 AC WETLANDS (±4.2%)
PRESERVATION AREAS: NONE

RESIDENTIAL DEVELOPMENT STANDARDS		RESIDENTIAL DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	5,500 SQUARE FEET
MINIMUM LOT WIDTH:	40 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM FRONT YARD	**20 FEET	MINIMUM FRONT YARD	**20 FEET
MINIMUM REAR YARD:	15 FEET	MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET	MINIMUM SIDE YARD:	5 FEET
MINIMUM CORNER YARD:	**10 FEET	MINIMUM CORNER YARD:	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	50' MINIMUM
**GARAGE SETBACK 25'		**GARAGE SETBACK 25'	

40' LOT DETAIL - N.T.S.

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 3 OF 7

LEGEND:
- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR — Zoning District
- RP-2 — Future Land Use Designation
- 0776990000 — Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks
- 18-0455
- Existing Platted Lots

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NO.	DATE	REVISION	BY

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

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

SITE DATA - BALM PARCELS	
Project Size	518.91 ac
Folios	See Sheet 7
Exisiting Zoning	PD
Proposed Zoning	PD
Future Land Use	RES-4
Exisiting Use	Single Family Detached
Proposed Use:	
Single Family Detached	1,050 du
Density	2.02 du/ac

1 BALM WIMAUMA ROAD

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

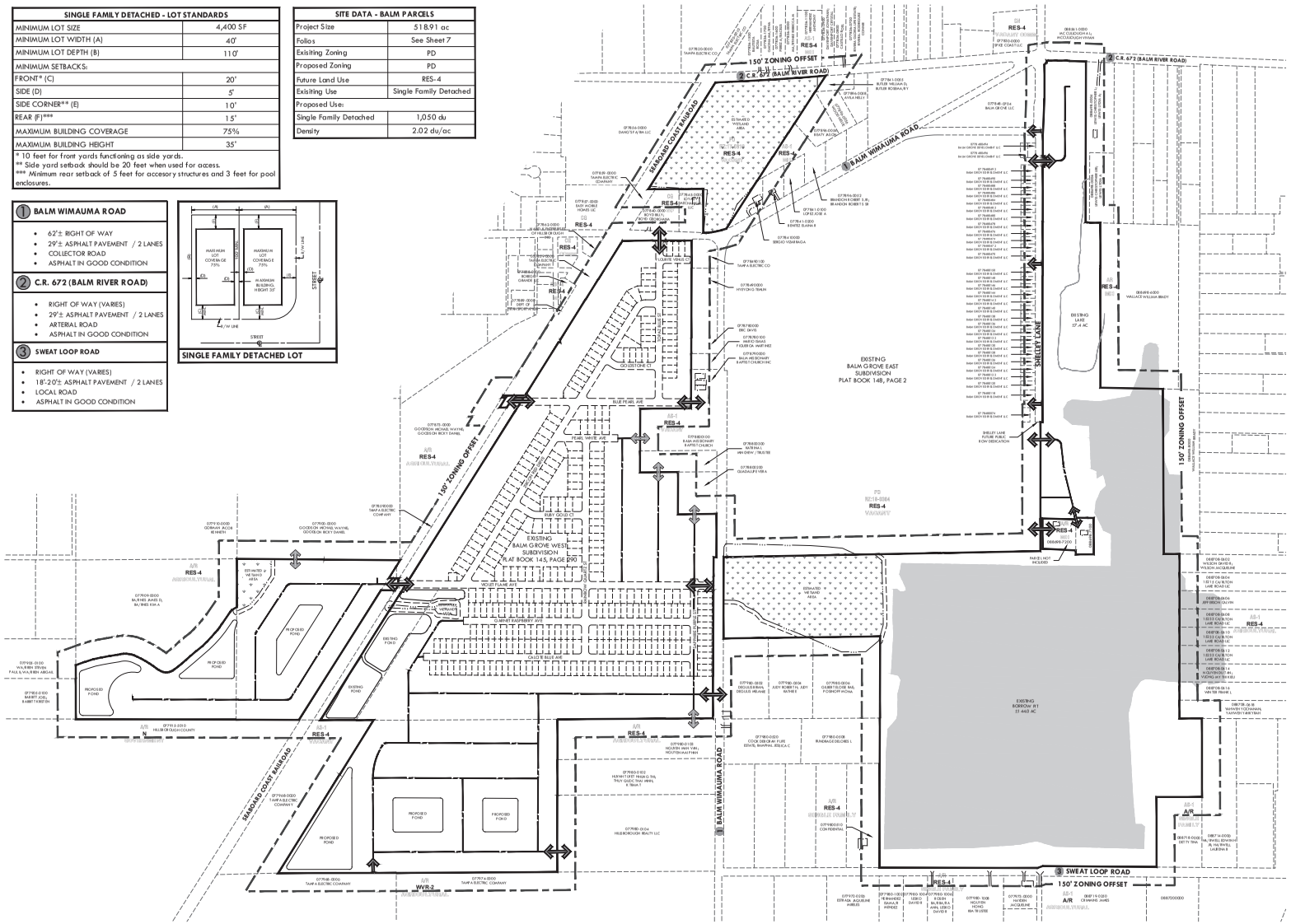
2 C.R. 672 (BALM RIVER ROAD)

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

3 SWEAT LOOP ROAD

- RIGHT OF WAY (VARIES)
- 18'-20'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN GOOD CONDITION

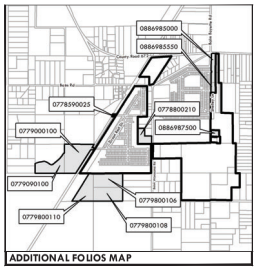
SINGLE FAMILY DETACHED LOT



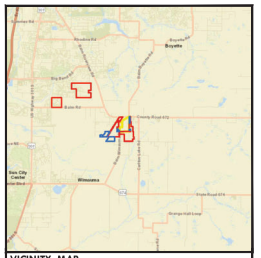


LEGEND:

- PD BOUNDARY
- ESTIMATED WETLANDS
- A/R — ZONING
- RES-4 — FUTURE LAND USE
- VACANT — EXISTING LAND USE
- 079703-0000 — FOLIO NUMBER
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARIES
- CONCEPTUAL LOCAL ROADS
- PEDESTRIANS / VEHICULAR ACCESS
- ACCESS STUB-OUT
- EXISTING BORROW PIT



ADDITIONAL FOLIOS MAP



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

PD 25-0744
GENERAL DEVELOPMENT PLAN
SOUTHFORK, CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

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Tampa, FL 33634
(813) 880-8881

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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PREPARED BY:
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3010 W Azeele St., Suite 150, Tampa, FL 33609
Office: 813-223-3919 Fax: 813-223-3921

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SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 2): (PER COMMITMENT FOR TITLE INSURANCE)

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, LESS THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 2,381.30 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°41'32" EAST, A DISTANCE OF 1,330.21 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 659.42 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°29'56" WEST 235.08 FEET; THENCE SOUTH 00°23'18" WEST, A DISTANCE OF 304.09 FEET; THENCE SOUTH 89°36'42" EAST, A DISTANCE OF 234.22 FEET TO SAID EAST LINE; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,405.03 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89°59'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,327.74 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS: (BY KING ENGINEERING ASSOCIATES, INC.)

(FEE PARCEL)
A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 2,380.88 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°19'50" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING THE EAST LINE OF SAID SOUTH FORK UNIT 9, A DISTANCE OF 273.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 89°58'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 465.55 FEET; THENCE NORTH 00°17'37" EAST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'47" WEST, A DISTANCE OF 465.71 FEET TO SAID WEST LINE OF SECTION 15; THENCE NORTH 00°15'43" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING SAID EAST LINE OF SOUTH FORK UNIT 9, A DISTANCE OF 1,042.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTH FORK UNIT 9; THENCE NORTH 89°58'03" EAST, ALONG THE SOUTH LINE OF SOUTH COVE PHASES 2/3 AND IT'S EASTERN EXTENSION, RESPECTIVELY, SAME BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,664.52 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'31" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'30" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,655.28 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.46 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 1,404.50 FEET; THENCE NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 659.42 FEET; THENCE SOUTH 89°41'32" WEST, A DISTANCE OF 1,330.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 169.012 ACRES.

(EASEMENT PARCEL)
TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS OUT:
A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 31 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 15, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15, SOUTH 89°59'40" EAST, A DISTANCE OF 1,327.74 FEET; THENCE ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15, NORTH 00°23'18" EAST, A DISTANCE OF 1,405.03 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AMBLESIDE BOULEVARD (PROPOSED) AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET TO THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE ALONG SAID EAST LINE, SOUTH 00°23'18" WEST, A DISTANCE OF 324.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,105 SQUARE FEET OR 1.701 ACRES.

LEGAL DESCRIPTION (New Parcel Added in Tom Miller 2) (ORB 8184, 1506) PARENT PARCEL
THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 31, RANGE 20 EAST, IN HILLSBOROUGH COUNTY FLORIDA, (COMPRISING OF 3.0 ACRES, MORE OR LESS).

LEGAL DESCRIPTION (BY KING ENGINEERING) (ORB 23897, 205) PARENT PARCEL
ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8184, PAGE 1506, BEING A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING; THENCE NORTH 00°15'43" EAST, A DISTANCE OF 284.30 FEET; THENCE NORTH 89°58'47" EAST, A DISTANCE OF 465.71 FEET; THENCE SOUTH 00°17'37" WEST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'58" WEST, A DISTANCE OF 465.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.039 ACRES.

SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 3): (ORB 7711, PG 750)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; AND THE SOUTHEAST 1/4 OF SAID SECTION 15;

LESS AND EXCEPT

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15

AND LESS AND EXCEPT

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15.

TOTAL SUBJECT PROPERTY CONTAINING 223.464 ACRES.

LEGAL DESCRIPTION (Added Parcel in Tom Miller 3): (ORB 23777, PG 18)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINING 10.125 ACRES.

CARLTON PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 22726, PAGE 971 AND OFFICIAL RECORD BOOK 22728, PAGE 31 ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; *THENCE NORTH 89°58'12" EAST ALONG THE NORTH LINE OF SAID* NORTHWEST 1/4 OF SECTION 21, SAME BEING THE SOUTH LINE OF RESERVE AT SOUTH FORK PHASE 1 ACCORDING TO PLAT BOOK 121, PAGE 95 AND SOUTH FORK UNIT 11 ACCORDING TO PLAT BOOK 107, PAGE 12, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 2,674.92 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 00°11'44" WEST ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,341.00 FEET; THENCE SOUTH 00°08'33" WEST CONTINUE ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,308.15 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BALM ROAD (STATE ROAD S-672) (A 62.00 FOOT WIDE PUBLIC ROAD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152; THENCE SOUTH 89°54'59" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BALM ROAD, A DISTANCE OF 2,621.59 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE NORTH 00°58'59" WEST ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 2,651.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 161.112 ACRES.

BALM PARCELS LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (20 Acre Balm Parcel): (PER OFFICIAL RECORDS BOOK 24086, PAGE 1461)

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

TRACT BEGINNING AT INTERSECTION AT NORTH SECTION LINE AND EASTERLY RIGHT-OF-WAY OF RAILROAD AND RUN EAST TO NORTHWEST CORNER OF NW 1/4 OF THE NE 1/4 IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, CONTINUE EAST 900 FEET SOUTHWESTERLY TO THE SOUTHWEST CORNER OF NW 1/4 OF THE NE 1/4, WEST 165.05 FEET, NORTH 400 FEET, WEST TO RAILROAD RIGHT-OF-WAY AND NORTHEASTERLY ALONG RIGHT-OF-WAY TO BEGINNING.

LESS RIGHT-OF-WAY FOR BALM ROAD.

LEGAL DESCRIPTION (South Balm Parcel):

PARCEL 1:
THAT PORTION OF THE SOUTH EAST 1/4 EAST OF THE RAILROAD IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
AND:
PARCEL 2:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF SOUTH 457 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EAST OF THE RAILROAD LESS THE EAST 245.00 FEET; WEST 1 /2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 100 FEET OF THE WEST 419.69 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26 N 89°49'18" W, A DISTANCE OF 696.42 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL N 32°13'10" E, A DISTANCE OF 1318.55 FEET; THENCE N 00°20'16" E A DISTANCE OF 47.33'; THENCE N 32°13'10" E, A DISTANCE OF 1781.92 FEET; THENCE N 89°38'34" E, A DISTANCE OF 89.00 FEET; THENCE N 32°13'10" E, A DISTANCE OF 538.46 FEET; THENCE N 89°30' 41" E, A DISTANCE OF 13.62 FEET; THENCE N 00°12'05" E, A DISTANCE OF 21.61 FEET; THENCE N 32°13'10" E, A DISTANCE OF 1004.60 FEET TO POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BALM ROAD AS MONUMENTED; THENCE ALONG SAID SOUTHERLY LINE N 89°55'19" E, A DISTANCE OF 553.21 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S 00°15'40" W, A DISTANCE OF 1420.01 FEET; THENCE S 89°49'32" W, A DISTANCE OF 420.12 FEET; THENCE S 00°14'54" W, A DISTANCE OF 1233.60 FEET; THENCE N 89°44'18" E, A DISTANCE OF 634.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°15'52" W, A DISTANCE OF 1333.63 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SECTION 25; THENCE ALONG SAID SOUTH LINE S 89°39'50" W, A DISTANCE OF 2632.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,172,970.4 SQUARE FEET, 164.7 ACRES, MORE OR LESS.

BALM BORROW PIT LEGAL DESCRIPTIONS:

DESCRIPTION: (AS PER TITLE COMMITMENT FUND FILE NUMBER: 393465 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATA OF DECEMBER 19, 2016 AT 11:00 PM)

PARCEL I:
The East 15 feet ofthe West 405 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East IO5 feet of the West 495 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 21 South, Range 21 East, Hillsborough County, Florida.

PARCEL 2:
The East IS feet of the West 390 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 155 feet of the West 390 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 21 South, Range 21 East, Hillsborough County, Florida.

PARCEL 3:
The South 909 feet of the following parcel: the East 15 feet of the West 235 feet of the North 1/3 of the North 3/4 of the West 1/4 less State Road No. 672 right of way and the East 175 feet of the West 235 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 4:
The North 330 feet of the South 1369.87 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, and 15 foot wide parcel of land for ingress and egress described as follows: the East 15 feet of the West 60 feet of the North 2689.36 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 5:
The East 140 feet of the West 375 feet of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less right of way for State Road S 672 and less the South 468.50 feet.

PARCEL 6:
The South 468.50 feet of the East 140 feet of the West 375 feet of the North 1/3 of the North 3/4 of the West 1/4 , Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 7:
The NW 1/4 of the NW 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, less the South 35 feet for road right of way, and less the West 768 reet of the North 545 feet thereof, and less the East 375 feet of the South 580 feet of said NW 1/4 of the NW 1/4 lying North of Sweat Loop Road.

PARCEL 8:
The West 768 feet of the North 545 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, together with an easement for ingress and egress over and across the West 20 feet of the South 200 feet of the North 745 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 Soutb, Range 21 East, Hillsborough County, Florida.

PARCEL 9:
The NE 1/4 of the NE 1/4 of Section 36, Township 31 South, Range 20 East, Hillsborough County, Florida; less the South 35 feet for Sweat Loop Road.

PARCEL 10:
The South 1/4 of the South 1/3 of the North 3/4 of West of Section 30, Township 31 South, Range 21 East, except from the SW corner of the North 3/4 of Section 30, Township 3 I South, Range 21 East, proceed North along the West line of Section 30, 279 feet, then due East 305 feet, thence due South 279 feet, thence West along the South line of Section 30, 305 feet to the Point of Beginning.
Also, except:
Commence at the NW comer of Section 30, Township 31 South, Range 21 East, run thence S 00°05'47"W 3829.11 feet, thence S 89°21'01" E 305.00 feet to the Point of Beginning, thence S 00°05'47" W 279.00 feet, thence S 89°21'01" E 148.16 feet, thence N 00°05'47" E 294.00 feet, thenee N 89°21'01" W 148.16 feet, thence S 00°05'47" W 15.00 feet to the Point of Beginning.
AND LESS ROAD RIGHT OF WAY

PARCEL II:
The North 1/2 of South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida; and the East 15 feet of the West 30 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, less the East 15 feet of the West 30 feet of the South 1/4 of the South 1/3 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less road right of way.

LESS THE FOLLOWING:
Commence at the NW comer of Section 30, Township 3 I South, Range 21 East, Hillsborough County, Florida, thence S 87°43'48" E, 30.07 feet; thence S 00°05'47" W, 3523.30 feet to the Point of Beginning, thence S 89°21'01" W, 375.52 feet; S 00°05'47" W, 290.00 feet; thence N 89°21'01" W, 375.52 feet; thence N 00°05'47" E, 290.00 feet to the Point of Beginning.

PARCEL 12:
The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 and the East 15 feet of the West 45 feet of the North 2689.36 feet of the North 3/4 of the West 1/4, all lying and being in Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 13:
The Southeast 1/4 of the Southeast 1/4 of Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida.

The South 1/2 of the Southwest 1/4 of Section 30, Township 3 I South, Range 21 East, Hillsborough County, Florida, less the East 1485 feet thereof.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

Lands contained in the Partial Release Mortgage recorded in Official Records Book 18803, Page 1232, of the Public Records of Hillsborough County, Florida, more particularly described as follows:

The East 300 feet of the following described tract: the South 1/4 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The Nortb 1/2 of the South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Townsbip 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 330 feet of the South 1369.07 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

The above may also be described as follows:
The East 300 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

18-0455
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Development Services

THIS SHEET NOT AFFECTED BY NEW PD

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

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
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NO.	DATE	REVISION	BY

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

JOB NO: 4[illegible]-00-00
DATE: 1/20/201[illegible]
SCALE: AS SHOWN

5 OF [illegible]

Received July 10, 2025
Development Services

25-0744

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BALM EXPANSION PARCELS LEGAL DESCRIPTION

FOLIOS 0886985000 & 0886985550:

THE EAST 160 FEET OF THE WEST 220 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD #672

AND

THE EAST 15 FEET OF THE WEST 235 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4, LESS S.R. NO. 672, RIGHT OF WAY, AND THE EAST 175 FEET OF THE WEST 235 FEET OF SOUTH 1/2 OF NORTH 2/3 OF NORTH 3/4 OF WEST 1/4, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED AUGUST 20, 2008 IN OFFICIAL RECORDS BOOK 18816, PAGE 918, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0778590025:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, THE FOLLOWING THREE (3) COURSES: 1) N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25, SAID POINT ALSO BEING THE POINT OF BEGINNING; 2) ALONG SAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°38'12"W., 88.90 FEET; 3) N.32°13'31"E., 19.86 FEET; THENCE S.89°44'14"E., 88.28 FEET; THENCE S.32°13'08"W., 18.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE CONTINUE N.32°13'08"E., 18.71 FEET; THENCE S.89°44'14"E., 147.46 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF SAID BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'31"W., 16.80 FEET; 2) ALONG THE AFORESAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°42'24"W., 89.07 FEET; 3) S.32°13'08"W., 76.47 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR VIOLET FLAME AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'14"W., 23.57 FEET; THENCE N.89°44'14"W., 117.86 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'14"E., 117.86 FEET; THENCE S.89°44'14"E., 88.19 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'08"W., 11.89 FEET; 2) S.00°15'07"W., 47.54 FEET; 3) S.32°13'14"W., 26.37 FEET TO THE POINT OF BEGINNING.

FOLIO 0779000100:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHWEST OF THE SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, PLUS THE EXISTING COMMON EASEMENT LOCATED ON THE LINE OF THE SOUTH 3/4 OF THE EAST 1/4, LESS AN EASEMENT FOR INGRESS AND EGRESS ON THE SOUTH 30.00 FEET OF THE SOUTHEAST 1/4 LYING WEST OF SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0779090100:

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CENTER LINE OF AN EXISTING CREEK. MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 525.00 FEET MORE OR LESS TO THE CENTER LINE OF EXISTING CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK N 69°00'00" E 105.00 FEET; THENCE N 78°20'00" E 281.00 FEET; THENCE S 82°20'00" E 378.00 FEET; THENCE N 59°00'00" E 291.00 FEET; THENCE N 61 °00'00" E 116.00 FEET; THENCE N 51 °26'50" E 304.94 FEET, MORE OR LESS TO THE EAST BOUNDARY OF THE SW 1/4 OF THE SE 1/4; THENCE S 00°07'30" W 967.00 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE N 89°55'20" W 1335.10 FEET TO THE POINT OF BEGINNING BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 1519, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIOS 0779800110, FOLIO 0779800108, & FOLIO 0779800106:

LOT 3, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

LOTS 4 AND 5, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0886987500:

COMMENCE AT THE NW CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 87°43'48" EAST, 30.07 FEET; THENCE SOUTH 00°05'47" WEST, 3523.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'01" EAST, 375.52 FEET; THENCE SOUTH 00°05'47" WEST, 290.00 FEET; THENCE NORTH 89°21'01" WEST, 375.52 FEET; THENCE NORTH 00°05'47" EAST, 290.00 FEET TO THE POINT OF BEGINNING.

FOLIO 0778800210:

THE WEST 317.47 FEET OF THE NORTH 350.00 FEET OF THE SOUTH 700.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO THE NORTH 30.00 FEET OF THE SOUTH 380.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE WEST 317.45 FEET THEREOF AND LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE NORTH 175.00 FEET OF THE SOUTH 350.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE SOUTH 175.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

PROFESSIONAL TEAM

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REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
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(813) 767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY29240
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DRAWN: GIRALDO | CHECKED: WILKOWSKI
JOB NO.: EPG-BGE-002 | DATE: 03/24/2025
FILE: P:\Balm Grove West Expansion\Land Development\Zoning\PD\Balm Grove West Expansion PD Legal Descriptions.dwg

Received July 10, 2025
Development Services

File Path: P:\Balm Grove\Balm Grove West Expansion\Land Development\Zoning\PD\Balm Grove West Expansion PD Legal Descriptions.dwg Plot Date: 5/9/2025

Additional Balm Parcels	Existing Balm Parcels								Carlton Parcel								Southfork Parcel																
FOLIOS	FOLIOS								FOLIOS								FOLIOS																
0778590025	778380000	0778960320	0778960434	0778960548	0778960662	0778960776	0778960890		0777881086	0777960122	0777960236	0777960350	0777960464	0777960582	0777960714	0777960838	0777140348	0777140462	0777140770	0777140884	0777141154	0777141280	0777141404	0777141528	0777141640	0777141754	0777141876	0777141996	0777142112	0777142232	0777142346	0777142466	0777142582
778800210	0778820000	0778960322	0778960436	0778960550	0778960664	0778960778	0778960892		0777881504	0777960124	0777960238	0777960352	0777960466	0777960584	0777960716	0777960840	0777140350	0777140464	0777140772	0777140886	0777141156	0777141282	0777141406	0777141528	0777141642	0777141756	0777141878	0777142000	0777142114	0777142234	0777142348	0777142468	0777142584
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PROFESSIONAL TEAM

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

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

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY29000
3010 W Azeele St., Suite 150, Tampa, FL 33609
Office: 813-223-3919 Fax: 813-223-3921

DRAWN: GIRALDO | CHECKED: WILKOWSKI
JOB NO.: EPG-BGE-002 | DATE: 03/24/25
FILE: P.D.dwg

SHEET 7 OF 7

Received July 10, 2025
Development Services

25-0744

File Path: P:\Balm Grove\Balm Grove West Expansion\Lindo\Balm Grove West Expansion Lindo.dwg, PD-Area Plat Date: 5/7/2025 •

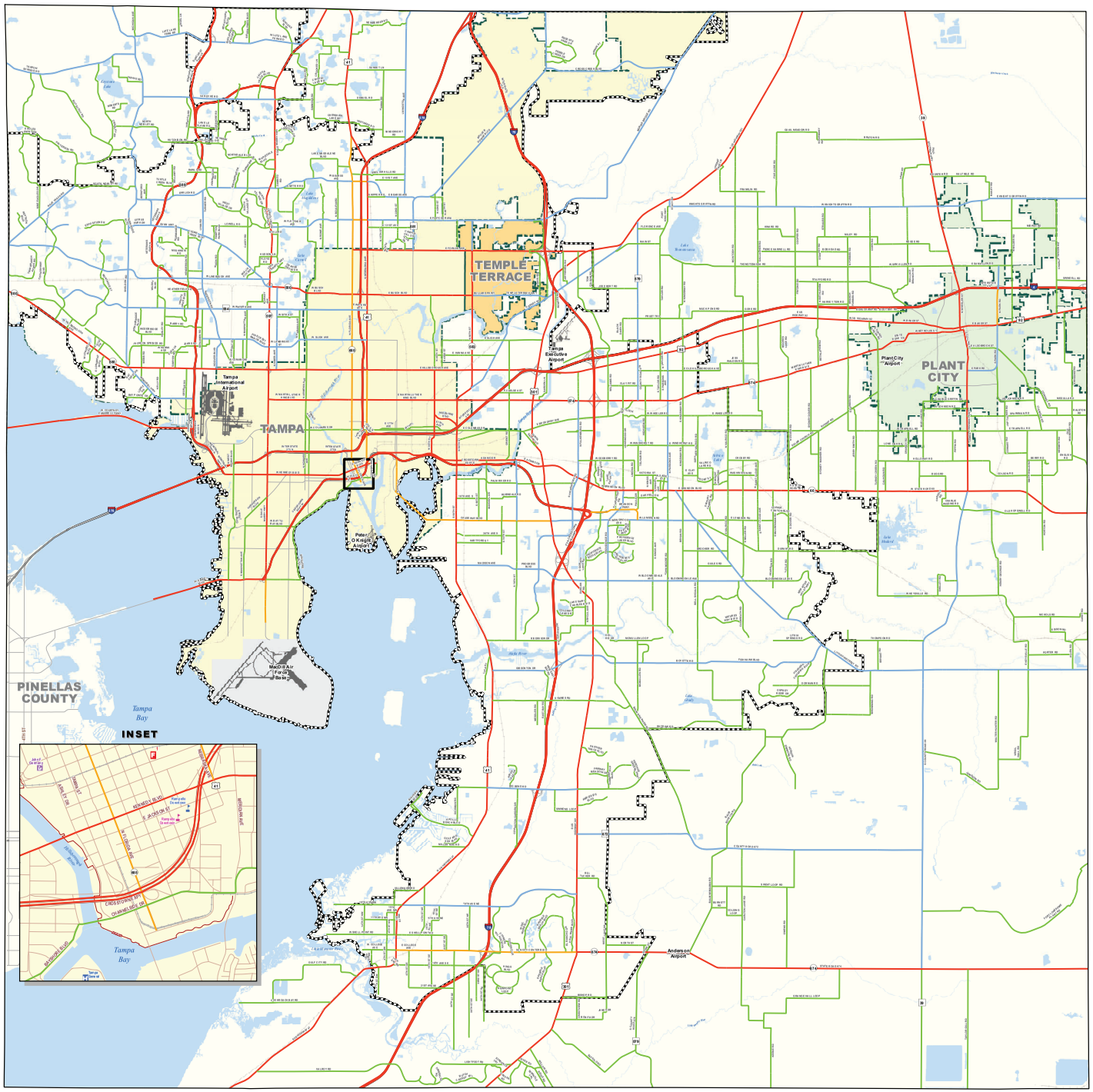
Received July 10, 2025
Development Services

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services

Hillsborough County, Florida



Legend

Functional Classifications

Authority,Classification

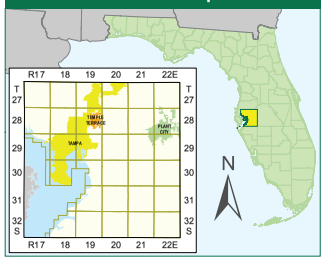
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

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

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

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

Locator Map



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

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

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

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

0 1 2 Miles

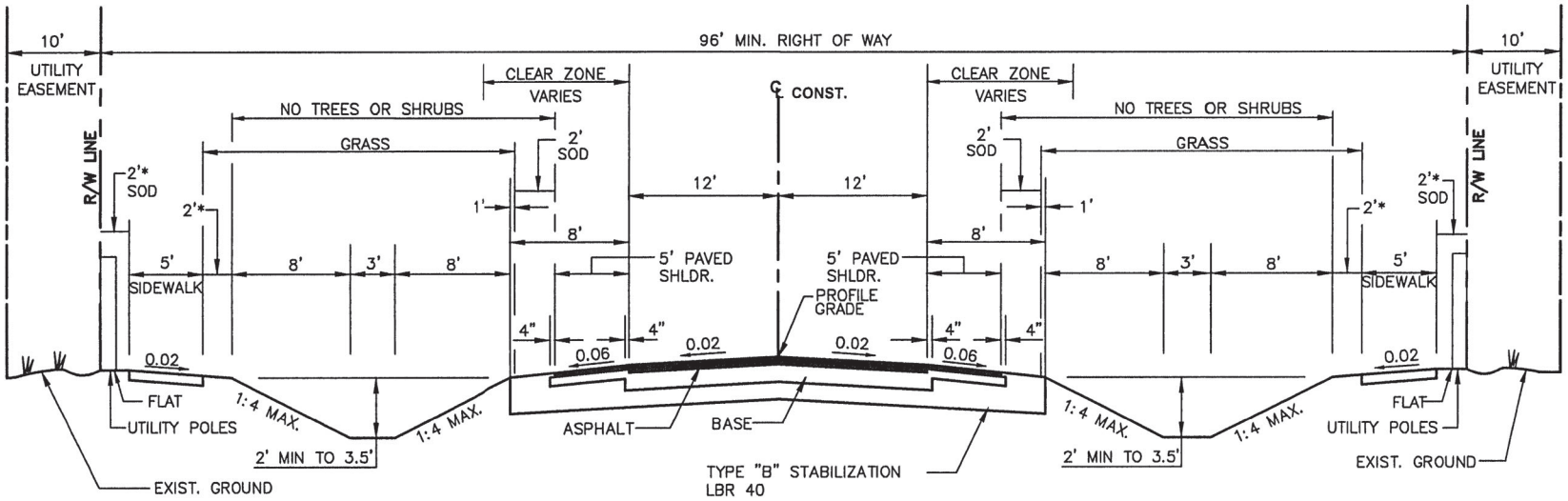
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Received July 10, 2025
Development Services

25-0744

Received July 10, 2025
Development Services

TS-7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

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

Received July 10, 2025
Development Services

Received June 13, 2025
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Balm Road - Substandard Road ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase Balm West

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s)

☒ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request Steven J. Henry, P.E.

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number West PD 25-0744

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number) N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

Received June 13, 2025
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LINCKS & ASSOCIATES
A TMC Company

June 13, 2025

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

Re: Balm West
PD 25-0744
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 Road from the western property boundary or the limits of the turn lane improvements whichever extends further west.

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

- Single Family – 373 Dwelling Units
- Retail – 17,692 Square Feet
- Office – 10,863 Square Feet

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

- Single Family – 1,050 Dwelling Units

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

The access for the projects are proposed to include the following:

- One (1) full access to Balm Road
- Two (2) full accesses to 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 Road is a local road. As shown in Table 2, the projected volumes on Balm Road would exceed 5,000 vehicles per day; therefore, it would be considered a collector road.

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

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The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Balm Road. The segment of Balm Road currently has the following characteristics:

- Two (2) lane rural roadway
- Twelve (12) foot lanes
- Eight (8) foot shoulder with five (5) feet paved
- Five (5) foot sidewalks on the south side of the road

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 8 feet with 5 feet paved.

3. Sidewalk – TS-7 has five (5) foot sidewalk on both sides of the road. There is sidewalk on the south side of the road.

4. Right of Way – TS-7 has 96 feet of right of way. The existing right of way varies.

The justification for the Design Exception is as follows:

1. The Developer proposes to add turn lanes at the project access on Balm Road and to provide the following geometry:

    - Eleven (11) foot lanes
    - Eight (8) foot shoulders with five (5) feet paved
    - Maintain the sidewalk on the south side of the road

Figure 1 provides the proposed typical section.

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

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

Best Regards,

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

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

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

_____ Disapproved

_____ Approved

_____ Approved with Conditions

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

Sincerely,

Michael J. Williams

Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

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

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

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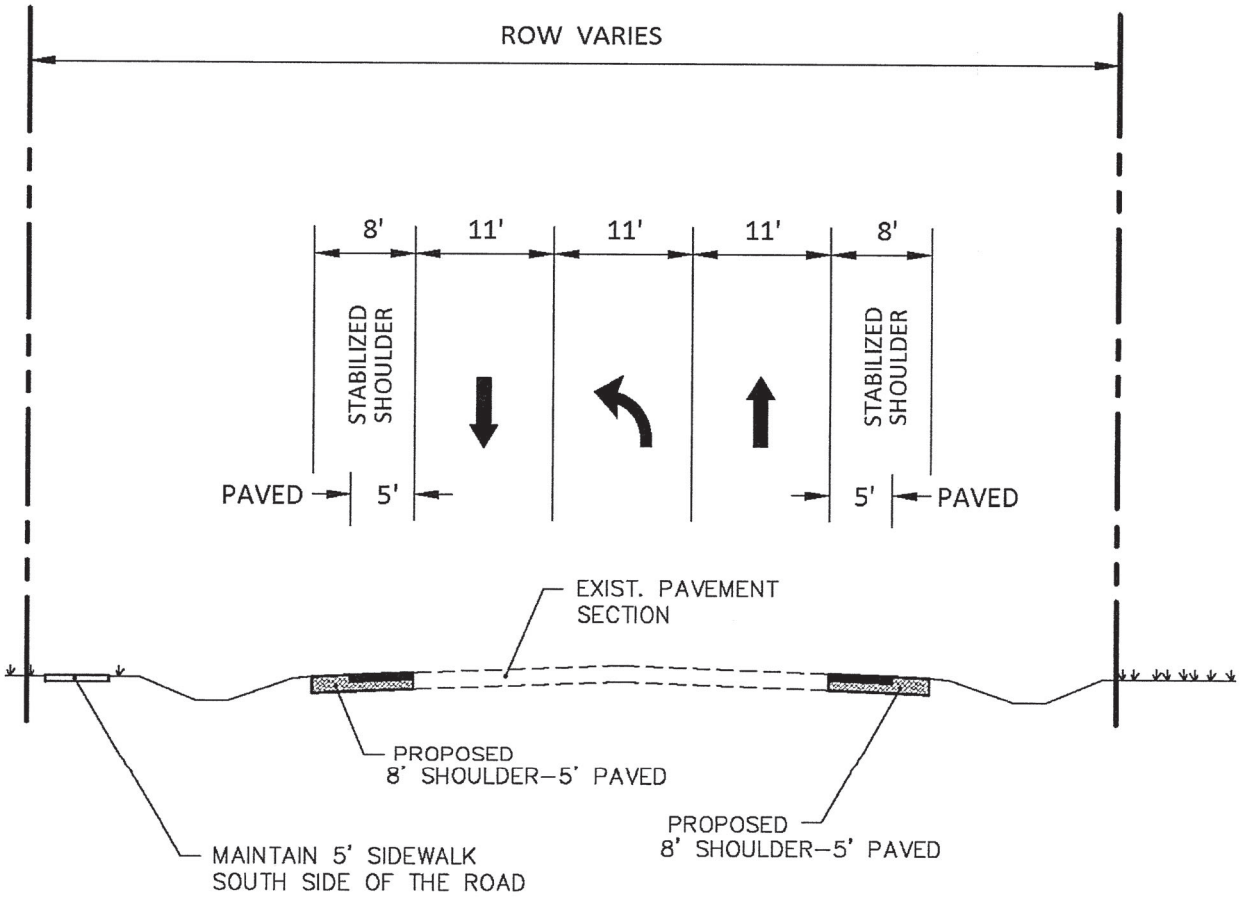
TABLE 2

ROADWAY ASSESSMENT

Roadway	Location	AM Peak Hour Traffic (1)	PM Peak Hour Traffic (1)	Daily Traffic (2)
Balm Rd	CR 672 to Balm-Wimauma Rd	441	616	6,844

(1) Peak Season plus Project Traffic - See Figure 4.
(2) Factor PM peak houir traffic to daily traffic based on FDOT K = 0.09.
- 616/0.09 = 6,844

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TYPICAL SECTION
BALM ROAD

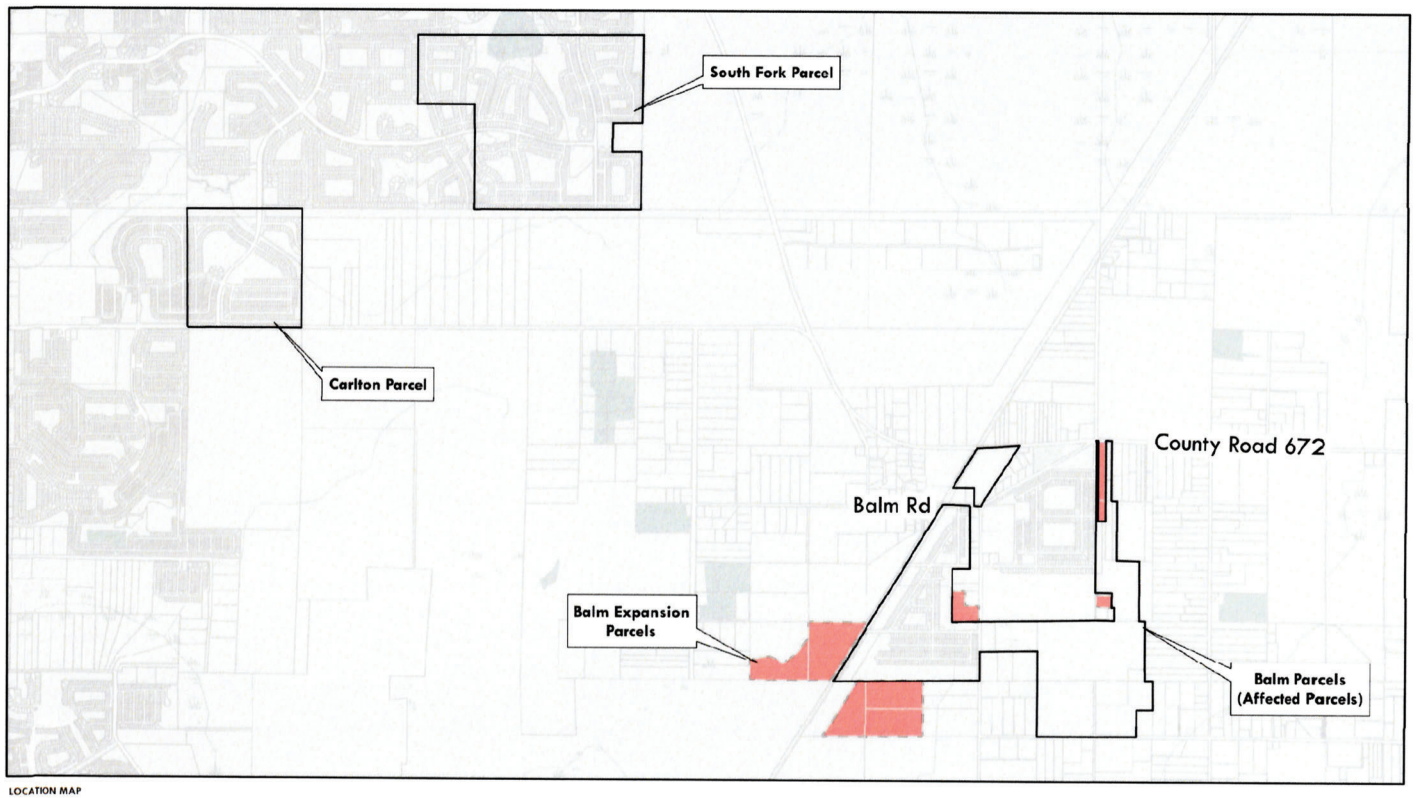
FIGURE 1
TYPICAL SECTION

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APPENDIX

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BALM WEST
PD PLAN



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVIEVIEW COMMUNITY PLAN AND SOUTHSHORE AREAWIDE SYSTEMS PLAN BOUNDARIES.
2. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" AS SHOWN ON FEMA FIRM MAP NO. 12057C0320H, 12057C0529H, 12011205158 AND 12011205200. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE CARLTON PARCEL IS ADJACENT TO THE BALM ROAD/CR 672 SCENIC CORRIDOR. THE REMAINING PARCELS ARE NOT ADJACENT TO OR WITHIN 1.50' OF THE PROJECT AREA AS SHOWN.
6. THERE ARE PLATTED LOTS WITHIN THE PROJECT AND ALSO WITHIN 150' OF THE SITE AS SHOWN.
7. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE EXISTING ROADS ON SITE, AS SHOWN. THERE ARE NO RELEVANT EXISTING EASEMENTS ON SITE.
10. NO FLEX IS REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
12. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
13. THE ENTIRE SOUTHERN BOUNDARY OF THE SOUTH FORK PARCEL ABUTS A TECO POWERLINE EASEMENT WHICH WILL REQUIRE COORDINATION AND A POTENTIAL EASEMENT FROM TECO TO ALLOW FOR CROSS ACCESS. THE ENTIRE EASTERN BOUNDEARY OF SOUTH FORK PARCEL ABUTS "TBP (COUNTY)" (BALM ROYETTE SCRUB/COUNTY PARK) OWNERSHIP. ALL OTHER BOUNDARIES HAVE NO PHYSICAL BARRIERS TO PREVENT CROSS ACCESS TO ADJACENT PARCELS.
14. THE CARLTON PARCEL HAS A 200' TECO EASEMENT ON SITE.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
16. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PROJECT ROADWAYS/DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT PRIDE BLVD.
17. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED.
18. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150 FEET OF THE SITE IS AS SHOWN. THERE ARE NO MEDIANS WITHIN 150 FEET OF THE SITE.
19. THE LOCATION OF SIDEWALKS AND TYPE OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING AND WITHIN 150 FEET OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OR BIKEWAYS WITHIN 150 FEET OF THE SITE.
20. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
21. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150 FEET OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
22. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
23. EXISTING ACCESS POINTS ARE AS SHOWN.
24. THERE ARE NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
25. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD OR OTHER ENTITY.
26. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS AND OTHER SIMILAR USES.

SOUTH FORK, CARLTON & BALM PARCELS PD	
PROJECT DATA TABLE	
PROJECT FOLIOS	See Sheet 7
ADDRESS/INTERSECTION	Balm Rd & Balm Wimauma Rd
EXISTING ZONING	PD, AS-0.4, AR
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
GROSS ACREAGE	1083.91 ac

PROPOSED USES, DENSITY AND INTENSITY			
GROSS DENSITY	2.34 DU/AC		
MAX ALLOWABLE DENSITY	4 DU/AC		
PROPOSED USES:	Residential Single Family Detached Units	Non-Residential SF	Office, Personal Service, General Recreation, Residential Support
Southfork Parcel = 403.9 acres	1,068	9,558	43,803
Carlton Parcel = 161.1 acres	426	-	-
Balm Parcels = 518.91 acres	1,050	-	-
TOTAL = 1083.91 acres	2,544	9,558	43,803

PD 25-0744

GENERAL DEVELOPMENT PLAN

SOUTHFORK, CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

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

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

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

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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

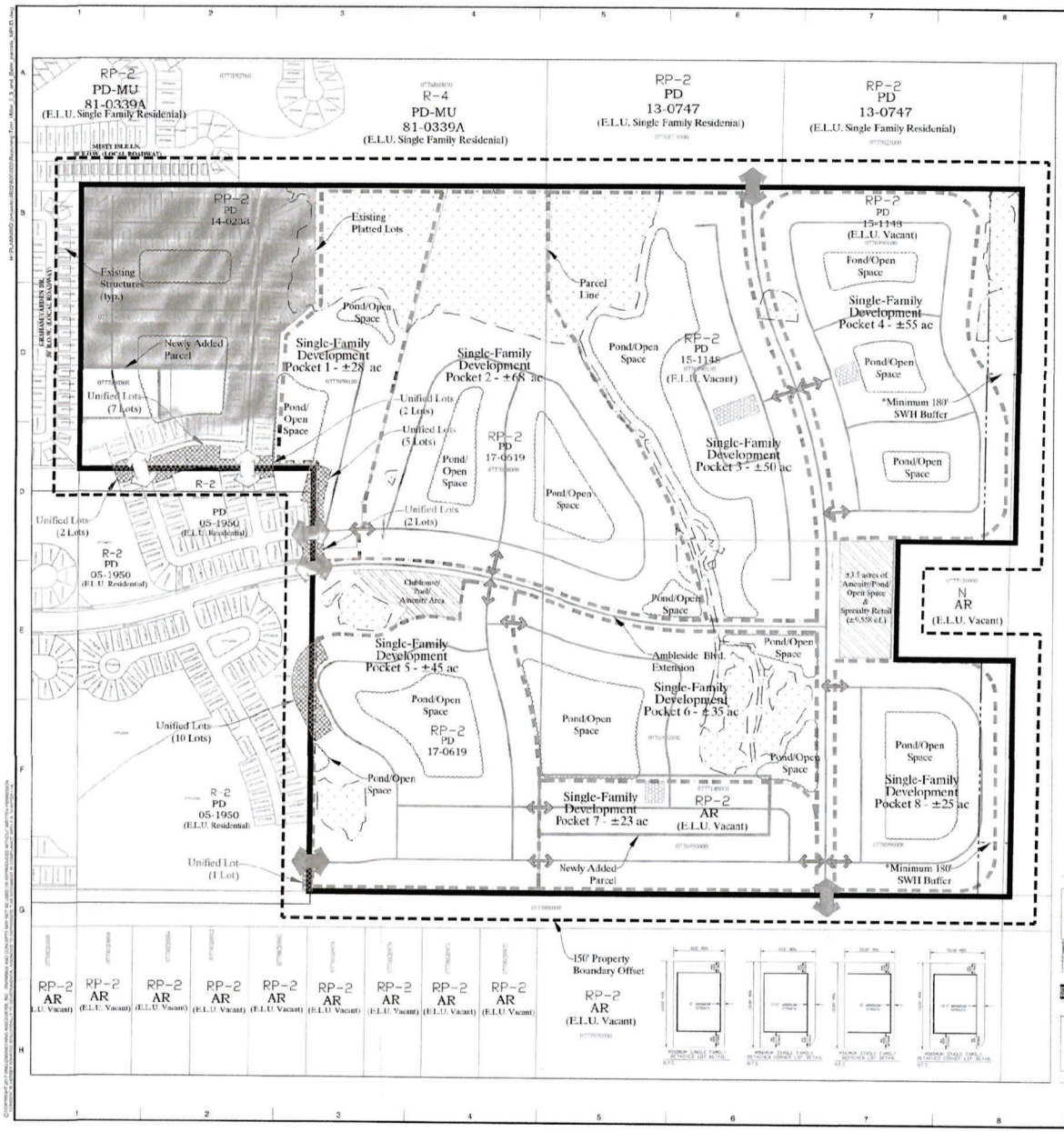
PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: 8128858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DRAWN:	GRA/DO	CHECKED:	WRK/DW/BG
JOB NO.:	EPD-808.002	DATE:	03/24/2025
		FILE:	PD.dwg

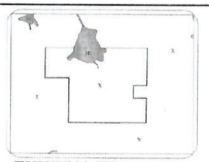
SHEET 1 OF 7

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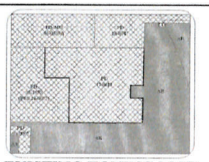
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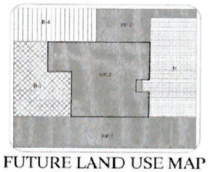
SOUTH FORK PARCEL (RECEIVING PARCEL-1)



EXISTING FEMA MAP



EXISTING ZONING MAP



FUTURE LAND USE MAP



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

SITE DATA - SOUTH FORK (RECEIVING PARCEL 1)

PROJECT SIZE:	±40.9 ACRES
FOLIOS:	077699.0000, 077699.0100, 077701.0000, 077705.0100, 077738.0300, 077714.0000 & EXISTING PLATTED LOTS AS SHOWN
EXISTING ZONING:	PD 77-0443 (PLANNED DEVELOPMENT) & PD 15-1148 (PLANNED DEVELOPMENT)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
FUTURE LAND USE:	RP-2
EXISTING USE:	UNDEVELOPED / AGRICULTURE / SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	RESIDENTIAL USE (±40.9 ACRES): 1,068 SINGLE-FAMILY LOTS (A MAXIMUM OF 267 - 4,400 S.F. LOTS SHALL BE ALLOWED) (26.1 DU/GROSS ACRE) WITHIN PCKETS 1-8 SHALL CONSIST OF: 1,068 LOTS / ±40.9 AC = 2.61 LOTS PER ACRE) AND COMMERCIAL USE DEVELOPMENT SHALL CONSIST OF: 9,558 S.F.

PER CONDITION 5.1 THE SOUTH FORK VILLAGE NODE MAY ALSO CONTAIN IMPROVED OPEN SPACE/COMMUNITY GATHERING AREAS, AND A MAXIMUM OF 43,000 S.F. OF OFFICE USES, PERSONAL SERVICE USES, GENERAL INDOOR/OUTDOOR RECREATIONAL USES AND RESIDENTIAL SUPPORT USES SUCH AS CHURCHES, ADULT CARE CENTERS AND DAY CARE CENTERS. SQUARE FOOTAGE FOR THESE USES SHALL NOT COUNT TOWARDS THE MINIMUM SQUARE FOOTAGE REQUIRED FOR ONSITE COMMERCIAL. THE MAXIMUM F.A.R. PERMITTED OVER THE ENTIRE SOUTH FORK VILLAGE NODE IS 0.35.

FPS 18-0455 AND PET 17-0619 SHALL BE UNIFIED TOGETHER TO ALLOW A MAXIMUM OF 26 LOTS THAT MAY BE DESIGNED CONSTRUCTED ALONG THE COMMON ZONING BOUNDARY LINE IN AN EFFORT TO ALLOW CONTINUITY BETWEEN DEVELOPMENTS. THE TOTAL APPROVED ENTITLEMENTS BETWEEN FPS 18-0455 AND PET 17-0619 SHALL NOT INCREASE AS A RESULT OF THE UNIFICATION.

DENSITY: 2.64 DU/AC

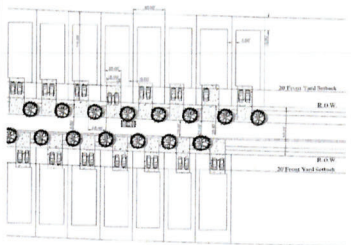
DENSITY TRANSFER:
A DENSITY TRANSFER OF 261 SINGLE FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCEL-2 - RP-2 PD 17-0619) TO THE SOUTH FORK PARCEL (RECEIVING PARCEL-1) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE SOUTH FORK PARCEL FROM 807 TO 1,068 SINGLE FAMILY LOTS.

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION):	NONE
NATURAL WATER BODIES:	NONE
CONSERVATION:	±0.5 AC WETLANDS (±12%)
PRESERVATION AREAS:	NONE

RESIDENTIAL DEVELOPMENT STANDARDS		RESIDENTIAL DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	5,500 SQUARE FEET
MINIMUM LOT WIDTH:	40 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM FRONT YARD:	**20 FEET	MINIMUM FRONT YARD:	**20 FEET
MINIMUM REAR YARD:	15 FEET	MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET	MINIMUM SIDE YARD:	5 FEET
MINIMUM CORNER YARD:	**10 FEET	MINIMUM CORNER YARD:	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET - 2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET - 2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	50' MINIMUM
**GARAGE SETBACK 25'		**GARAGE SETBACK 25'	

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 2 OF 7

NOTE:
* THE BUFFER MAY BE REDUCED TO A MINIMUM OF 40' IN ACCORDANCE WITH CONDITION 9.



40' LOT DETAIL - N.T.S.

LEGEND:
- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR — Zoning District
- RP-2 — Future Land Use Designation
- 077699.0000 — Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks

18-0455

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King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, One Memorial Center, Suite 306
Tampa, Florida 33634
Phone: (813) 889-9885 | Fax: (813) 889-8882
www.kingeng.com
Engineering License #26110

SCALE: FEET

NO	DATE	REVISION	BY

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

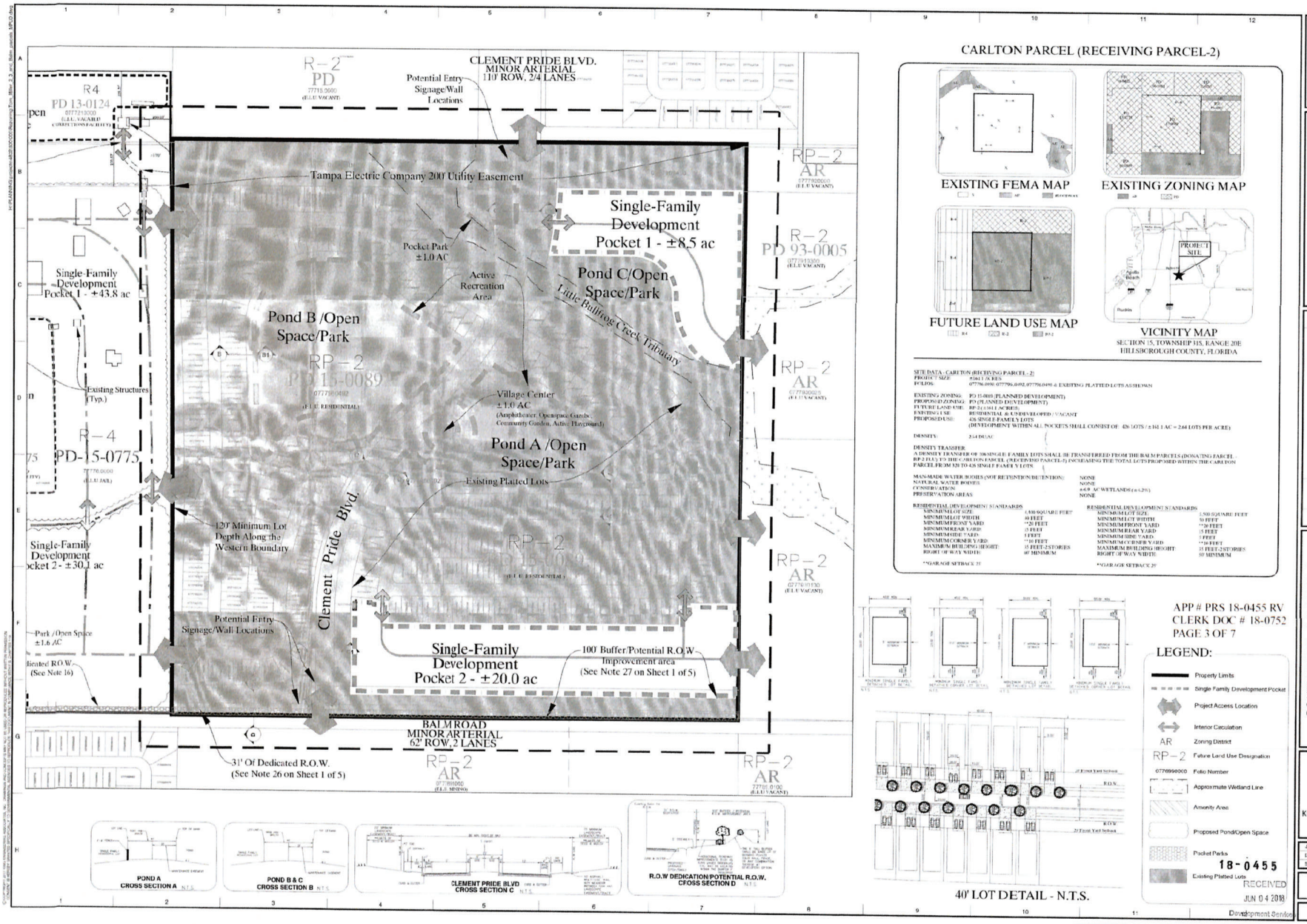
811 Know what's below. Call before you dig.

JOB NO: 18-021-030
DATE: 1/5/2018
SCALE: AS SHOWN

2 OF 7

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25-0744



CARLTON PARCEL (RECEIVING PARCEL-2)

EXISTING FEMA MAP

EXISTING ZONING MAP

FUTURE LAND USE MAP

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

SITE DATA - CARLTON (RECEIVING PARCEL - 2)
PROJECT SIZE: ±161.1 ACRES
FOLIOS: 077796.0000, 077796.0492, 077796.0498 & EXISTING PLATTED LOTS AS SHOWN

EXISTING ZONING: PD 15-0089 (PLANNED DEVELOPMENT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: RP-2 (±161.1 ACRES)
EXISTING USE: RESIDENTIAL & UNDEVELOPED / VACANT
PROPOSED USE: 426 SINGLE-FAMILY LOTS (DEVELOPMENT WITHIN ALL POCKETS SHALL CONSIST OF: 426 LOTS / ±161.1 AC = 2.64 LOTS PER ACRE)

DENSITY: 2.64 DU/AC

DENSITY TRANSFER
A DENSITY TRANSFER OF 356 SINGLE-FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCEL - RP-2 FLU) TO THE CARLTON PARCEL (RECEIVING PARCEL-2) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE CARLTON PARCEL FROM 426 TO 426 SINGLE FAMILY LOTS.

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION):	NONE
NATURAL WATER BODIES	NONE
CONSERVATION:	±4.9 AC WETLANDS (± 4.3%)
PRESERVATION AREAS	NONE

RESIDENTIAL DEVELOPMENT STANDARDS

MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	1,500 SQUARE FEET
MINIMUM LOT WIDTH	40 FEET	MINIMUM LOT WIDTH	16 FEET
MINIMUM FRONT YARD	*20 FEET	MINIMUM FRONT YARD	**20 FEET
MINIMUM REAR YARD	15 FEET	MINIMUM REAR YARD	15 FEET
MINIMUM SIDE YARD	5 FEET	MINIMUM SIDE YARD	5 FEET
MINIMUM CORNER YARD	**10 FEET	MINIMUM CORNER YARD	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	60' MINIMUM

*GARAGE SETBACK 25' **GARAGE SETBACK 25'

40' LOT DETAIL - N.T.S.

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 3 OF 7

LEGEND:
- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR — Zoning District
- RP-2 — Future Land Use Designation
- 0776990000 — Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks
- Existing Platted Lots

18-0455
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SCALE: 0 200.0001 400.0002 FEET

King ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, One Memorial Center Suite 300
Tampa, Florida 33634
Phone: (813) 889-8882 Fax: (813) 889-8882
www.kingengineering.com
Engineering License #2519

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

JOB NO: 4000.500.000
DATE: 1/9/2018
SCALE: AS SHOWN

3 OF 7

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25-0744

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

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

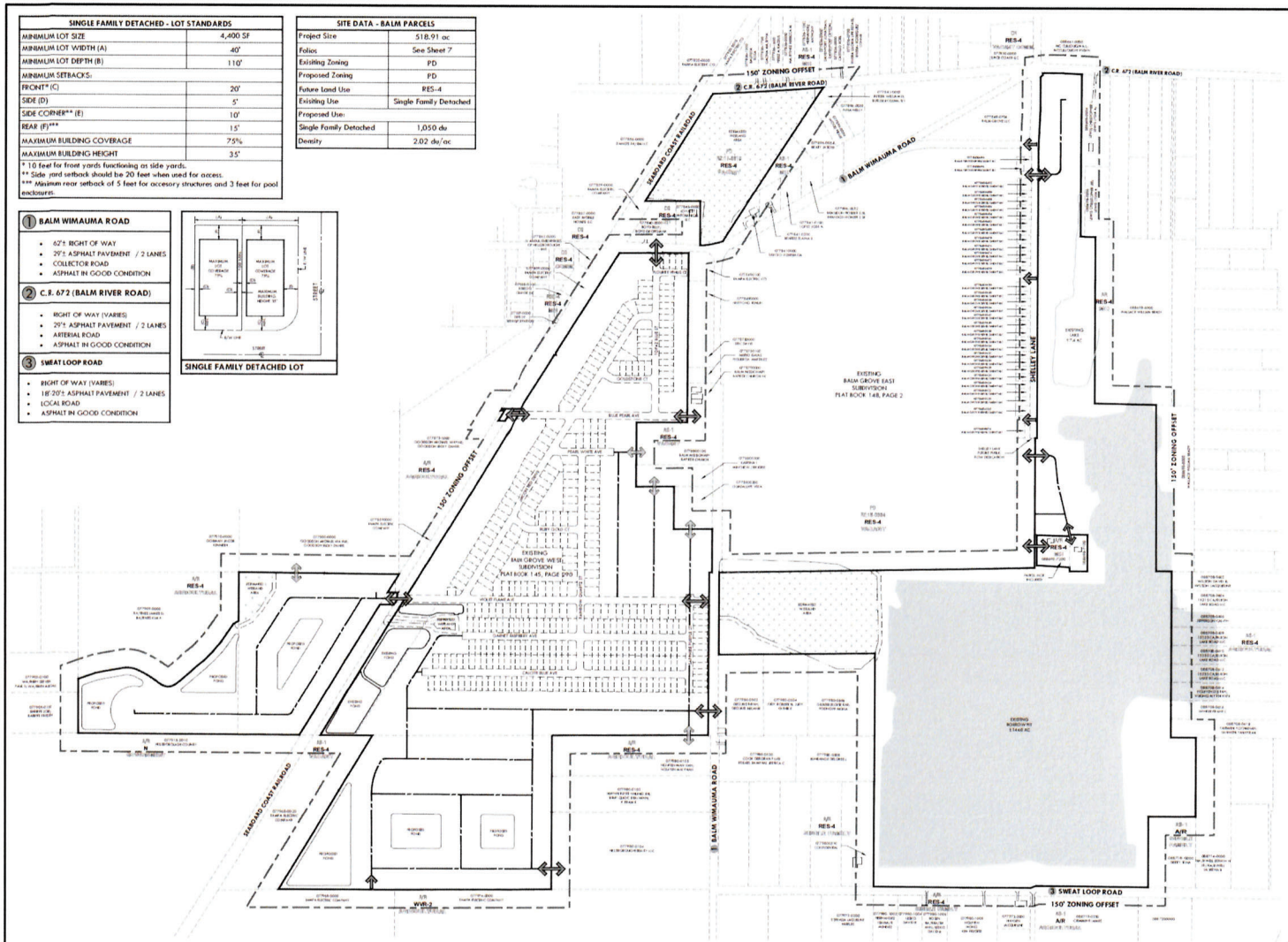
SITE DATA - BALM PARCELS	
Project Size	518.91 ac
Folios	See Sheet 7
Existing Zoning	PD
Proposed Zoning	PD
Future Land Use	RES-4
Existing Use	Single Family Detached
Proposed Use:	
Single Family Detached	1,050 du
Density	2.02 du/ac

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

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

3 SWEAT LOOP ROAD
- RIGHT OF WAY (VARIES)
- 18'-20'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN GOOD CONDITION

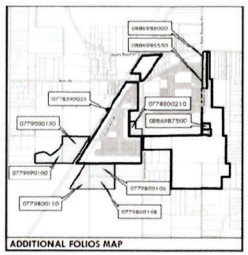
SINGLE FAMILY DETACHED LOT



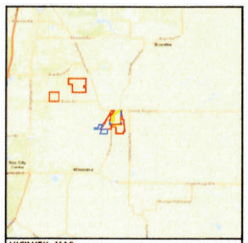
800' 400' 0 400' 800'

SCALE: 1" = 400'

LEGEND:
- PD BOUNDARY
- ESTIMATED WETLANDS
- A/R ZONING
- RES-4 FUTURE LAND USE
- EXISTING LAND USE
- 079703-0000 FOLIO NUMBER
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARIES
- CONCEPTUAL LOCAL ROADS
- PEDESTRIANS / VEHICULAR ACCESS
- ACCESS STUB-OUT
- EXISTING BORROW PIT



ADDITIONAL FOLIOS MAP


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

PD 25-0744
GENERAL DEVELOPMENT PLAN
SOUTHFORK, CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

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

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

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

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office 813-223-3919 Fax: 813-223-3675

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

SHEET 4 OF 7

Received June 13, 2025
Development Services

25-0744

SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 2): (PER COMMITMENT FOR TITLE INSURANCE)

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, LESS THE SOUTH 3/7THS OF THE WEST 7/23THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°15'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 2,381.30 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°41'32" EAST, A DISTANCE OF 1,330.21 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 659.43 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°29'55" WEST 235.08 FEET; THENCE SOUTH 00°23'18" WEST, A DISTANCE OF 304.09 FEET; THENCE SOUTH 89°36'42" EAST, A DISTANCE OF 234.22 FEET TO SAID EAST LINE; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,405.03 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89°59'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,327.74 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS: (BY KING ENGINEERING ASSOCIATES, INC.)

(FEE PARCEL)
A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 455.55 FEET; THENCE NORTH 00°17'37" EAST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'47" WEST, A DISTANCE OF 465.71 FEET TO SAID WEST LINE OF SECTION 15; THENCE NORTH 00°15'43" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING SAID EAST LINE OF SOUTH FORK UNIT 9, A DISTANCE OF 1,042.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTH FORK UNIT 9; THENCE NORTH 89°58'01" EAST, ALONG THE SOUTH LINE OF SOUTH COVE PHASES 2/3 AND IT'S EASTERN EXTENSION, RESPECTIVELY, SAME BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,664.50 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'11" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'30" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,655.28 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.46 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 1,404.30 FEET; THENCE NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'55" EAST 235.08 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 659.42 FEET; THENCE SOUTH 89°41'32" WEST, A DISTANCE OF 1,330.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 169.012 ACRES.

(EASEMENT PARCEL)
TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS OUT:
A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 31 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 15, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15, SOUTH 89°59'40" EAST, A DISTANCE OF 1,327.74 FEET; THENCE ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15, NORTH 00°23'18" EAST, A DISTANCE OF 1,405.03 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AMBLESIDE BOULEVARD (PROPOSED) AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 05°30'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET TO THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE ALONG SAID EAST LINE, SOUTH 00°23'18" WEST, A DISTANCE OF 324.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,105 SQUARE FEET OR 1.701 ACRES.

LEGAL DESCRIPTION (New Parcel Added in Tom Miller 2) (ORB 8184, 1505) PARENT PARCEL
THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 31, RANGE 20 EAST, IN HILLSBOROUGH COUNTY FLORIDA, (COMPRISING OF 3.0 ACRES, MORE OR LESS).

LEGAL DESCRIPTION (BY KING ENGINEERING) (ORB 23897, 205) PARENT PARCEL
ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8184, PAGE 1506, BEING A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, THENCE NORTH 00°15'43" EAST, A DISTANCE OF 284.30 FEET; THENCE NORTH 89°58'47" EAST, A DISTANCE OF 465.71 FEET; THENCE SOUTH 00°17'37" WEST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'58" WEST, A DISTANCE OF 465.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.039 ACRES.

SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 3): (ORB 7711, PG 750)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA. AND THE SOUTHEAST 1/4 OF SAID SECTION 15;

LESS AND EXCEPT

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15

AND LESS AND EXCEPT

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15.

TOTAL SUBJECT PROPERTY CONTAINING 223.464 ACRES.

LEGAL DESCRIPTION (Added Parcel in Tom Miller 3): (ORB 23777, PG 18)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINING 10.125 ACRES.

CARLTON PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 22726, PAGE 571 AND OFFICIAL RECORD BOOK 22728, PAGE 31 ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, *THENCE NORTH 89°58'12" EAST ALONG THE NORTH LINE OF SAID* NORTHWEST 1/4 OF SECTION 21, SAME BEING THE SOUTH LINE OF RESERVE AT SOUTH FORK PHASE 1 ACCORDING TO PLAT BOOK 121, PAGE 95 AND SOUTH FORK UNIT 11 ACCORDING TO PLAT BOOK 107, PAGE 12, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 2,674.92 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 00°11'44" WEST ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,341.00 FEET; THENCE SOUTH 00°08'33" WEST CONTINUE ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,308.15 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BALM ROAD (STATE ROAD S-672) (A 62.00 FOOT WIDE PUBLIC ROAD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152; THENCE SOUTH 89°54'09" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BALM ROAD, A DISTANCE OF 2,621.59 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE NORTH 00°58'56" WEST ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 2,651.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 161.112 ACRES.

BALM PARCELS LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (20 Acre Balm Parcel): (PER OFFICIAL RECORDS BOOK 24086, PAGE 1461)

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

TRACT BEGINNING AT INTERSECTION AT NORTH SECTION LINE AND EASTERLY RIGHT-OF-WAY OF RAILROAD AND RUN EAST TO NORTHWEST CORNER OF NW 1/4 OF THE NE 1/4 IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, CONTINUE EAST 900 FEET SOUTHWESTERLY TO THE SOUTHWEST CORNER OF NW 1/4 OF THE NE 1/4, WEST 165.05 FEET, NORTH 400 FEET, WEST TO RAILROAD RIGHT-OF-WAY AND NORTHEASTERLY ALONG RIGHT-OF-WAY TO BEGINNING.

LESS RIGHT-OF-WAY FOR BALM ROAD.

LEGAL DESCRIPTION (South Balm Parcel):

PARCEL 1:
THAT PORTION OF THE SOUTH EAST 1/4 EAST OF THE RAILROAD IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
AND:
PARCEL 2:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF SOUTH 457 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EAST OF THE RAILROAD LESS THE EAST 245.00 FEET; WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 100 FEET OF THE WEST 419.69 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26 N 89°49'18" W, A DISTANCE OF 696.42 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL N 32°13'10" E, A DISTANCE OF 1318.55 FEET; THENCE N 60°26'16" E A DISTANCE OF 47.23'. THENCE N 32°13'10" E, A DISTANCE OF 1781.92 FEET; THENCE N 89°38'34" E, A DISTANCE OF 89.00 FEET; THENCE N 32°13'10" E, A DISTANCE OF 530.46 FEET; THENCE N 89°30'41" E, A DISTANCE OF 13.62 FEET; THENCE N 00°12'05" E, A DISTANCE OF 21.61 FEET; THENCE N 32°13'10" E A DISTANCE OF 1094.60 FEET TO POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BALM ROAD AS NONUMENTED; THENCE ALONG SAID SOUTHERLY LINE N 89°55'19" E, A DISTANCE OF 553.21 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S 00°15'46" W, A DISTANCE OF 1420.01 FEET; THENCE S 89°49'32" W, A DISTANCE OF 420.12 FEET; THENCE S 00°14'54" W, A DISTANCE OF 1233.60 FEET. THENCE N 89°44'18" E, A DISTANCE OF 634.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°15'52" W, A DISTANCE OF 1333.63 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SECTION 25; THENCE ALONG SAID SOUTH LINE S 89°39'50" W, A DISTANCE OF 2632.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,172,970.4 SQUARE FEET, 164.7 ACRES, MORE OR LESS.

BALM BORROW PIT LEGAL DESCRIPTIONS:

DESCRIPTION: (AS PER TITLE COMMITMENT FUND FILE NUMBER: 393465 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATA OF DECEMBER 19, 2016 AT 11:00 PM)

PARCEL 1:
The East 15 feet ofthe West 405 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 105 feet of the West 495 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 2:
The East 15 feet of the West 390 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 155 feet of the West 390 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 21 South, Range 21 East, Hillsborough County, Florida

PARCEL 3:
The South 909 feet of the following parcel: the East 15 feet of the West 235 feet of the North 1/3 of the North 3/4 of the West 1/4 less State Road No. 672 right of way and the East 175 feet of the West 235 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 4:
The North 330 feet of the South 1369.87 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, and 15 foot wide parcel of land for ingress and egress described as follows: the East 15 feet of the West 50 feet of the North 2685.36 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 5:
The East 140 feet of the West 375 feet of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less right of way for State Road S-672 and less the South 468.50 feet.

PARCEL 6:
The South 468.50 feet of the East 140 feet of the West 375 feet of the North 1/3 of the North 3/4 of the West 1/4 , Section 30, Township 31 South, Range 21 East, Hillsborouch County, Florida.

PARCEL 7:
The NW 1/4 of the NW 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, less the South 35 feet for road right of way, and less the West 768 reet of the North 545 feet thereof, and less the East 375 feet of the South 580 feet of said NW 1/4 of the NW 1/4 lying North of Sweat Loop Road.

PARCEL 8:
The West 768 feet of the North 545 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, together with an easement for ingress and egress over and across the West 20 feet of the South 260 feet of the North 745 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 9:
The NE 1/4 of the NE 1/4 of Section 36, Township 31 South, Range 20 East, Hillsborough County, Florida; less the South 35 feet for Sweat Loop Road.

PARCEL 10:
The South 1/4 of the South 1/3 of the North 3/4 of West of Section 30, Township 31 South, Range 21 East, except from the S/W corner of the North 3/4 of Section 30, Township 31 South, Range 21 East, proceed North along the West line of Section 30, 279 feet, then due East 305 feet, thence due South 279 feet, thence West along the South line of Section 30, 305 feet to the Point of Beginning.
Also, except:
Commence at the NW corner of Section 30, Township 31 South, Range 21 East, run thence S 00°05'47"W 3829.11 feet, thence S 89°21'01" E 305.00 feet to the Point of Beginning, thence S 00°05'47" W 279.00 feet, thence S 89°21'01" E 148.16 feet, thence N 00°05'47" E 294.00 feet, thenee N 89°21'01" W 148.16 feet, thence S 00°05'47" W 15.00 feet to the Point of Beginning.
AND LESS ROAD RIGHT OF WAY

PARCEL 11:
The North 1/2 of South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida; and the East 15 feet of the West 30 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, less the East 15 feet of the West 30 feet of the South 1/4 of the South 1/3 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less road right of way.

LESS THE FOLLOWING:
Commence at the NW corner of Section 30, Township 3 1 South, Range 21 East, Hillsborough County, Florida, thence S 87°43'48" E, 30.02 feet; thence S 00°05'47" W, 3523.30 feet to the Point of Beginning, thence S 89°21'01" W, 375.52 feet; S 00°05'47" W, 290.00 feet; thence N 89°21'01" W, 375.52 feet; thence N 00°05'47" E, 290.00 feet to the Point of Beginning.

PARCEL 12:
The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 and the East 15 feet of the West 45 feet of the North 2689.36 feet of the North 3/4 of the West 1/4, all lying and being in Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 13:
The Southeast 1/4 of the Southeast 1/4 of Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida.

The South 1/2 of the Southwest 1/4 of Section 30, Township 3 1 South, Range 21 East, Hillsborough County, Florida, less the East 1485 feet thereof.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

Lands contained in the Partial Release Mortgage recorded in Official Records Book 16803, Page 1232, of the Public Records of Hillsborough County, Florida, more particularly described as follows:

The East 300 feet of the following described tract: the South 1/4 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 1/2 of the South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 330 feet of the South 1369.07 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

The above may also be described as follows:
The East 300 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

18-0455

RECEIVED
JUN 0 4 2018
Development Services

THIS SHEET NOT AFFECTED BY NEW PD

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881, Fax: (813) 880-8882
www.kingengineering.com
Engineering License #2260

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 5 OF 7

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

JOB NO: 4802-000-000
DATE: 1/5/2018
SCALE: AS SHOWN

5 OF 7

Received June 13, 2025
Development Services

25-0744

BALM EXPANSION PARCELS LEGAL DESCRIPTION

FOLIOS 0886985000 & 0886985550:

THE EAST 160 FEET OF THE WEST 220 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD #672

AND

THE EAST 15 FEET OF THE WEST 235 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4, LESS S.R. NO. 672, RIGHT OF WAY, AND THE EAST 175 FEET OF THE WEST 235 FEET OF SOUTH 1/2 OF NORTH 2/3 OF NORTH 3/4 OF WEST 1/4, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED AUGUST 20, 2008 IN OFFICIAL RECORDS BOOK 18816, PAGE 918, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0778590025:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, THE FOLLOWING THREE (3) COURSES: 1) N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25, SAID POINT ALSO BEING THE POINT OF BEGINNING; 2) ALONG SAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°28'12"W., 88.90 FEET; 3) N.32°13'31"E., 19.86 FEET; THENCE S.89°44'14"E., 88.28 FEET; THENCE S.32°13'08"W., 18.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE CONTINUE N.32°13'08"E., 18.71 FEET; THENCE S.89°44'14"E., 147.46 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF SAID BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'31"W., 16.80 FEET; 2) ALONG THE AFORESAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°42'24"W., 89.07 FEET; 3) S.32°13'08"W., 76.47 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR VIOLET FLAME AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'14"W., 23.57 FEET; THENCE N.89°44'14"W., 117.86 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'14"E., 117.86 FEET; THENCE S.89°44'14"E., 88.19 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'08"W., 11.89 FEET; 2) S.00°15'07"W., 47.54 FEET; 3) S.32°13'14"W., 26.37 FEET TO THE POINT OF BEGINNING.

FOLIO 0779000100:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHWEST OF THE SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, PLUS THE EXISTING COMMON EASEMENT LOCATED ON THE LINE OF THE SOUTH 3/4 OF THE EAST 1/4, LESS AN EASEMENT FOR INGRESS AND EGRESS ON THE SOUTH 30.00 FEET OF THE SOUTHEAST 1/4 LYING WEST OF SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0779090100:

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CENTER LINE OF AN EXISTING CREEK. MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 525.00 FEET MORE OR LESS TO THE CENTER LINE OF EXISTING CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK N 69°00'00" E 105.00 FEET, THENCE N 78°20'00" E 281.00 FEET; THENCE S 82°20'00" E 378.00 FEET; THENCE N 59°00'00" E 291.00 FEET; THENCE N 61 °00'00" E 116.00 FEET; THENCE N 51 °26'50" E 304.94 FEET, MORE OR LESS TO THE EAST BOUNDARY OF THE SW 1/4 OF THE SE 1/4; THENCE S 00°07'30" W 967.00 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE N 89°55'20" W 1335.10 FEET TO THE POINT OF BEGINNING BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 1519, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIOS 0779800110, FOLIO 0779800108, & FOLIO 0779800106:

LOT 3, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

LOTS 4 AND 5, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0886987500:

COMMENCE AT THE NW CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 87°43'48" EAST, 30.07 FEET; THENCE SOUTH 00°05'47" WEST, 3523.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'01" EAST, 375.52 FEET; THENCE SOUTH 00°05'47" WEST, 290.00 FEET; THENCE NORTH 89°21'01" WEST, 375.52 FEET; THENCE NORTH 00°05'47" EAST, 290.00 FEET TO THE POINT OF BEGINNING.

FOLIO 0778800210:

THE WEST 317.47 FEET OF THE NORTH 350.00 FEET OF THE SOUTH 700.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO THE NORTH 30.00 FEET OF THE SOUTH 380.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE WEST 317.45 FEET THEREOF AND LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE NORTH 175.00 FEET OF THE SOUTH 350.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE SOUTH 175.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

PROFESSIONAL TEAM

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

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

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

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RS28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

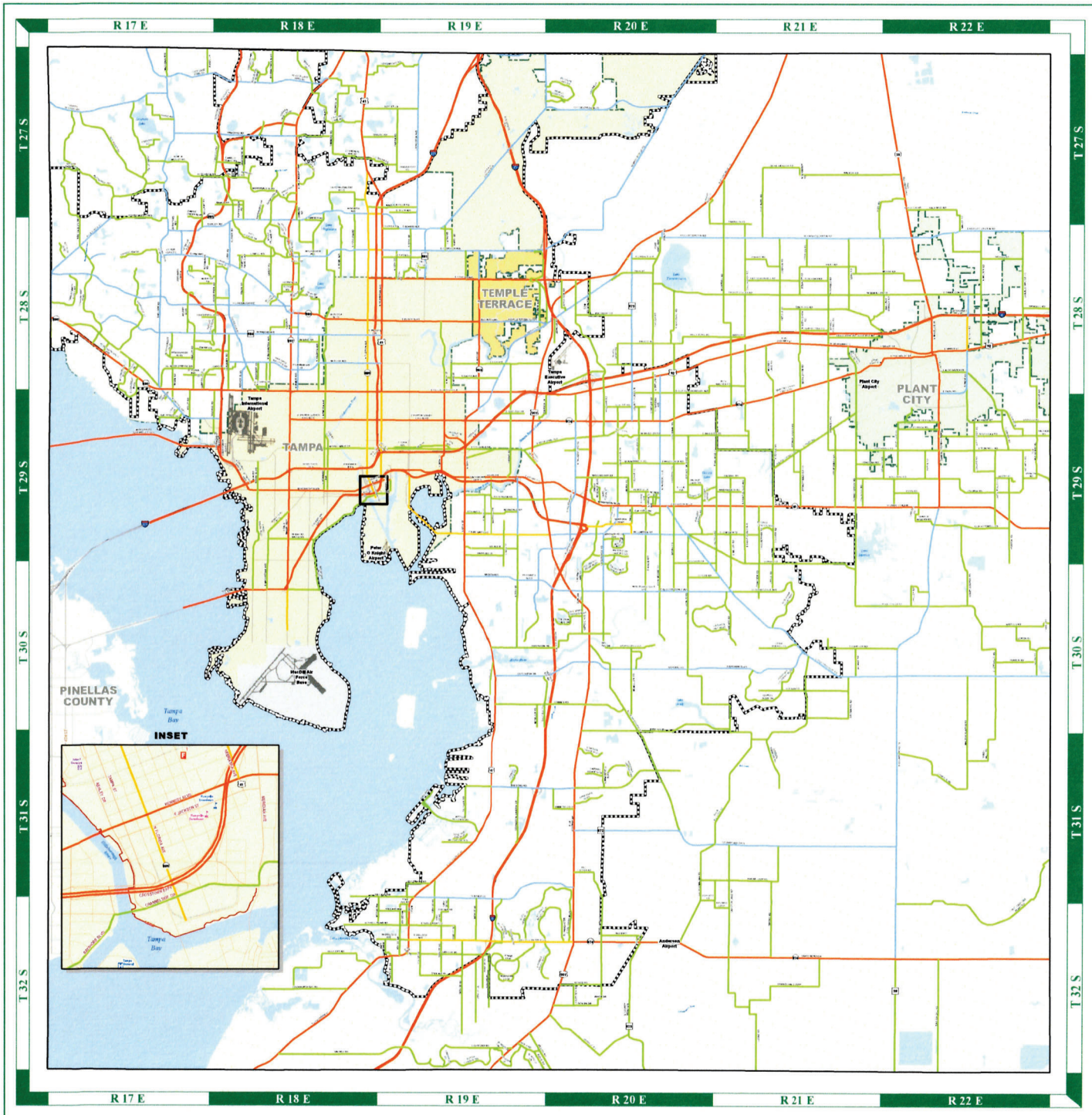
DRAWN:	GRA/DO	CHECKED:	WTR/CW/SKI
JOB NO.:	EPD-BGE-002	DATE:	03/24/2025
		FILE:	P1.dwg

Received June 13, 2025
Development Services

| Additional Folio Parcels | Existing Folio Parcels | | | | | | Carlton Parcel | | | | | | | Southfork Parcel | | | | | | |

Received June 13, 2025
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HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services

Hillsborough County, Florida

Legend

Functional Classifications

Authority,Classification

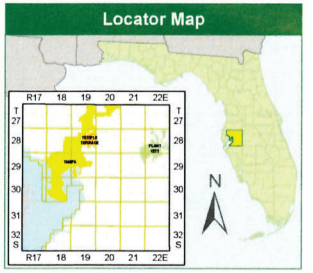
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

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

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

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

Locator Map



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

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

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

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

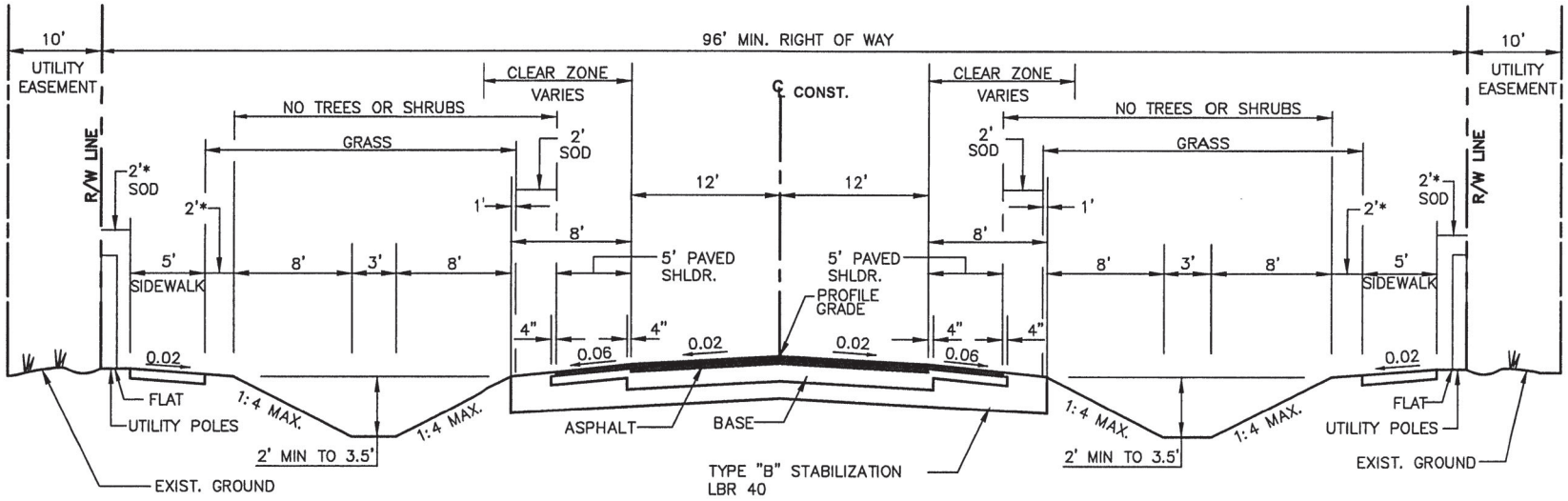
0 1 2 Miles

Date: 04/11/2014 Path: W:\GIS\PROJECTS\FunctClassRoadways\MapMxds\Current\RoadwayFunctClass_FLR.mxd

Received June 13, 2025
Development Services

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TS-7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

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

Received June 13, 2025
Development Services

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Harry Cohen VICE-CHAIR
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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 21, 2025 **PETITION NO.:** 25-0744 **EPC REVIEWER:** Abbie Weeks **CONTACT INFORMATION:** (813) 627-2600 x1101 **EMAIL:** weeksa@epchc.org	**COMMENT DATE:** May 7, 2025 **PROPERTY ADDRESS:** 15421, 15213 Balm Wimauma Rd, Wimauma, et al. **FOLIO #:** 0778590025, 0778800210, 0779000100, 0779090100, 0779800106, 0779800108, 0779800110, 0886985000, 0886985550, 0886987500; et al. **STR:** 25, 26, 35, 36-31S-20E; 30-31S-21E
REQUESTED ZONING: From AR, AS-0.4, ASC-1, and PD to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands approximately shown. Additional wetlands/OSW may be located in the northeastern portion of the project area that are not depicted.

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed**.** Once delineated, surveys must be submitted for review and formal approval by EPC staff.

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

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

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

aow /

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

Hillsborough County
PUBLIC SCHOOLS
Preparing Students for Life

Adequate Facilities Analysis: Rezoning

Date: July 16, 2025

Jurisdiction: Hillsborough County

Case Number: 25-0744

HCPS #: RZ-701

Address: County Rd 672 and Balm Boyette Rd

Parcel Folio Number(s): 077859.0025 et. al.

Acreage: 120.25 (+/- acres)

Proposed Zoning: Planned Development

Future Land Use: RES-4

Maximum Residential Units: 677

Residential Type: Single Family Detached

School Data	Wimauma Elementary	Shields Middle	Sumner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	*975*	*1557*	*3301*
2024-25 Enrollment K-12 enrollment on 2024-25 40th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	*520*	*1612*	*3653*
Current Utilization Percentage of school capacity utilized based on 40th day enrollment and FISH capacity	*53%*	*104%*	*111%*
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 7/16/2025	*417*	*0*	*0*
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	*135*	*59*	*92*
Proposed Utilization School capacity utilization based on 40th day enrollment, existing concurrency reservations, and estimated student generation for application	*110%*	*107%*	*113%*

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

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

Andrea A. Stingone

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

Hillsborough County
PUBLIC SCHOOLS
Preparing Students for Life

TO: Hillsborough County Development Services

FROM: Michelle Orton
General Manager, Growth Management & Planning

DATE: July 16, 2025

RE: Hillsborough County Application No.: RZ 25-0744

Staff reviewed the proposed application for a planned development, RZ-25-00744, located in south Hillsborough, County specifically, within southeast Hillsborough County. The applicant proposed approximately 677 new single-family detached and attached dwelling units on approximately 121 acres of land. Based on the proposed request, staff requests that the applicant submit a revised site plan identifying approximately 15 acres of upland, usable acres, acceptable to the School District for the purpose of siting a future school site. General Location standards for site dedication are found on the School District's website at https://www.hillsboroughschools.org/Page/4569.

The site should be reserved and dedicated to the School Board pursuant to the terms of the Hillsborough County Adequate Public Facilities Ordinance. Additionally, the following conditions of approval should be included on the PD certified site plan:

- The Planned Development shall permit a public school facility where depicted on the general site plan. The school site shall be a minimum of 15 upland acres in size. Development of this public school shall require compliance by the School Board with the *Hillsborough County Interlocal Agreement for School Facilities Planning, Siting and Concurrency.*

- The School District and the Developer will use their best efforts to reach a mutually agreeable dedication agreement within five (5) years of approval of the final plan amendment for RZ 25-0744. Within ninety (90) days of the expiration of the "Agreement Period," the Developer will provide written notice to the School District that at the end of the Agreement Period, the Developer will be moving forward with development of the School Site for residential use at the expiration of the Agreement Period. The Developer may develop the School Site prior to expiration of the Agreement Period should the School District at any time advise the Developer in writing that they do not intend to enter into a dedication agreement to acquire the School Site.

- Any and all roadways within the Planned Development serving and/or providing access to the public school parcel shall be platted to the public school parcel's property line(s) as a public road(s). In no event shall there be any intervening land restricting access to the public school parcel.

The School District completed a Long Range School Planning Study of potential school facility's needs. It has identified the need for 18 additional school sites over the next 15 years, 15 of those sites are in south Hillsborough County. The proposed rezoning is in a part of the County that is rapidly growing. The School District requires additional capacity in the coming years in this area. There is inadequate land in inventory on which to construct the new schools that will be needed to meet the demands of future growth. The attached review indicates the impact these new units will have on enrollment at the schools serving this area.

This request for a school site is supported by the provisions of the Public Schools Facilities Element of the Comprehensive Plan including PSF Objective 1.3 *THE COUNTY SHALL ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH EFFECTIVE SCHOOL FACILITY DESIGN AND SITING STANDARDS AND ENCOURAGE THE SITING OF SCHOOL FACILITIES SO THEY SERVE AS COMMUNITY FOCAL POINTS AND ARE COMPATIBLE WITH SURROUNDING LAND USES* as determined by the School Board and the Policies in that Section.

This property may be subject to a proportionate share developer's mitigation upon subdivision/site plan to address inadequate capacity. The school district is currently transitioning to a new website. If any of the links in this document do not respond correctly or should any other questions arise, please contact me at 813-272-4784.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 07-17-2025

REVIEWER: **Jan Kirwan, Conservation and Environmental Lands Management**

APPLICANT: Anna Ritenour **PETITION NO:** 25-0570

LOCATION: Wimauma

FOLIO NO: 77880.0210, 77900.0100, 77909.0100, 77980.0106, 77980.0110, 88698.5550, 88698.7500 **SEC:** _____ **TWN:** _____ **RNG:** _____

☐ This agency has no comments.

☐ This agency has no objection.

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

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

COMMENTS: Portions of the subject application (77900.0100, 77909.0100) are adjacent to the Balm Scrub Preserve. Perk LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related o the development such as, but not limited to, access, prescribed fire and landscaping. The compatibility plan shall be proposed by the develper, reviewed and apprived by the Conservation and Enviornmental Lands Management Department and shall be required as a condition of granting a Natural Resources Permit. .

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO:	Zoning Review, Development Services	**DATE:**	07/07/2025
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	JSH Southfork Lakes Development LLC	**PETITION NO:**	25-0744
LOCATION:	Gen located at CR 672 and Balm Boyette Rd		
FOLIO NO:	see below		

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)
Mobility: $13,038 * 677 = $8,826,726
Parks: $2,145 * 677 = $1,452,165
School: $8,227 * 677 = $5,569,679
Fire: $335 * 677 = $226,795
Total per House: $23,745 * 677 = $16,075,365

Project Summary/Description:

RP-2 (Rural) Mobility, South Parks/Fire - 677 Single Family Homes, also increasing entitlements for Commercial by 17,691.75 sq ft (unspecified type), and Office/Rec/Other by 10,863.45 sq ft (unspecified) - rates not provided for Comm and Office/Other uses as they are as of yet not detailed. Impact fees may be assessed on any commercial development upon permit application.

folios: 77859.0025 77880.0210 77900.0100 77909.0100 77980.0106 77980.0108 77980.0110 88698.5000 88695.5550 88698.7500

Hillsborough County Florida

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

Agency Review Comment Sheet

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

TO:	Zoning Review, Development Services	**REQUEST DATE:**	4/22/2025
REVIEWER:	Kim Cruz, Environmental Supervisor	**REVIEW DATE:**	5/6/2025
PROPERTY OWNER:	Feng Wu And Hua Zou, Hoang Thi Le/life Estate, Feng Wu and Yaoqi Zhang, Scott Nessmith, Eisenhower Property Group LLC	**PID:**	25-0744
APPLICANT:	Balm Grove LLC, Eisenhower Property Group LLC, Hoang Thi Le/Life Estate Ngoc Bich Le, Hong Van Le, Thein Kim Le, Thein An Le, and Thein Le, Scott Nessmith, Feng Wu and Hau Zou, Feng Wu and Yaoqi Zhang.		
LOCATION:	Generally located at C.R. 672 and Balm Boyette Rd. in Wimauma, FL 33589		
FOLIO NO.:	Expansion Folios include 77980.0106, 77909.0100, 77900.0100, 77859.0025, 77880.0210, 77980.0108, 77890.0110, 88698.5000, 88698.5550, and 88698.7500. The existing Folios are listed on the application property information sheet.		

AGENCY REVIEW COMMENTS:

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

AGENCY COMMENT SHEET

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

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

Agency: Natural Resources **Petition #: 25-0744**

( ) This agency has **no comment**

( ) This agency has **no objections**

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

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

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**

2. 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.

3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

4. 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.

5. 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.

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

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 25-0744 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 4/25/2025

FOLIO NO.: 77980.0106, 77909.0100, 77900.0100, 77859.0025, plus multiple parcels

WATER

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

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

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

WASTEWATER

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

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

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

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

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER
MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:	Susan Finch Zone Hearing Master
	Pamela Jo Hatley Zone Hearing Master
DATE:	Monday, July 21, 2025
TIME:	Commencing at 6:01 p.m. Concluding at 10:06 p.m.
LOCATION:	Hillsborough County BOCC - Development Services Dept. (LUHO, ZHM, Phosphate) 601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601

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

MS. HEINRICH: Our next application is Item D.10, PD 25-0744.

The applicant is requesting to Rezone properties of AR, AS-04, and PD, to a New PD. Jared Follin with Development Services will provide staff findings after the applicant's presentation.

MS. CORBETT: Kami Corbett for the law firm of Hill Ward Henderson. Representing Eisenhower Property Group on this application.

This application was confusing to a lot of people. It's because it includes the South Fork parcel and the Carlton parcel, which are fully developed subdivisions. There is no new development affected by this in the South Fork -- in the South Fork parcel and the Carlton parcel. But we did have to notice all of those folks. So we had 2,700 notices, and we had lots of phone calls from very confused people about the western edge of this development.

These original developments were all approved together, and there were various transfers of density between the parcels. So in order to modify this existing PD, we had to include those. But because we're adding land instead of showing up as a Major Modification, it shows up as a new PD. So to clear up any confusion over any residents that might be watching this, there's -- there definitely was a lot of concern, including a woman who came this evening who thought we were

proposing a wastewater treatment plan in her backyard.

So I would be very concerned if that was the case as well. We assured her we were not, and we are just adding on some expansion parcels and developing portions of the site that were previously under -- these were previously RP-2 which is another area that was expanded. These were privately expanded and privately initiated to RES-4 and approved unanimously by the Board.

Again, here's the expansion area directly adjacent to the Balm parcel, you can see that that is largely platted already. And then you also see an existing borrow pit. So you can see the area of expansion is really only about 120 acres.

Again, R-4 for Urban Service Boundary. This is the existing zoning. Again, where the residential on the Balm parcel was 373. We are asking for 1,050. We are not proposing any more commercial or any office or personal general services that were previously required by RP-2.

This is the proposed General Development Plan. And we are integrating a network -- the next case that you'll see is the, what we call Balm East, which is the parcel in the middle there. And again, we're going to be paying significant impact fees these for these developments and that, we believe, will offset the transportation impacts associated with the development.

Again, staff has found is consistent with

Comprehensive Plan and compatible with the surrounding area and Development Services, supports the request subject to conditions. And we respectfully request your approval. And we're here to answer any questions.

HEARING MASTER: Okay. Thank you.

MR. FOLLIN: Good evening, Jared Follin, Development Services. I have a revised staff report I'd like to hand out, just adds the transportation report to the end and adds information from schools -- the County Board's -- information.

HEARING MASTER: Thank you.

MR. FOLLIN: There you go.

MR. FOLLIN: So this is a request to rezone an area from AR, AS-0.4 and PD 17-0619 to a new Planned Development. Current PD zoning consists of three subareas, dubbed the South Fork Parcel, the Carlton Parcel, and Balm parcel. This rezoning encompasses all three areas, but the applicant is only seeking changes to the Balm parcel area.

Balm parcel area was recently subject to a Comprehensive Plan amendment, changing the future land use from RP-2 to Residential 4, and the service area from Rural to Urban.

Due to this change, the new PD looks to no longer develop the site as a planned village and seeks to increase residential entitlements, add land, modify lot requirement standards, and remove nonresidential entitlements.

The Balm parcel area is located along County Road 672,

Balm-Wimauma Road and Sweat Loop Road. The surrounding area is predominantly residential and agriculturally zoned with agricultural and residential uses. But also includes some commercial zones containing small-scale commercial uses.

The current zoning permits 373 single-family homes and allows nonresidential uses such as commercial office, personal services, and general recreation. This new PD is removing the nonresidential entitlements and increasing the total number of single-family homes to 1,050 at a density of 2.02 dwelling units per acre.

Based on the nature of the surrounding area and the Future Land Use change, staff finds no issues with the proposed development and finds the proposed Planned Development approvable subject to conditions. Happy to answer your questions.

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

MR. FOLLIN: Thank you.

HEARING MASTER: All right. Planning Commission?

MR. ROYAL: Good evening. Tyreck Royal, Planning Commission staff.

A publicly initiated comprehensive planned amendment was recently approved by the Board of County Commissioners and became effective on June 22nd, 2025, changing the size of Future Land Use designation to Residential 4 and reclassifying from Rural area to the Urban Service Area.

The site currently consists of 373 single-family residential units, with a proposed increase to 1,050 units, resulting in an overall increase of 677 dwelling units. With the site being designated Residential 4 the proposed increase in residential units fits within the maximum allowable range for the site.

Surrounding the property, there is primarily a mix of single-family residential and agricultural uses. The proposal to rezone to Planned Development to add land to the Balm parcels, which will result in 677 additional single-family dwelling units, meets the intent of FLU Objective 1.1 and aligns with the existing residential character of the surrounding area.

Overall, staff finds that the proposed use is allowable use within the Residential 4 category and is compatible with the existing development pattern. And based upon that, the goals, objectives, and policies, Planning Commission staff finds that the proposed Planned Development is consistent with an Unincorporated Hillsborough County Comprehensive Plan. Thank you.

HEARING MASTER: Thank you. All right. Is there anyone here or online who wishes to speak in support of this application? I do not hear anyone. Is there anyone here or online who wishes to speak in opposition to this application? I do not hear anyone.

Development Services, anything further?

MS. HEINRICH: No, ma'am.

HEARING MASTER: Applicant, anything further? Nothing further? Okay. Applicant says nothing further. So that will close the hearing on RZ-PD 25-04 -- 0744.

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

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

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

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

APPLICATION #	PLEASE PRINT
RZ-24-1155	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S #451 CITY St Pete STATE FL ZIP 33701 PHONE 727-804-1760
APPLICATION #	PLEASE PRINT
RZ 25-0867	NAME Annie Barnes MAILING ADDRESS 401 E Jackson St Ste 2100 Tampa CITY Tampa STATE FL ZIP 33602 PHONE 813-274-4800
APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME Jim Porter MAILING ADDRESS 401 E. Jackson St. Suite 17 CITY Tampa STATE FL ZIP 33602 PHONE (813) 340-0511
APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME Kayla Harrell MAILING ADDRESS 2841 Executive Drive Suite 220 CITY Clearwater STATE FL ZIP ____ PHONE ____
APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME JOSE H OMICA MAILING ADDRESS 1950 HAMMOCKS AVE CITY LUTZ STATE FL ZIP 33549 PHONE (813) 812-656
APPLICATION #	PLEASE PRINT
RZ 24-1116 US	NAME Ash Alonzo MAILING ADDRESS 2434 10th AVE N CITY St. Pete STATE FL ZIP 33713 PHONE 727-459-3283

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 2 OF 8

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

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

APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME Jannelle Cubero MAILING ADDRESS 4004 N Branch A CITY Tampa STATE FL ZIP 33603 PHONE (813) 774-0001
APPLICATION # RZ 24-1116	NAME Jesse Felipe MAILING ADDRESS 6909 N Fremont Ave CITY Tampa STATE FL ZIP 33604 PHONE 813 4181848
APPLICATION # RZ 24-1116	NAME Julie Feliciano MAILING ADDRESS 2824 W. Union St. CITY Tampa STATE FL ZIP 33607 PHONE 8132023095
APPLICATION # RZ 24-1116 VS	NAME Sage Marcelin MAILING ADDRESS 8545 Central Ave CITY St. Pete STATE FL ZIP ____ PHONE ——
APPLICATION # RZ 24-1116	NAME FRASER HENDERSON MAILING ADDRESS 2115 SANFORD CT CITY TAMPA STATE FL ZIP 33626 PHONE 813 712 9824
APPLICATION # RZ 24-1116	NAME JOHN RESTAINO MAILING ADDRESS 14602 TUDOR CHASE DR CITY TAMPA STATE FL ZIP 33626 PHONE 813-766-936

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 3 OF 8

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

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

APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME Amanda Siftar MAILING ADDRESS 12016 Meridian Point Pr. CITY Tampa STATE FL ZIP 33626 PHONE 813-857-9093
RZ 24-1116	NAME Abigail Cronin MAILING ADDRESS 12111 San Chalfont Ct CITY Tampa STATE FL ZIP 33626 PHONE 813/334-0747
RZ 24-1116 VS	NAME Leigh Slement MAILING ADDRESS 2753 State RD580 Suite 202 CITY Clearwater STATE FL ZIP 33761 PHONE 727-687-1894
RZ 24-1116 VS	NAME Bruce Derby MAILING ADDRESS 16301 Byrnwyck LN CITY Odessa STATE FL ZIP 33556 PHONE 813-956-7029
RZ 24-1116	NAME MICHAEL YATES, PALM TRAFFIC MAILING ADDRESS 4006 S. MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 813 3598341
MM 25-0025	NAME Willin J Molloy MAILING ADDRESS 325 S Blvd CITY Tampa STATE FL ZIP 33[illegible] PHONE

SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO PAGE 4 OF 8

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

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

APPLICATION #	PLEASE PRINT
mm 25-0025	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr # 900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331-0976
APPLICATION # mm 25-0025 vs	NAME Erik Swart MAILING ADDRESS 9302 Barrington Oaks Dr CITY DOVER STATE FL ZIP 33527 PHONE 386 249 3021
APPLICATION # mm 25-0025	NAME Alexandra Swart MAILING ADDRESS 9302 Barrington Oaks Dr CITY DOVER STATE FL ZIP 33527 PHONE
APPLICATION # mm 25-0025	NAME MICHAEL YATES, PALM TRAFFIC MAILING ADDRESS 4006 S. MACDILL Ave CITY TAMPA STATE FL ZIP 33611 PHONE 8133598341
APPLICATION # RZ 25-0371	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd. St 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
APPLICATION # RZ 25-0371	NAME JOHN REGAN MAILING ADDRESS 5051 SANDY BROOK CIR E CITY WIMAUMA STATE FL ZIP 33598 PHONE 813-938-4058

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 5 OF 8

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

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

APPLICATION #	PLEASE PRINT
RZ 25-0371	NAME Augie Grace MAILING ADDRESS 15821 Cobble Mill Dr CITY Wimauma STATE FL ZIP 33598 PHONE 781-799-7299
RZ 25-0371	NAME Chris O'Kelley MAILING ADDRESS 3010 W Azeele St Ste 150 CITY Tampa STATE FL ZIP 33609 PHONE 813 223-3919
RZ 25-0452	NAME SIDNEY CALLOWAY MAILING ADDRESS 3201 E Busch Blvd Tampa CITY Tampa STATE FL ZIP 33 PHONE 954 843-8123
RZ 25-0452	NAME Alexander Baum MAILING ADDRESS 429 SW 195th Ave CITY Pembroke Pines STATE FL ZIP 33029 PHONE 954-383-0855
RZ 25-0452	NAME Danny Kushmer MAILING ADDRESS 6107 Adamsville RD CITY Gibsonton STATE FL ZIP 33534 PHONE 352 238-1956
RZ 25-0452	NAME JAMES KUSHMER MAILING ADDRESS 6123 ADAMSVILLE RD CITY GIBSONTON STATE FL ZIP 33534 PHONE 813-369-1370

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 6 OF 8

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

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

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY / STATE / ZIP / PHONE
RZ 25-0452	NAME Michele P. Sanchez MAILING ADDRESS 6101 Adamsville Rd. CITY Oldsmar STATE FL ZIP 34677 PHONE 207-72-9960
RZ 25-0457	NAME Justyna Gale MAILING ADDRESS 200 Pinewind Blvd CITY Oldsmar STATE FL ZIP 34677 PHONE 352-514-0150
RZ 25-0469	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd, Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
RZ 25-0469	NAME JOHN REGAN MAILING ADDRESS 6052 SANDY BROOK CIRCLE CITY WIMAUMA STATE FL ZIP 33598 PHONE 813-938-4058
RZ 25-0469	NAME Angie Grace MAILING ADDRESS 15821 Cobble Mill Dr CITY Wimauma STATE FL ZIP 33598 PHONE 781-799-7299
MM 25-0583	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 7 OF 8

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

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

APPLICATION #	PLEASE PRINT
RZ 25-0587	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr. # 900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY Tampa STATE FL ZIP 33602 PHONE 813-227-8424
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Colton Moran MAILING ADDRESS 11204 Riverview Dr. CITY Riverview STATE FL ZIP 33578 PHONE 727-218-2277
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Jacqueline L Dashle MAILING ADDRESS 7808 Calafia Dr. CITY Riverview STATE FL ZIP 33578 PHONE 813-765-0872
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Susan Moran MAILING ADDRESS 7508 Alafia Dr. CITY Riverview STATE FL ZIP 33578 PHONE 904-655-6609
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Richard Freelen MAILING ADDRESS 7428 Alafia dr CITY Riverview STATE FL ZIP 33578 PHONE 813-464-597

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

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

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

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

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

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

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

JULY 21, 2025 - ZONING HEARING MASTER

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

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

A. WITHDRAWALS AND CONTINUANCES

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

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

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

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS:

B.1. RZ-24-1155

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

▶ Testimony provided.

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

C. REZONING STANDARD (RZ-STD):

C.1. RZ-25-0867

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

▶ Testimony provided.

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

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

D.1. RZ 24-1116

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

▶ Testimony provided.

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

D.2. MM 25-0025

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

D.3. RZ 25-0371

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

D.4. RZ 25-0452

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

D.5. RZ 25-0457

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

D.6. RZ 25-0469

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

D.7. MM 25-0583

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

D.8. RZ 25-0587

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

D.9. MM 25-0694

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

D.10. RZ 25-0744

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

D.11. MM 25-0745

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

E. ZHM SPECIAL USE - None.

ADJOURNMENT

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

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SOUTHFORK, CARLTON, & BALM PARCELS
Planned Development
PD 25-0744

Zoning Hearing Master

7/21/2025

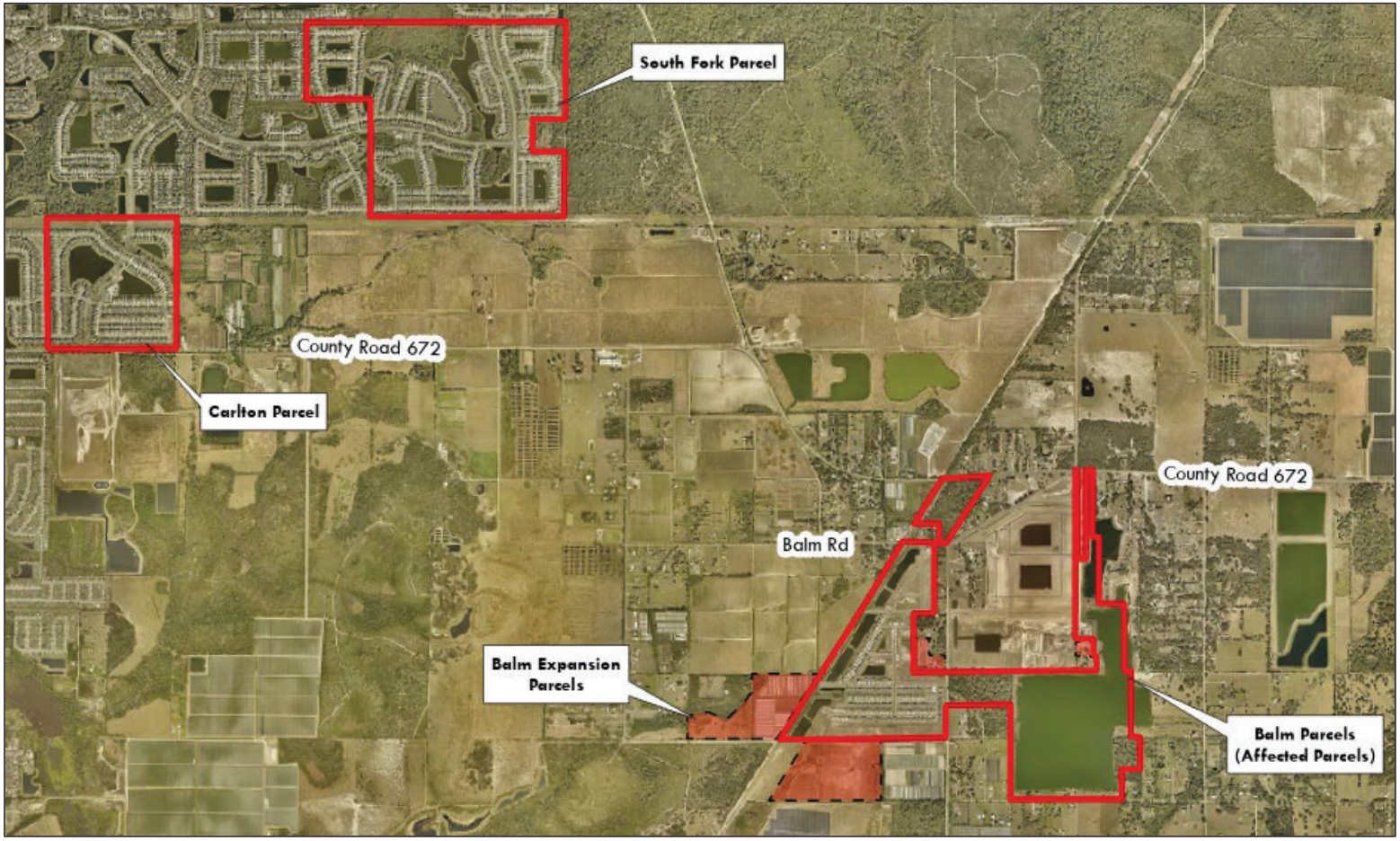
Application No.	RZ 25-0744
Name:	Kami Corbett
Entered at Public Hearing:	ZHM
Exhibit #:	1
Date:	7/21/2025

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PROJECT TEAM

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

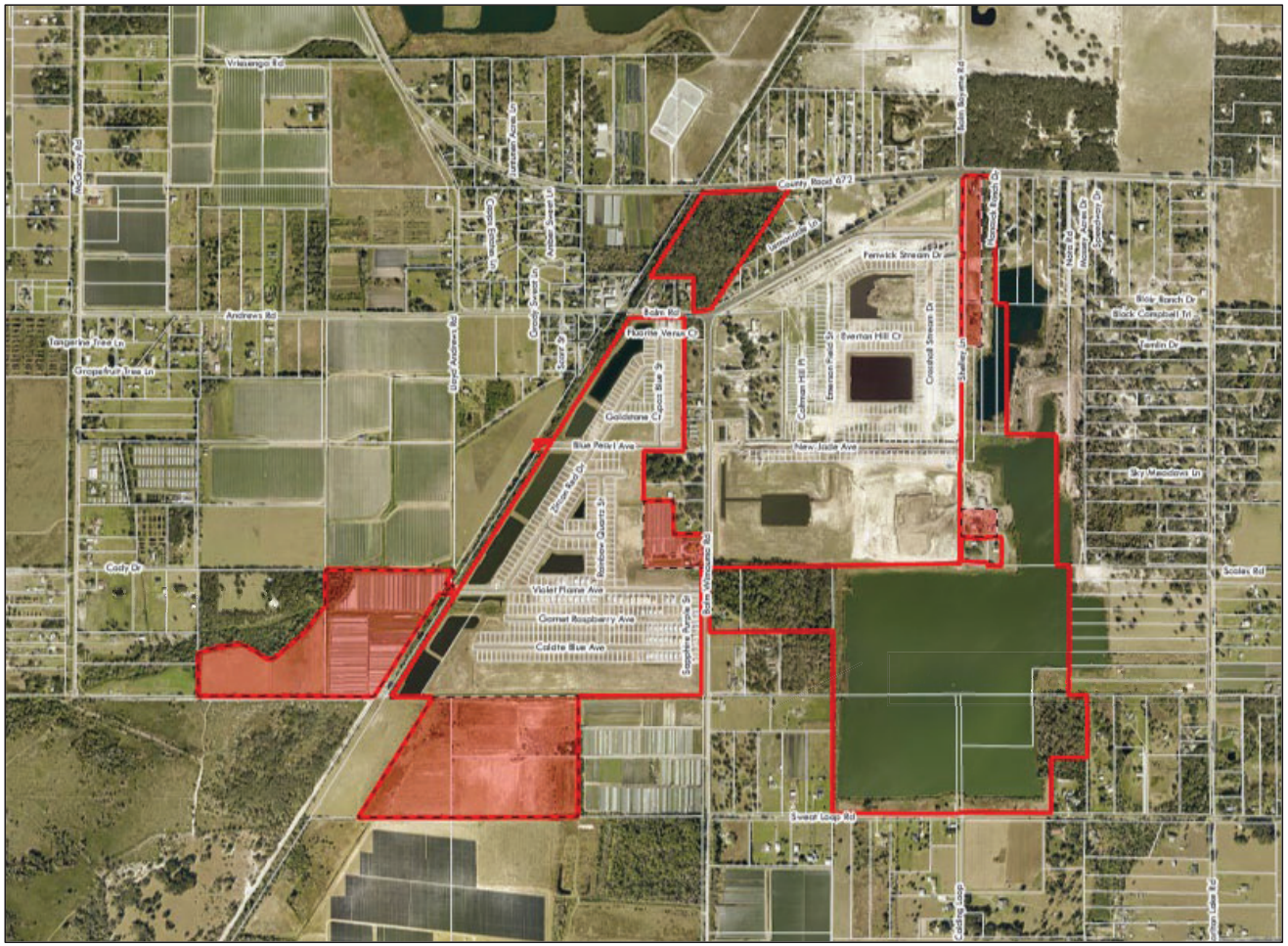
GENERAL SITE LOCATION



- Southfork Parcel
  - 404 Acres
  - Unaffected by rezone
  - Currently built out with single family residential development
- Carlton Parcel
  - 161 Acres
  - Unaffected by rezone
  - Currently built out with single family residential development
- Balm Parcels
  - 519 acres
  - Expanding project boundary to include additional parcels
  - Existing borrow pit in southeastern portion of the site

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AFFECTED AREA



- Expansion parcels directly adjacent to the existing Balm parcel
- Request to increase residential entitlements

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FUTURE LAND USE MAP

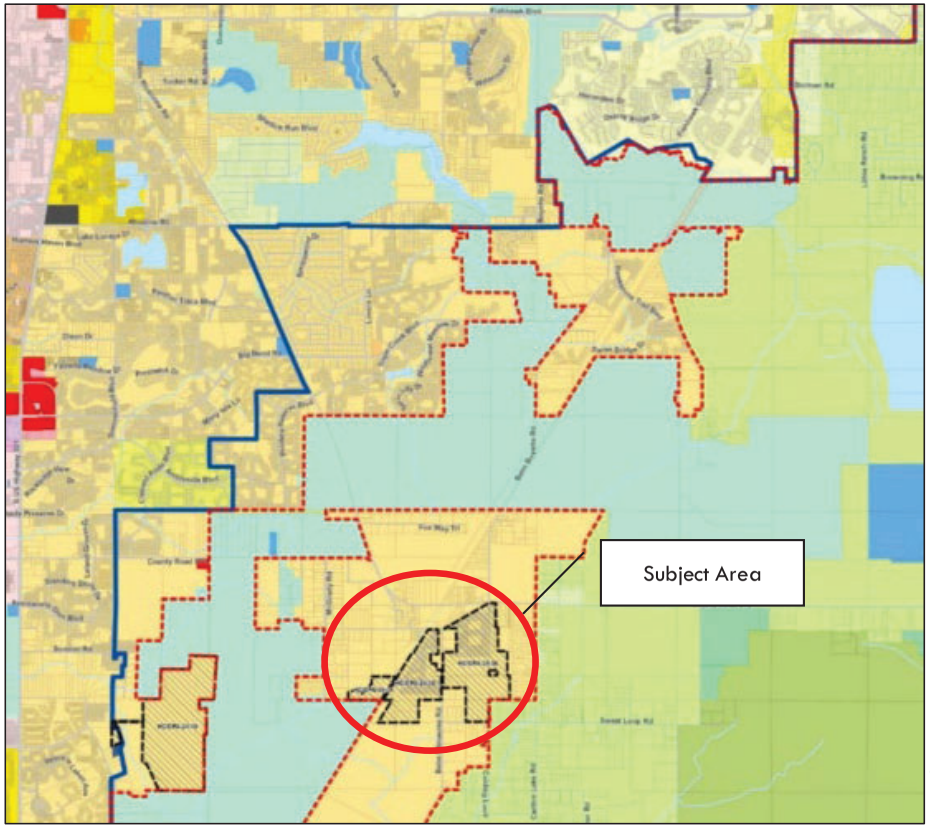


Figure: Hillsborough County CPA 24-47 Approved Future Land Use Map Amendment

- Within R-4 Future Land Use (4 dwelling units per acre)
- Southeast corner within A/R FLU, no residential density
- Extension of existing land use pattern

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URBAN SERVICE AREA

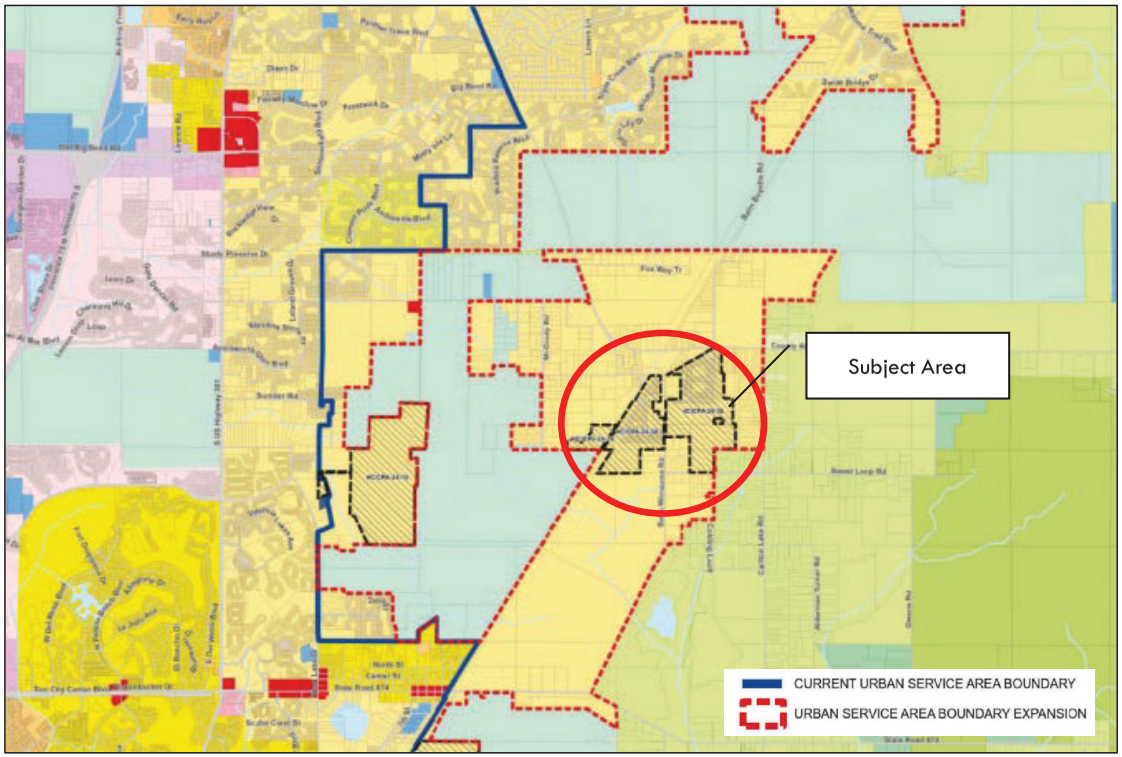
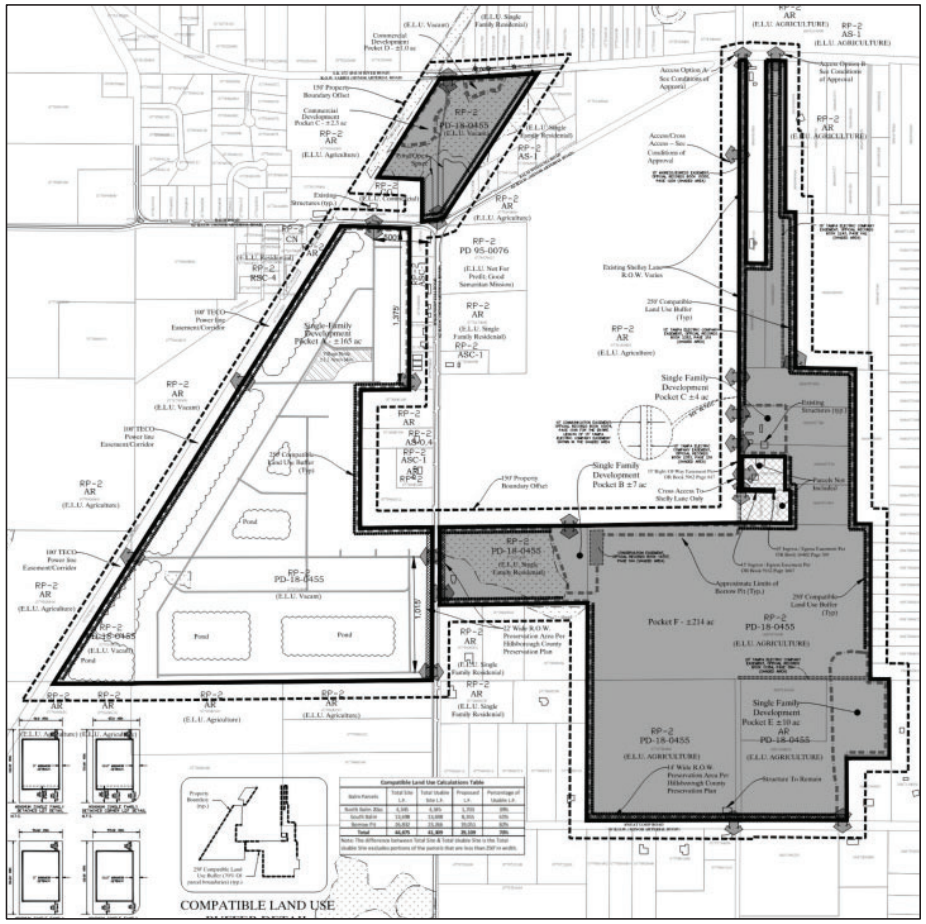


Figure: Hillsborough County CPA 24-46 Approved Urban Service Area Expansion

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

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EXISTING ZONING



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

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REZONING REQUEST

Balm Parcels		
	Existing	Proposed
Area (Acres)	**400.2**	**520.25**
Residential Units (du)	373	1,050
Commercial (sq. ft.)	17,691.75	0
Office, Personal Service, General Recreation, Residential Support (sq. ft.)	10,863.45	0

- Increase residential entitlements in accordance with the property's amended Future Land Use and inclusion of property in the Urban Service Area
- Add land area to Balm Parcel
- Eliminate non-residential entitlements
- Gross density of 2.02 units/acre (consistent with R-4 Future Land Use Category)
- NO proposed changes to Southfork or Carlton parcels
- No variations or waivers to the Land Development Code requested

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PROPOSED GENERAL DEVELOPMENT PLAN

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

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

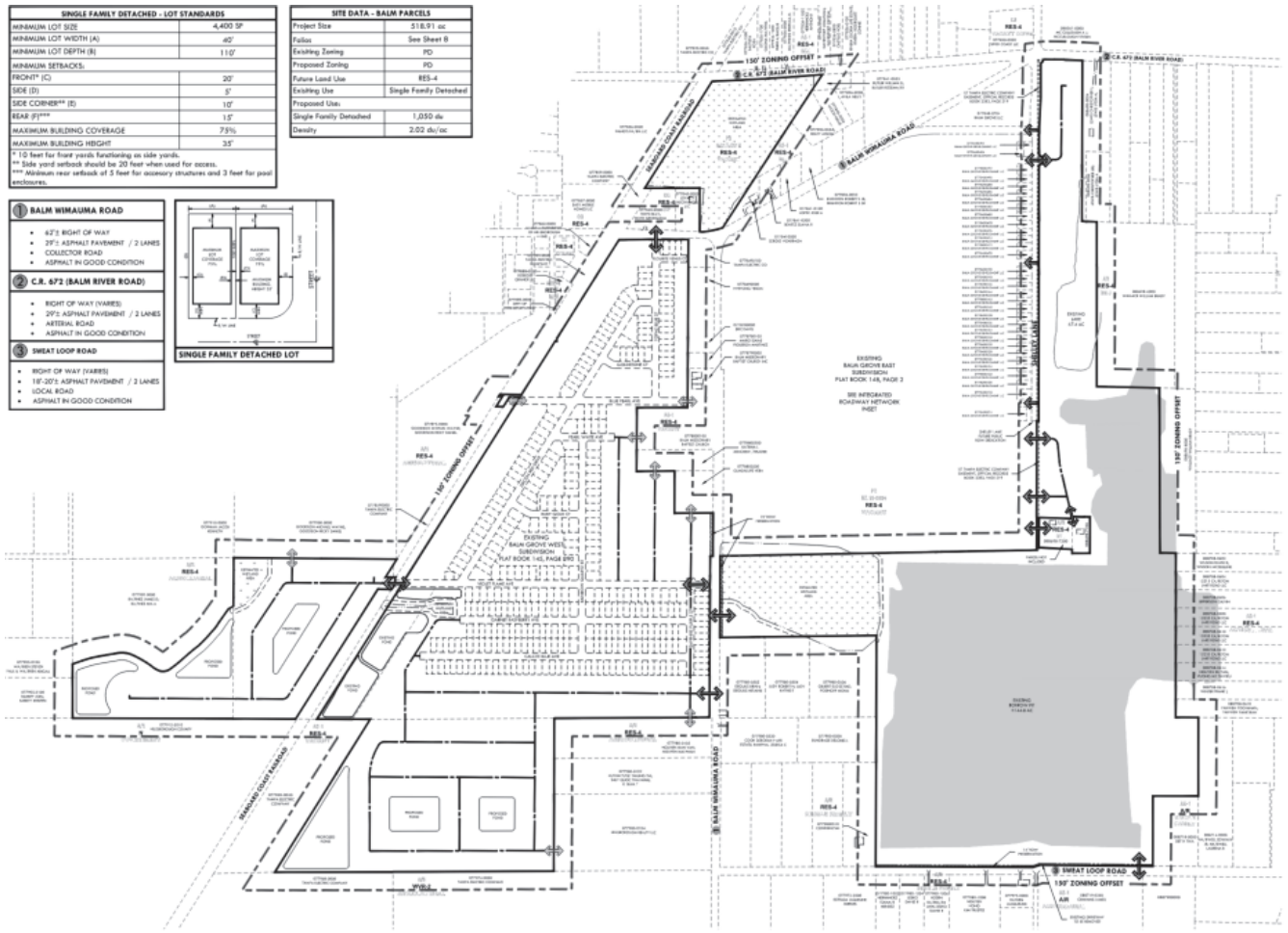
SITE DATA - BALM PARCELS	
Project Size	518.91 ac
Folios	See Sheet 8
Existing Zoning	PD
Proposed Zoning	PD
Future Land Use	RES-4
Existing Use	Single Family Detached
Proposed Use:	
Single Family Detached	1,050 du
Density	2.02 du/ac

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

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

3 SWEAT LOOP ROAD
- RIGHT OF WAY (VARIES)
- 18'-20'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN GOOD CONDITION

SINGLE FAMILY DETACHED LOT



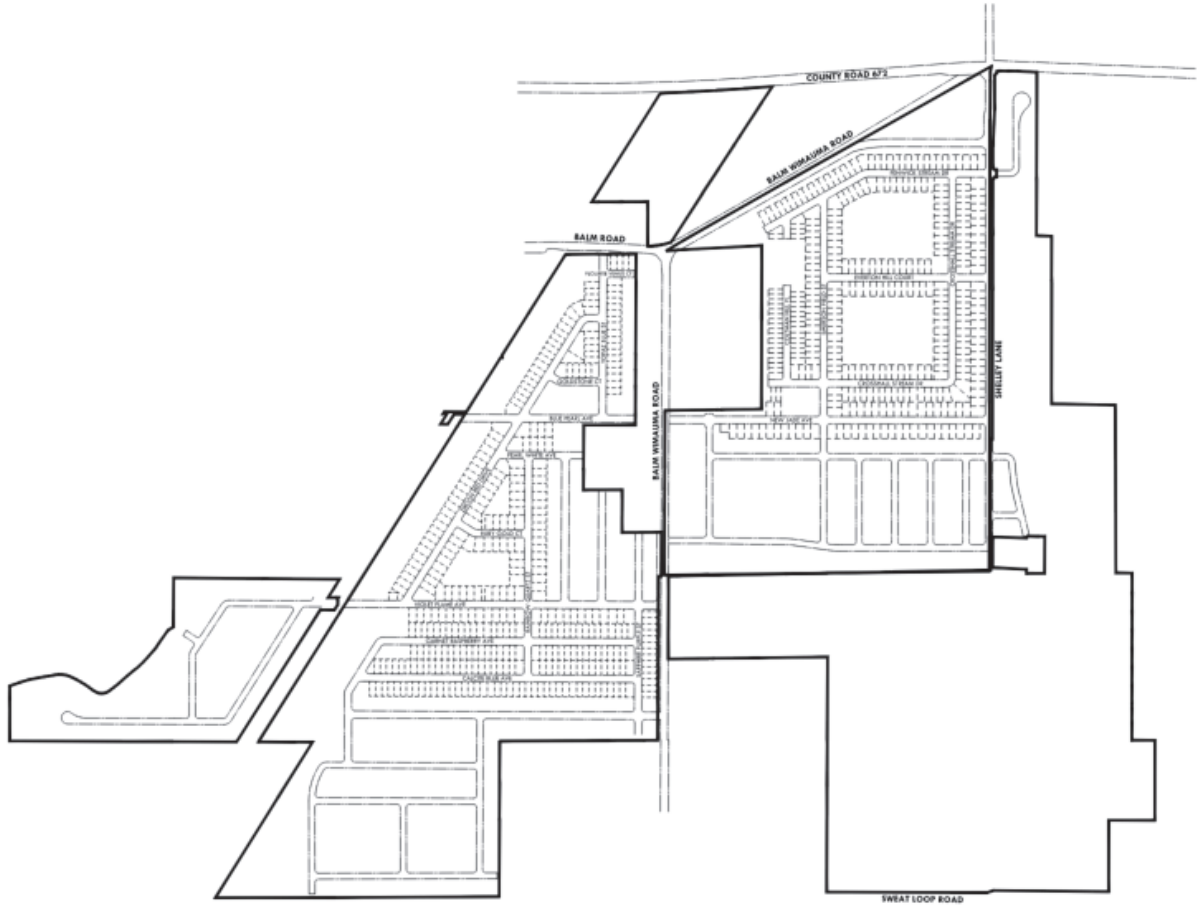
LEGEND:

- PD BOUNDARY
- ESTIMATED WETLANDS
- AR — ZONING
- RES-4 — FUTURE LAND USE
- VACANT — EXISTING LAND USE
- 079703-0000 — FOLIO NUMBER
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARIES
- CONCEPTUAL LOCAL ROADS
- PEDESTRIANS / VEHICULAR ACCESS
- EXISTING/PROPOSED ACCESS WITHIN ADJAECNT PD 25-0745
- PROPOSED VEHICULAR & PEDESTRIAN ACCESS STUBOUT
- EXISTING BORROW PIT

PD 25-0744
GENERAL DEVELOPMENT PLAN
SOUTHFORK,CARLTON & BALM PARCELS PD

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PROPOSED INTEGRATED ROADWAY NETWORK



- Integrated development with adjacent PD (Rhodine Borrow Pit and the Grove Parcel PD)

PD 25-0744
GENERAL DEVELOPMENT PLAN
SOUTHFORK,CARLTON & BALM PARCELS PD

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IMPACT FEE GENERATION

Balm Parcel Estimated Impact Fees Single Family Detached (≥2,500 sq. ft.)	
Mobility Fee	$ 11,077,500.00
School Impact Fee	$ 9,837,450.00
Parks and Rec impact Fee	$ 2,413,950.00
Fire Impact Fee	$ 351,750.00
Water	$ 2,324,700.00
Wastewater	$ 3,833,550.00
Total	$ 29,838,900.00
Cost per unit	$ 28,418.00

Notes:

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

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CONCLUSION

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

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

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Key FLU Policies providing basis for CONSISTENT finding:

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

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

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

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

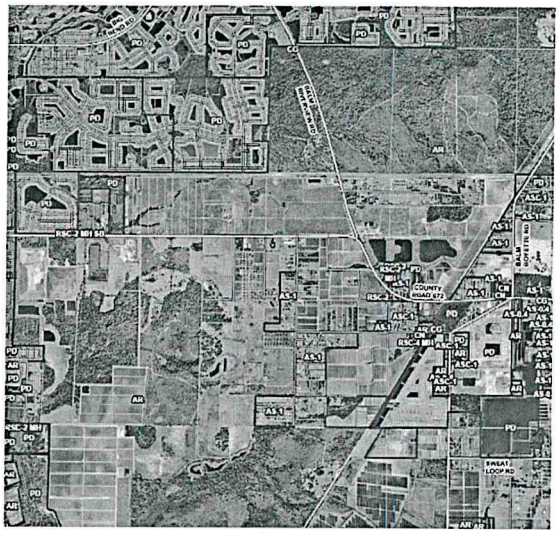
Rezoning Application:	PD 25-0744
Zoning Hearing Master Date:	July 21, 2025
BOCC CPA Public Hearing Date:	September 9, 2025

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	JSH Southfork Lakes Development, LLC
FLU Category:	RES-4
Service Area:	Urban
Site Acreage:	~1,083.91
Community Plan Area:	Balm and SouthShore Areawide Systems
Overlay:	None



Introduction Summary:

This is a request to rezone a site currently zoned Planned Development (PD) 17-0619 (as most recently modified by PRS 23-0789), AR and AS-0.4 to a new Planned Development (PD) in order to increase residential entitlements, add land, modify 40-foot-wide lot requirements, remove RP-2 Village requirements, and remove non-residential entitlements to the "Balm Parcel". Subject site is comprised of three non-contiguous areas, referred to as the "South Fork Parcel", "Carlton Parcel", and the "Balm Parcels." This rezoning request seeks to only make modifications to the "Balm Parcels" while the "South Fork Parcel" & the "Carlton Parcel" will retain the conditions under the current Planned Development (PD 17-0619). Recently adopted CPAs (CPA 24-46 and 24-47) changed the site from the RP-2 to RES-4 Future Land Use Category and the service area from Rural to Urban. As a result, "Balm Parcel" is no longer to be developed as a Planned Village under the RP-2 Future Land Use regulations and seeks to remove conditions related to required commercial nodes and other developmental requirements.

Zoning:	Existing			Proposed
District(s)	PD 17-0619	AR	AS-0.4	PD 25-0744
Typical General Use(s)	Single-Family, Commercial, Office, Personal Service, general recreation, residential support	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural	Single-Family, Commercial, Office, Personal Service, Residential Support Single-Family Detached (Balm Parcel)
Acreage	965.2 (Overall) 400.02 (Balm Parcel)	~132.74	~5.26	~1,083.91 acres (Balm Parcel - 518.91)
Density/Intensity	1.93 DU per acre (Overall) 0.9 DU per acre (Balm Parcel)	1 DU per 5 acres	1 DU per 2.5 acres	2.34 DU/AC (Balm Parcel - 2.02 DU/AC)
Mathematical Maximum*	1,867 dwelling units (Overall) 373 dwelling units (Balm Parcel)	26 dwelling units	2 dwelling units	2,544 dwelling units (Balm Parcel – 1,050 dwelling units)

*number represents a pre-development approximation

Application No. RZ 25-0744
Name: David Follin
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 7/21/2025

APPLICATION NUMBER:	PD 25-0744	
ZHM HEARING DATE:	July 21, 2025	
BOCC PUBLIC HEARING DATE:	September 9, 2025	Case Reviewer: Jared Follin

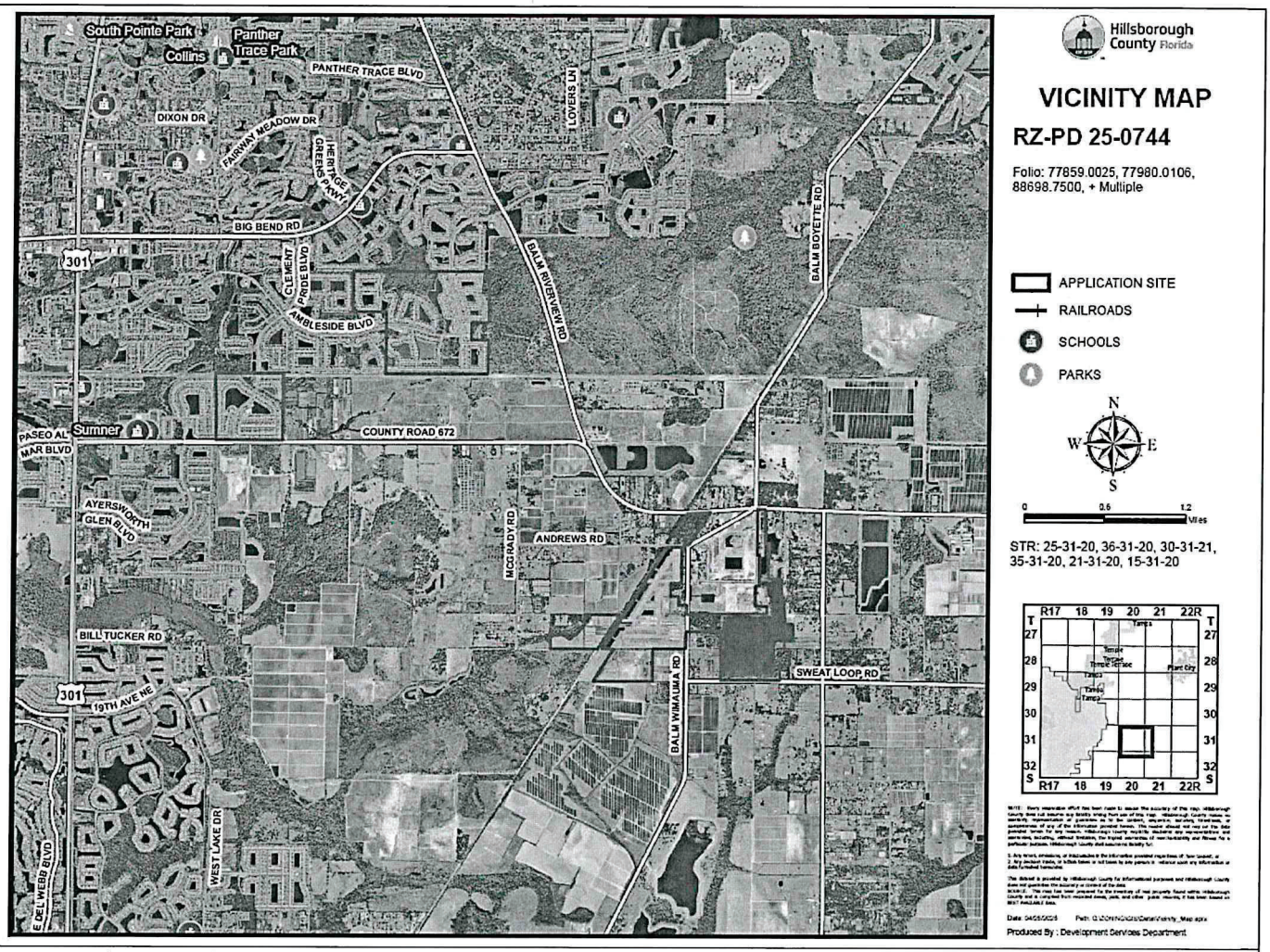
Development Standards:	Existing			Proposed
District(s)	PD 17-0619 (Balm Parcel)	AR	AS-0.4	PD 25-0744 (Balm Parcel)
Lot Size / Lot Width	4,400/5,500 sf 40'/50'	217,800 sf / 150'	108,900 sf / 150'	4,000 sf / 40' (Balm Parcel)
Setbacks/Buffering and Screening	Front: 20' (Garage 25') Side: 5' (Corner 10') Rear: 15'	Front: 50' Side: 25' Rear: 50'	Front: 50' Side: 25' Rear: 50'	Front: 20') Side: 5' (10' side yards functioning as front yards Rear: 15'
Height	35' (2 stories)	50'	50'	35'

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



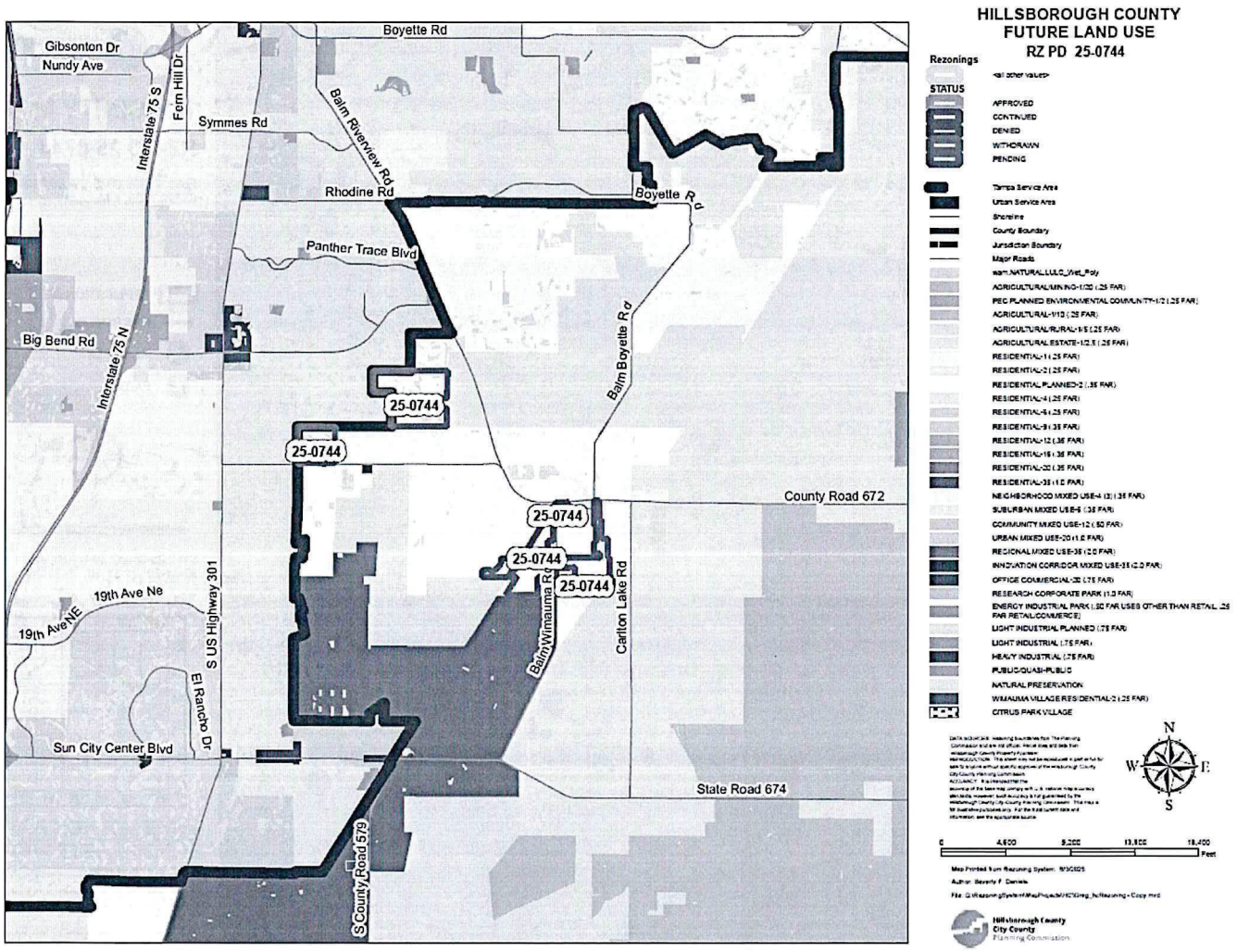
Context of Surrounding Area:

Subject site is divided into three distinct areas, all primarily surrounded by residential or agricultural uses. The area around the "Balm Parcels", the site subject to changes, also includes some small-scale commercial uses and is near a large solar farm. They are within the Balm Community Area and in the Urban Service Area.

The Balm Parcels are located along County Road 672, Balm Wimauma Road, and Sweat Loop Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

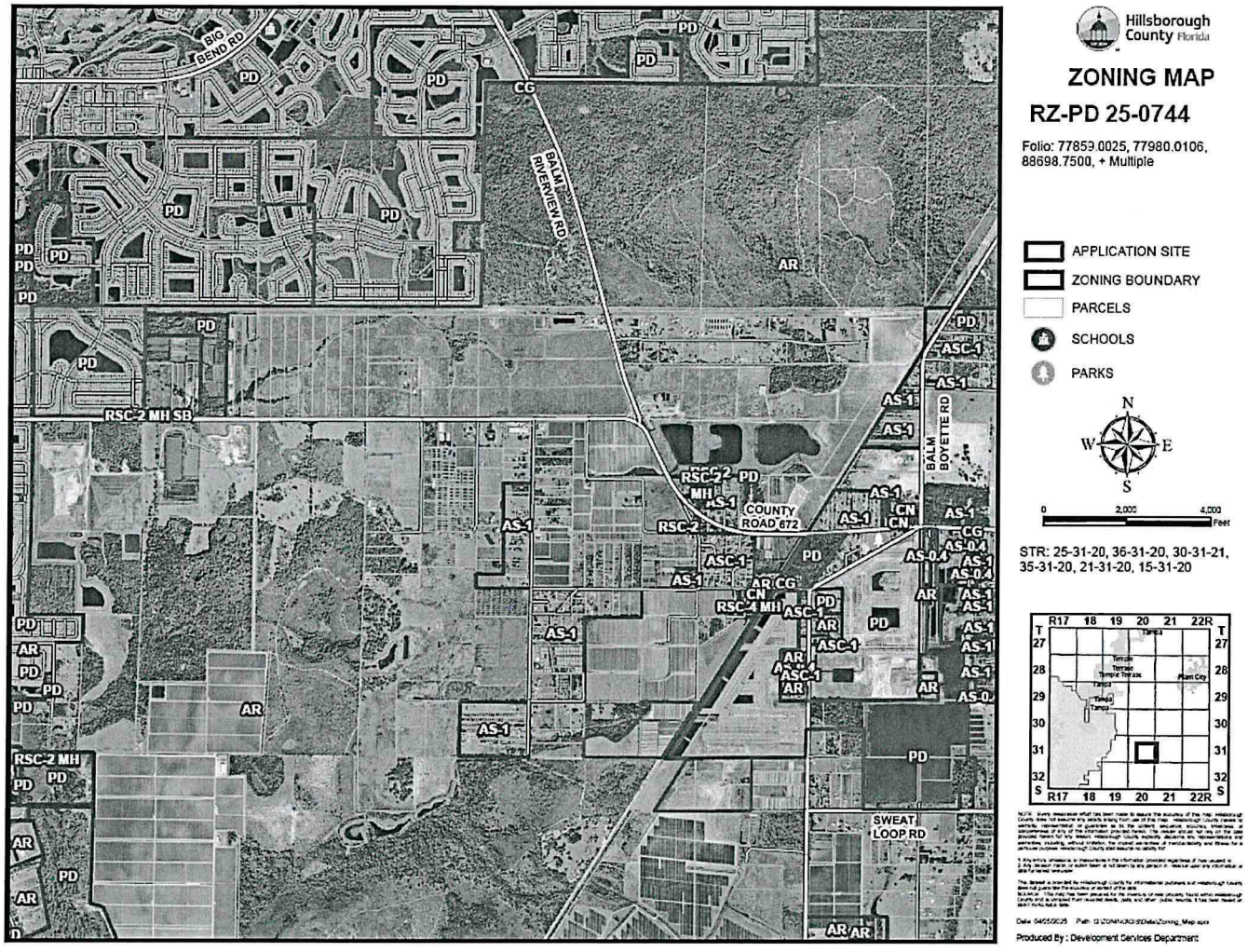
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

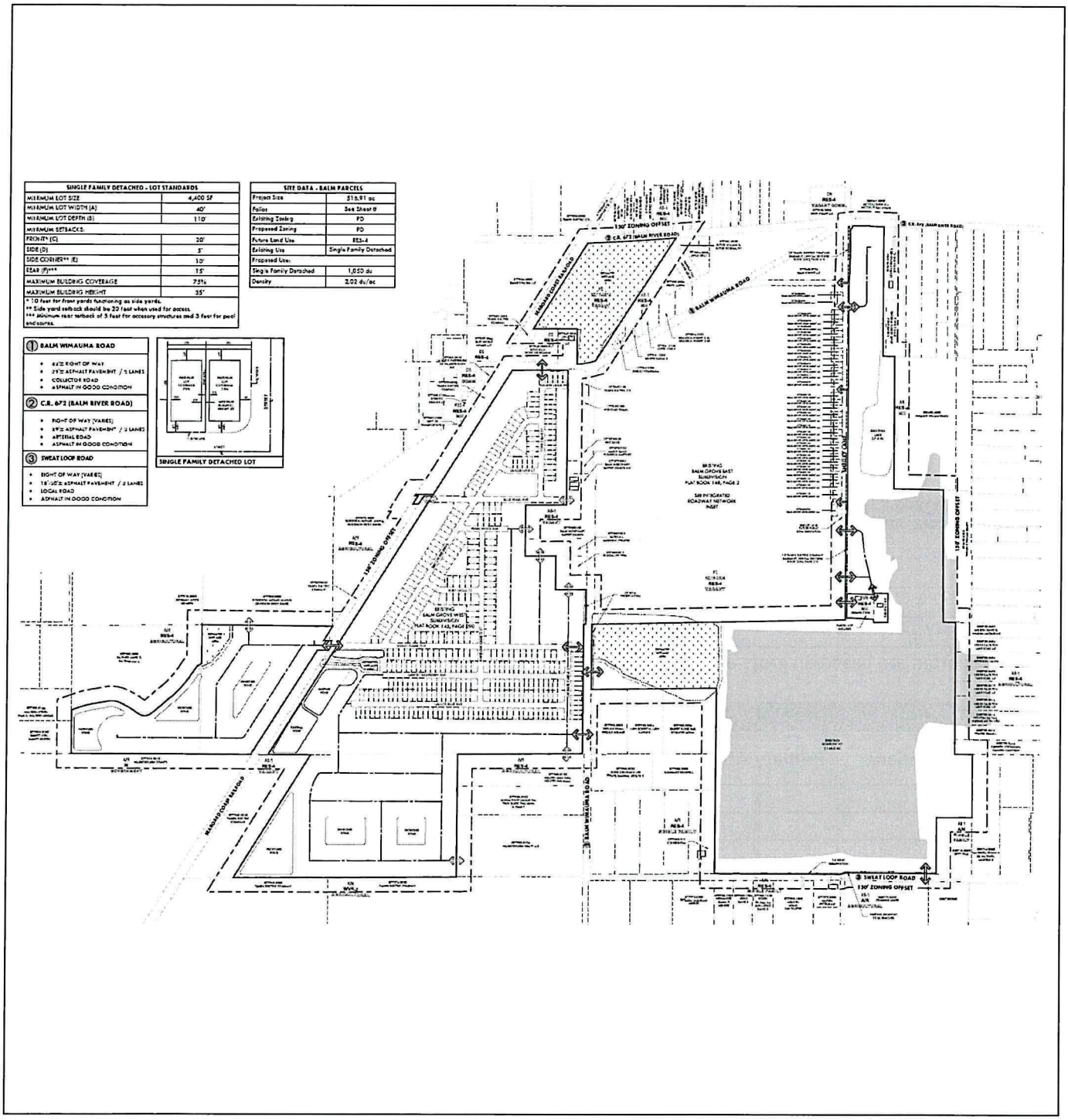


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
Balm Parcels				
North	CG	.27 FAR	Single-Family Conventional	Equipment Storage / Residential
	AS-1	1 dwelling unit per acre	Single-Family / Agriculture	Residential
	AR	1 dwelling unit per 5 acres	Single-Family / Agriculture	Undeveloped
	AS-0.4	1 dwelling unit per 2.5 acres	Single-Family / Agriculture	Residential

South	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Residential, Agriculture
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Residential, Agriculture
	AS-0.4	1 dwelling unit per 2.5 acres	Agriculture/Single-Family Conventional	Residential, Agriculture
	AS-1	1 dwelling unit per acre	Agriculture/Single-Family Conventional	Residential, Agriculture
West	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Agriculture, Residential
	RSC-4 MH	1 dwelling per 0.22 acres	Single-Family Conventional / Mobile Home	Residential
South Fork Parcels				
North	PD 08-1270	2 dwelling units per acre / 0.09 FAR	Single-Family / Commercial / Medical / Office	Single-Family
	PD 81-0339A	4.45 dwelling units per acre / 0.20 FAR	Single Family / Commercial / Office / Community Services	Single-Family
South	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Undeveloped / Utility Easement
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Undeveloped
West	PD 05-1950	2.7 dwelling units per acre	Single-Family Conventional / School / childcare center	Single-Family Conventional
Carlton Parcels				
North	PD 05-1950	2.7 dwelling units per acre	Single-Family Conventional / School / childcare center	Single-Family Conventional
	PD 06-1001	1.7 dwelling units per acre	Single-Family Conventional	Single-Family Conventional
South	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Recycling
East	AR	1 dwelling unit per 5 acres	Agriculture/Single-Family Conventional	Agriculture / Utility Easement
	RSC-2	0.5 dwelling units per acre	Single-Family Conventional	Agriculture
	PD 93-0005	4 dwelling units per acre	Single-Family Conventional	Agriculture
West	PD 02-0212	4 dwelling units per acre	Single-Family Conventional / Wireless Communications Support Structure (WCSS)	Single-Family Conventional / Wireless Communications Support Structure (WCSS)

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 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
CR 672	County Arterial - Rural	2 Lanes ☐Substandard Road ☐Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other – Improvements Previously Completed
Balm Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Balm Wimauma Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Sweat Loop Rd.	County Collector - Rural	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - Deminimis

Project Trip Generation (Balm Parcels Only) ☐Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,222	337	557
Proposed	8,778	633	906
Difference (+/-)	(+) 3,556	(+) 296	(+) 349

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

Design Exception/Administrative Variance ☐Not applicable for this request

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

APPLICATION NUMBER:	PD 25-0744	
ZHM HEARING DATE:	July 21, 2025	
BOCC PUBLIC HEARING DATE:	September 9, 2025	Case Reviewer: Jared Follin

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands present
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☒ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☒ Adjacent to ELAPP property ☐ Other			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Staff Report
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A Inadequate ☒ K-5 ☒6-8 ☒9-12 ☐N/A	☒ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: $13,038 * 677 = $8,826,726 Parks: $2,145 * 677 = $1,452,165 School: $8,227 * 677 = $5,569,679 Fire: $335 * 677 = $226,795 Total per House: $23,745 * 677 = $16,075,365				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Applicant seeks to amend the "Balm Parcel" by increasing the number of permitted single-family conventional units, amend 40-foot-wide lot development standards and remove commercial entitlements. Additional land has also been incorporated into the zoning boundary.

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 CG uses, throughout the development. These standards are no longer applicable and are not implemented in this zoning.

The proposed lot size, lot width, setbacks and height requirements remain as previously approved. The RP-2 Village requirements for perimeter buffering and on-site commercial will be removed.

While the "Carlton Parcel" and the "South Fork Parcel" are included in this rezoning, no changes to the existing requirements are proposed and conditions pertaining to these areas 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 Planned Development district, subject to the conditions, approvable.

Requirements for Certification:
1. Single-family lot detail to correct the minimum lot depth from 100 to 110 feet.

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, 2025.

1. The South Fork receiving parcel shall be permitted a maximum of 1,068 single-family lots with following development standards:

Minimum lot size:	4,400 square feet/5,500 square feet
Minimum lot width:	40 feet/50 feet
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*this additional garage setback for standard and corner lots shall not apply to the following folio numbers:
77714.1084, 77714.1094, 77714.1096, 77714.1098, 77714.1100, 77714.1102, 77714.1104, 77714.1106, 77714.1108, 77714.1126, 77714.1128, 77714.1130, 77714.1132, 77714.1134, 77714.1136, 77714.0488, 77714.0490, 77714.0492, 77714.0494, 77714.0496, 77714.0498, 77714.0500, 77714.0504, 77714.0564, 77714.0566, 77714.0568, 77714.0360, 77714.0362, 77714.0364, 77714.0366, 77714.0368, 77714.0370, 77714.0372, 77714.0374, 77714.0376, 77714.0378, 77714.0740, 77714.0838, 77714.0842, 77714.0850, 77714.0742, 77714.0744, 77714.0786, 77714.0810, 77714.0812, 77714.0814, 77714.0738, 77714.0818, 77714.0724, 77714.0732, 77714.0756, 77714.0760, 77714.0762, 77714.0764, 77714.0766, 77714.0768, 77714.0770, 77714.0772, 77714.0778, 77714.0800, 77714.0836 and 77714.0872.

Additionally, this additional garage setback for standard and corner lots shall not apply to lots developed with a lot width of 50 feet or more within Pockets 4, 5, 6, 7 and 8. Excluding the above referenced folio numbers, all lots within Pocket 1, 2 and 3 shall provide a 25-foot minimum garage setback.

1.1 Along the southern and western common boundaries adjacent to PD 05-1950, single family residential lots/units shall be permitted to be partially located in both the subject PD and PD 05-1950 as part of a unified plan of development. For lots platted after the approval of PRS 18-0455 along the southern and western common boundaries, lots shall be assigned to the density of either the subject PD or the adjacent PD 05-1950 during the platting process. Should previously platted lots along the common boundaries need reassignment to the density of the adjacent PD or should lots previously double counted need reassignment to the density of only one of the PDs, subsequent plats shall provide a new accounting of the lots assigned to each

PD. These lots/units along the common boundaries shall be platted and developed in accordance with the 5,500 square foot lot standards below. Cross access along the southern and western common boundaries shall be permitted.

2. The maximum number of 4,400 square foot lots shall be 267.

3. Lots at a width of less than 50 feet shall provide a 2-car garage and a minimum 18-foot-wide driveway, as depicted on the general site plan.

4. Residential units shall be arranged to provide a maximum number of dwelling units that have views across internal open spaces or perimeter buffers of the South Fork receiving parcel. Where there are a significant number of interior lots, then the design shall incorporate interior open spaces in the forms of village greens or natural corridors.

5. A minimum of 9,558 square feet of neighborhood retail uses and/or day care center uses shall be provided within the 3.5-acre South Fork Village Node, as depicted on the general site plan. Neighborhood retail shall include: grocery store/market/food product stores, convenience stores (without gas sales), pharmacies and other retail uses permitted in the CN zoning district. The following shall apply:

   5.1 The South Fork Village Node may also contain improved open space/community gathering areas, and a maximum of 43,803 square feet of office uses, personal service uses, general indoor/outdoor recreational uses and residential support uses such as churches, adult care centers and daycare centers. With exception to the day care center uses, square footage for these uses shall not count towards the minimum square footage required for on-site commercial/retail specified in condition 5 above. The maximum F.A.R. permitted over the entire South Fork Village Node is 0.35.

   5.2 The South Fork Village Node shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.

   5.3 No minimum building setbacks shall be required.

   5.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent property lines of differing land use classifications.

   5.5 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height where adjacent to a street.

   5.6 Roads adjacent to and within the South Fork Village Node shall be limited to a maximum of two lanes (excluding turn lanes, acceleration and deceleration lanes, on-street parking, etc.).

   5.7 Buildings within the South Fork Village Node shall be architecturally finished on all sides.

5.8 Parking lots in the South Fork Village Node shall be located at the rear or to the side of buildings, or to the interior of a block.

5.9 Signage within the South Fork Village Node shall be limited to monument signs.

6. Prior to the issuance of building permits for more than 75% of the residential units (lots 801-1,068), Certificates of Occupancy shall be issued for a minimum of 50 percent of the 9,558 s.f. of required on-site commercial and/or day care center uses in the South Fork Village Node.

7. The western "clubhouse/pool/amenity area" shall be located where depicted on the site plan and shall serve as a Village Square. This Village Square shall be at least 4,509 square feet (.10 acres) in size. The Village Square shall be bound on all sides by streets and internally improved with landscaping, walkways, benches, fountains, gazebos and/or other similar amenities to encourage and accommodate use by community residents. Building setbacks and maximum building height within this Village Square shall be in accordance with the South Fork residential development standards.

8. The developer shall provide a pedestrian network of sidewalks and/or stabilized pathways, a minimum of 5 feet in width, throughout the South Fork receiving parcel providing pedestrian connections between the residential, open space, the South Fork Village Node and the South Fork Village Square areas.

9. A waiver from the 250-foot buffer requirement found in Land Development Code Section 5.04.02.G (Compatibility with Adjacent Uses) has been granted, with the exception of a 180-foot buffer along the eastern boundary as depicted on the general site plan, Sheet 2. The buffer can be reduced to a minimum of 40 feet, as noted on the general site plan, Sheet 2, in the event (per condition 10 herein), mitigation of Significant Wildlife Habitat within the buffer is provided for in accordance with the Land Development Code mitigation provisions for upland signification wildlife habitat. No stormwater ponds, or other site improvements, shall be located within the buffer. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity.

10. An evaluation of this property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map (including the 180' eastern buffer). The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.

11. The eastern area of the South Fork receiving parcel is located adjacent to the Balm-Boyette Scrub Nature Preserve. As required by Land Development Code Section 4.01.11 (Natural Preserves), a compatibility plan will need to be submitted at the time of site development plan review. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.

12. The developer shall construct the Ambleside Boulevard extension from the western South Fork area boundary and the roadway shall be constructed as a 2-lane collector roadway consistent with the

County's Transportation Technical Manual. The developer shall construct the north/south collector from the northern South Fork boundary (connecting Pradera Reserve Boulevard) to the southern South Fork boundary and the roadway shall be constructed a 2-lane collector roadway consistent with the County's Transportation Technical Manual.

13. Residential homes are restricted from fronting on Ambleside Boulevard and the north/south collector.

14. All project roadways shall be consistent with the County's Transportation Technical Manual, unless otherwise approved through the Public Works Design Exception Process. Notwithstanding anything shown on the general site plan to the contrary, the number, location and spacing of access points shall comply with all applicable access management standards, unless otherwise approved by Hillsborough County Public Works. Internal roadways may be public or private and if private, may be gated; however, Ambleside Boulevard and the north/south collector shall remain a freely traversable, ungated roadway.

The following shall apply to the Carlton receiving parcel:

15. The Carlton receiving parcel shall be permitted a maximum of 426 single-family lots with following development standards:

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet/50 feet
Minimum lot depth:	120' along the western boundary only
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.
Minimum side yard setback:	5 feet

16. Lots of 4,400 square feet are permitted in the following areas of the Carlton receiving parcel:

    16.1 Pocket 1 (previously delineated as Pocket 3 in PD 13-0124);

    16.2 Pocket 2 (previously delineated as the southern area of Pocket 4 in PD 13-0124); and,

    16.3 The southwestern area of the Carlton receiving parcel bound by Carlton Fields Drive to the north, Clement Pride to the east, CR 672 to the south and the PD boundary to the west (previously delineated as Pocket 5 in PD 13-0124).

17. All lots with less than 50 feet in width shall provide a 2-car garage and a minimum 18-foot-wide driveway, as depicted on the general site plan.

18. Lots with less than 50 feet in width within the noted southwestern area (Pocket 5 in PD 13-0124) shall provide staggered front yard setbacks of 20 feet and 30 feet. Garages shall be setback an additional 5 feet. Additionally, there shall be no two identical garage doors adjacent to one another.

19. A waiver to the required on-site commercial square footage (Village Node) has been approved. Therefore, a minimum 1.0 acre Carlton Village Square (noted as a Village Center on PD 13-0124) shall be provided where depicted on the site plan. The Village Square shall bound on all sides by streets and internally improved with landscaping, walkways, benches, fountains, gazebos and/or other similar amenities to encourage and accommodate use by community residents. Building setbacks and maximum building height within this Carlton Village Square shall be in accordance with the Carlton residential development standards.

20. Three pond/open space/park areas shall be provided as depicted on the site plan. These spaces will be owned/maintained by the HOA, CDD or other entity. Pond/Open Space/Park areas A and B shall provide an active recreational area consisting of a mulched or grassed path around the pond. Pond A shall provide a 36" - 48" high decorative fence along the rear lot lines of the adjacent single-family lots.

21. The developer shall provide a pedestrian network of sidewalks and/or stabilized pathways, a minimum of 5 feet in width, throughout the Carlton receiving parcel providing pedestrian connections between the residential, open space and the Carlton Village Square areas.

22. A waiver from the 250-foot buffer requirement found in Land Development Code Section 5.04.02.G (Compatibility with Adjacent Uses) has been granted. However, buffering along the south and east may be required in accordance with the below:

    22.1 If the adjoining use to the east of the Carlton receiving parcel is not developed with a comparable use, then a 50-foot-wide buffer shall be provided.

    22.2 Landscaping along Balm Road, as shown on the general site plan, shall include a 100-foot buffer with a minimum of 15 feet of Florida-friendly landscaping and grass. Trees shall be planted on 30-foot centers and can be grouped to meet design consideration. Otherwise, screening shall be a Type B, including a solid wall or fence, per the Land Development Code, with a 100-foot buffer. Screening can also be achieved within a 100-foot buffer by use of a berm and hedge with trees at intervals. The hedge shall be a minimum of 3 feet in height and 75% opaque at time of planting. The final screening design shall be subject to Natural Resources approval. The buffer area may be reduced to address right-of-way improvements for the entrance of the residential development.

    22.3 The planting of trees shall be sensitive to overhead utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed electric utility line.

23. The applicant shall construct a north-south collector road (Clement Pride Boulevard extension) to extend Clement Pride Boulevard from the northern PD boundary to Balm Road (CR 672) and shall be designed as shown on the general site plan.

24. The applicant shall construct an eastbound 455-foot left turn lane at the south end of the Clement Pride Boulevard extension along Balm Road.

25. The applicant shall construct a westbound 405-foot right turn lane at the south end of the Clement Pride Boulevard extension along Balm Road.

26. Prior to Final Plat approval, the developer shall dedicate up to a total of thirty-one (31) feet of right-of-way on Balm Road (CR 672). The right-of-way shall be dedicated to allow for the future construction of Balm Road as a four (4) lane, divided roadway.

The following shall apply to the Balm parcel:

27. The Balm parcel shall be permitted a maximum of 1,050 single-family detached lots (which includes the existing structure to remain on folio 77970.0000) and shall be developed in accordance with the following development standards:

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

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

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

28.1 Each unit shall provide a 2-car garage.
28.2 Each unit's primary entrance door shall face the roadway.

29. Project access to CR 672 shall be as follows:

29.1.1 The developer shall construct the northern +/- 650 feet of Shelley Ln. to current County standards for a Typical Section - 4 (TS-4) urban collector roadway as detailed within the Hillsborough County Transportation Technical Manual (TTM); [THIS CONDITION HAS BEEN SATISFIED.]

29.1.2 The developer shall construct a northbound to westbound exclusive left turn lane, and a shared northbound to eastbound through/right turn lane on Shelley Ln. onto CR 672. [THIS CONDITION HAS BEEN SATISFIED.];

29.1.3 The developer shall construct a shared southbound to westbound through/right turn lane, and a southbound to eastbound exclusive left turn lane on Balm Boyette Rd. onto CR 672. [THIS CONDITION HAS BEEN SATISFIED.]; and,

29.1.4 Prior to or concurrent with the initial increment of development during the plat/site/construction plan review process, conduct a signal warrant analysis at the intersection of County 672 and Balm Boyette Rd./Shelley Ln. Such signal warrant analysis shall examine existing traffic, project traffic, and vested project trips (for approved Planned Developments within 1.5 miles of the above referenced intersection). Additionally:

29.1.4.1 The developer shall design the signal infrastructure and adjacent interconnects concurrent and install the signals with the initial phase of development; and,

29.1.4.2 The traffic signal shall not be activated until warrants are met.

[THIS CONDITION HAS BEEN SATISFIED].

29.1.5 As Shelley Ln. is a substandard local roadway the developer shall improve Shelley Ln., between the southernmost project access and its intersection with Balm Wimauma Rd. to Typical Section - 3 (TS-3) standard, residential subtype, as found with Hillsborough County Transportation Technical Manual (TTM) unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

30. As Sweat Loop Rd. is a substandard collector roadway, if more than 10 homes which take direct or indirect access to Sweat Loop Rd. are constructed, the developer shall improve Sweat Loop Rd., between the project's easternmost driveway and the nearest standard roadway, to current County standards for a Typical Section – 7 (TS-7) rural local/collector roadway as detailed within the Transportation Technical Manual (TTM).

31. As CR 672 (Balm-Picnic Rd.) is a substandard arterial roadway, the developer will be required to improve Balm Rd. (between its easternmost and westernmost Balm Rd. access driveways, as well continuing west to the nearest standard roadway) 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.

Notwithstanding the above, the developer has proffered construction of certain improvements to CR 672 which—irrespective of any Section 6.04.02.B Administrative Variances or Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC—shall result (at a minimum) in the following improvements to the facility:

31.1 Between the project's western project boundary and the western limits of the eastbound left and right turn lanes plus transitions at the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

31.1.1 Widen the road as may be necessary to ensure there are 12-foot-wide travel lanes; and,

31.1.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

[THIS CONDITION (31.1) HAS BEEN SATISFIED].

31.2 Between the western limits of the eastbound left and right turn lanes plus transitions and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

31.2.1 Widen the road as may be necessary to ensure there are 12-foot-wide travel lanes;

31.2.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved;

31.2.3 Construct a 12-foot -wide eastbound to northbound left turn lane on CR 672 onto Balm Boyette Rd.; and,

31.2.4 Construct a 12-foot wide eastbound to southbound right turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (31.2) HAS BEEN SATISFIED].

31.3 Between the eastern limits of the westbound left turn lane and transition and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

31.3.1 Widen the road as may be necessary to ensure there are 12-foot wide travel lanes;

31.3.2 Construct 8-foot wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved; and,

31.3.3 Construct a 12-foot wide westbound to southbound left turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (33.3) HAS BEEN SATISFIED].

32. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated July 9, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard collector roadway, the developer shall be required to construct certain improve to Balm Wimauma Rd. consistent with the Design Exception. Specifically:

32.1 Between Balm Rd. and Balm Gardens Ln. the developer shall:

32.1.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

32.1.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

32.1.3 Construct 5-foot-wide sidewalks along the property frontages.

[THIS SECTION (32.1) HAS BEEN SATISFIED].

33.2 Between Balm Gardens Ln. and the southern PD boundary or the southernmost limit of access improvements, whichever is results in a greater distance, the developer shall:

33.2.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

33.2.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

33.2.3 Construct 5-foot-wide sidewalks along the property frontages.

34. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated June 13, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Rd. is a substandard roadway, the developer shall be required to construct certain improvements to Balm Rd. (between the western property boundary or westernmost limits of the turn lane improvements, whichever is greater and Balm Wimauma Rd.) consistent with the Design Exception. Specifically:

34.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

34.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

34.3 Construct 5-foot-wide sidewalks along the property frontages.

35. Portions of the subject application (Folio Nos. 77909.0100 & 77900.0100) are adjacent to the Balm Scrub Preserve. Per LDC 4.01.11, 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.

36. Unless otherwise approved by Hillsborough County Public Works the developer shall relocate the speed table on Balm Rd.

37. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 22 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 west 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.

38. 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.

39. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Control Devises (MUTCHD), the developer shall place signage which identifies roadway stub outs as a "Future Roadway Connection."

40. Project access connections and stubouts shall be constructed as shown on the PD site plan.

41. Prior to or concurrent with the initial increment of additional development, the developer shall construct the following site access improvements:

    a. A westbound to southbound left turn lane on Balm Rd. onto Blue Topaz St.;
    b. An eastbound to southbound right turn lane on Balm Rd. onto Blue Topaz St;
    c. A northbound to westbound left turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    d. A southbound to westbound right turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    e. A northbound to westbound left turn lane on Balm Wimauma Rd. at the southernmost access driveway; and,
    f. A southbound to westbound right turn lane on Balm Wimauma Rd. at the southernmost access driveway.

The following conditions shall apply to the entire Planned Development:

42. Access shall be provided as shown on the PD site plan unless otherwise provided for herein these conditions. Internal roadways may be public or private, and if private, roadways may be gated.

43. 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.

44. Prior to or concurrent with plat/site/construction plan review for each increment of development, the developer shall submit a trip generation and site access analysis which evaluates whether auxiliary (turn) lanes or other site access improvements are warranted. Any required improvements may require the developer to convey or otherwise acquire additional right-of-way.

45. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission 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.

46. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

47. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/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).

48. An evaluation of the properties identified a number of mature trees that appear to include grand oaks. The potential stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.

49. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area or Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.

50. 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.

51. Stormwater management systems shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.

52. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or Land Development Code (LDC) requirements, the more restrictive regulation shall apply, unless specifically conditions 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.

53. 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.

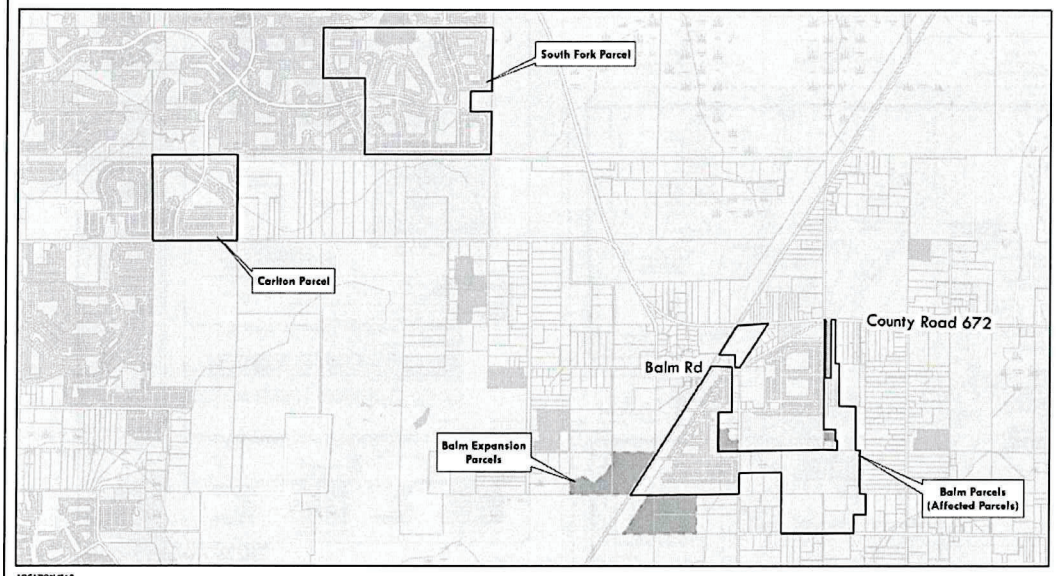
Zoning Administrator Sign Off:	J. Brian Grady

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 (See following pages)

8.0 PROPOSED SITE PLAN (FULL)



LOCATION MAP

NOTES

SOUTH FORK, CARLTON & BALM PARCELS PD PROJECT DATA TABLE	
PROJECT FOLIO	See Sheet 2
ADDRESS/INTERSECTION	Balm Rd & Sam Wimauma Rd
EXISTING ZONING	PD, AS-0.4, AR
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
GROSS ACREAGE	1063.91 ac

PROPOSED USES, DENSITY AND INTENSITY			
GROSS DENSITY	2.24 DU/AC		
MAX ALLOWABLE DENSITY	4 DU/AC		
PROPOSED USES	Residential Single Family Detached Units	Non-Residential SF	Office, Personal Service, Daycare Facilities, Restaurant Support
Southfork Parcel = 903.9 acres	1,268	9,356	43,905
Carlton Parcel = 141.1 acres	426	-	-
Balm Parcels = 518.91 acres	1,050	-	-
TOTAL = 1063.91 acres	2,744	9,356	43,905

PD 25-0744
GENERAL DEVELOPMENT PLAN
SOUTHFORK,CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM

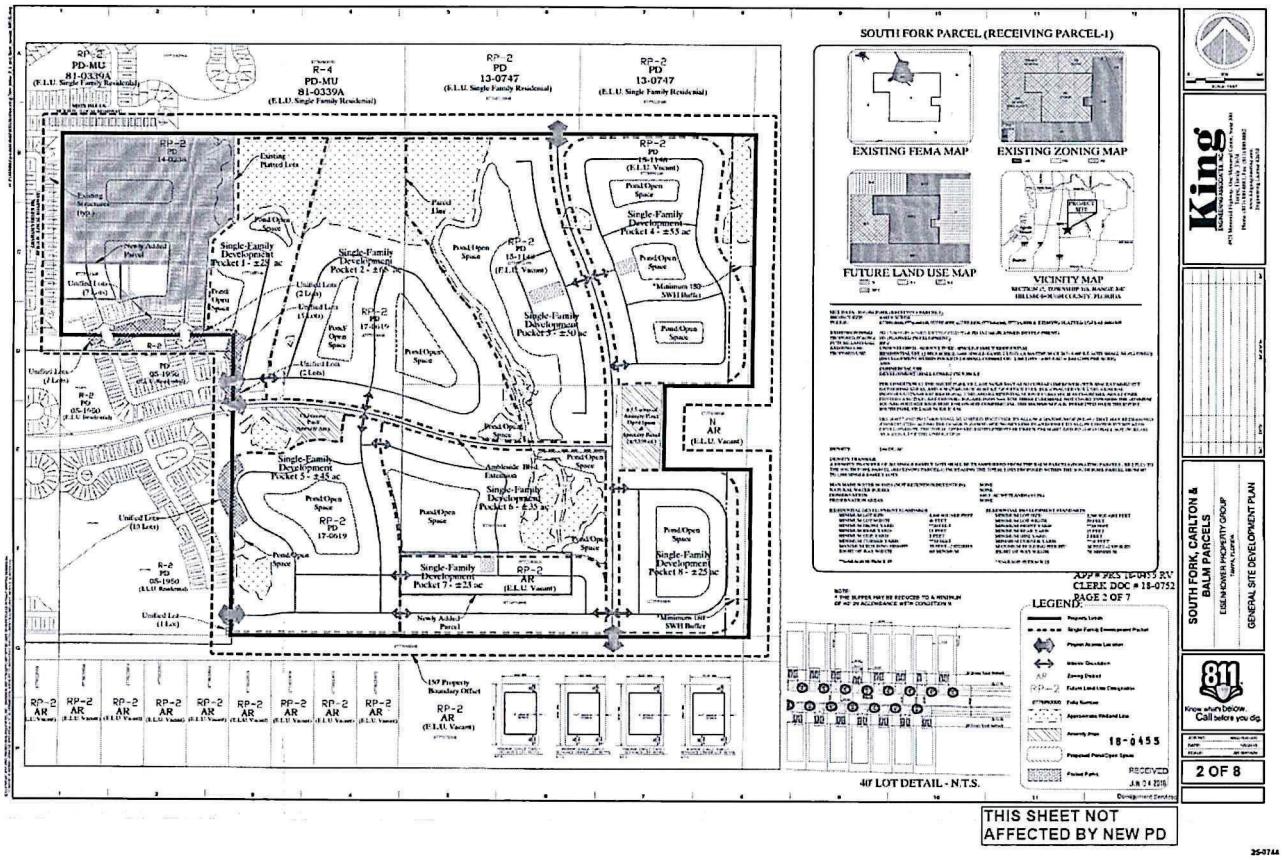
PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813) 767-9781

PREPARED BY:
Clearview LAND DESIGN, P.L.

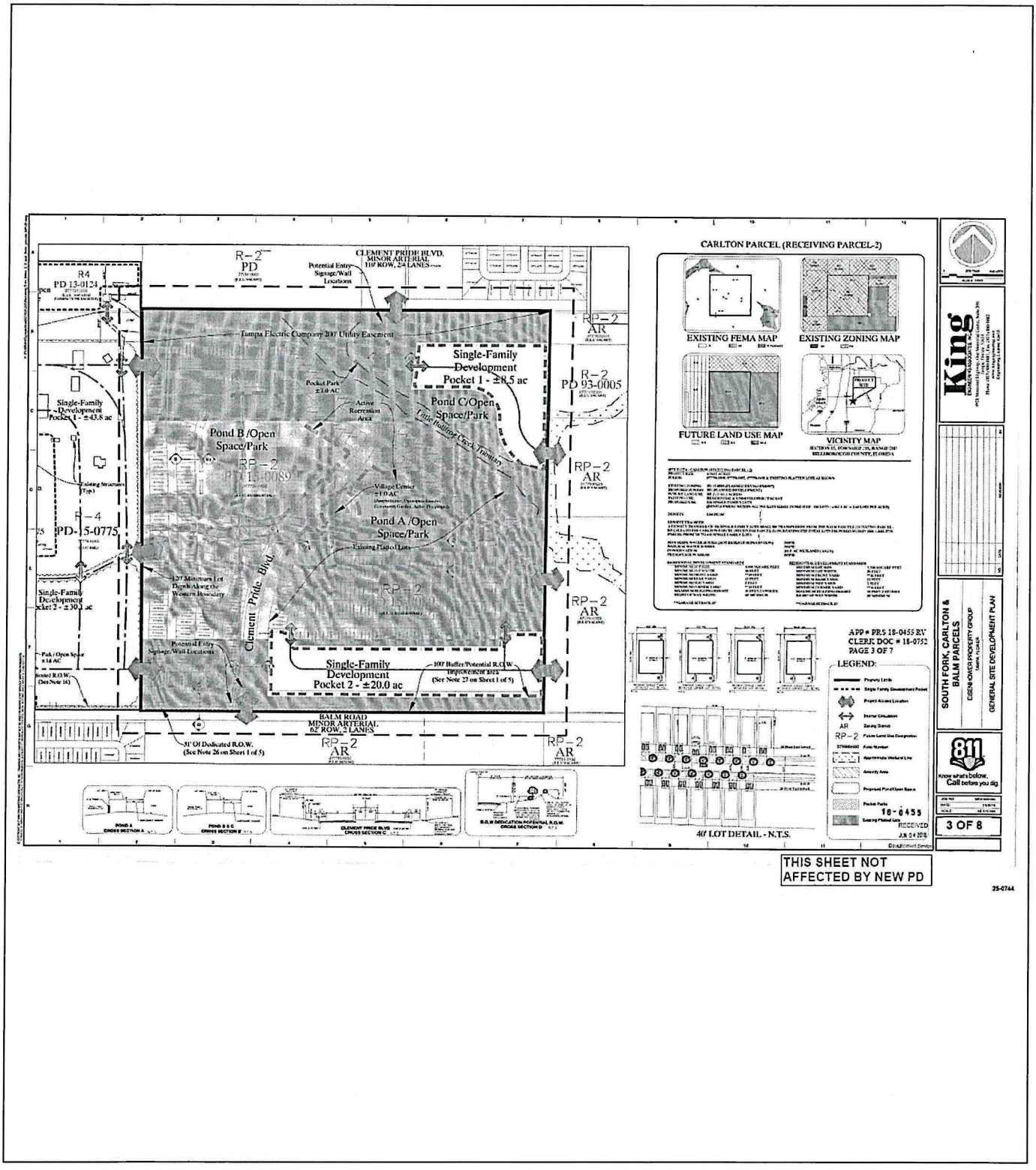
SHEET 1 OF 8

APPLICATION NUMBER:	PD 25-0744	
ZHM HEARING DATE:	July 21, 2025	
BOCC PUBLIC HEARING DATE:	September 9, 2025	Case Reviewer: Jared Follin

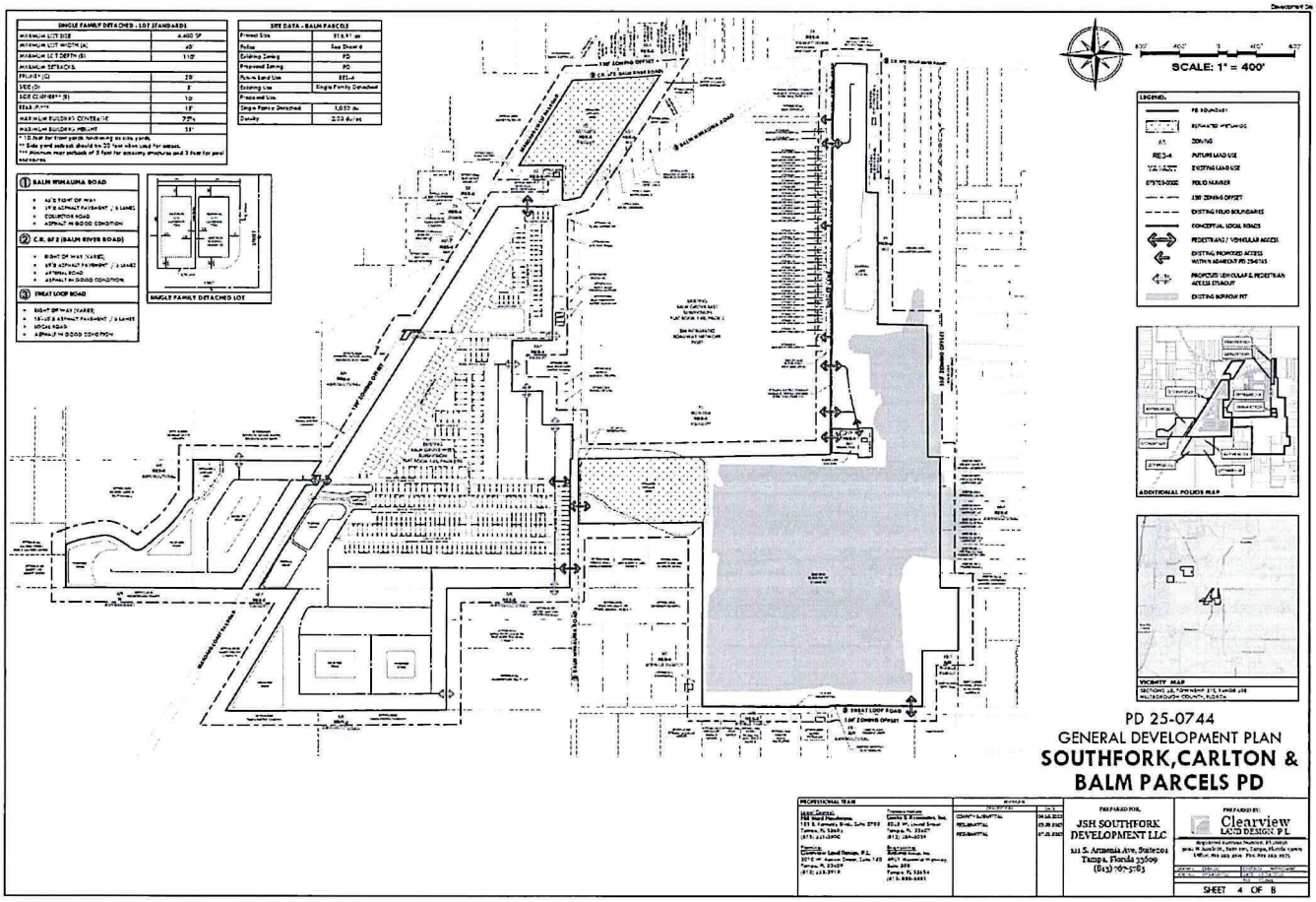
8.0 PROPOSED SITE PLAN (FULL)



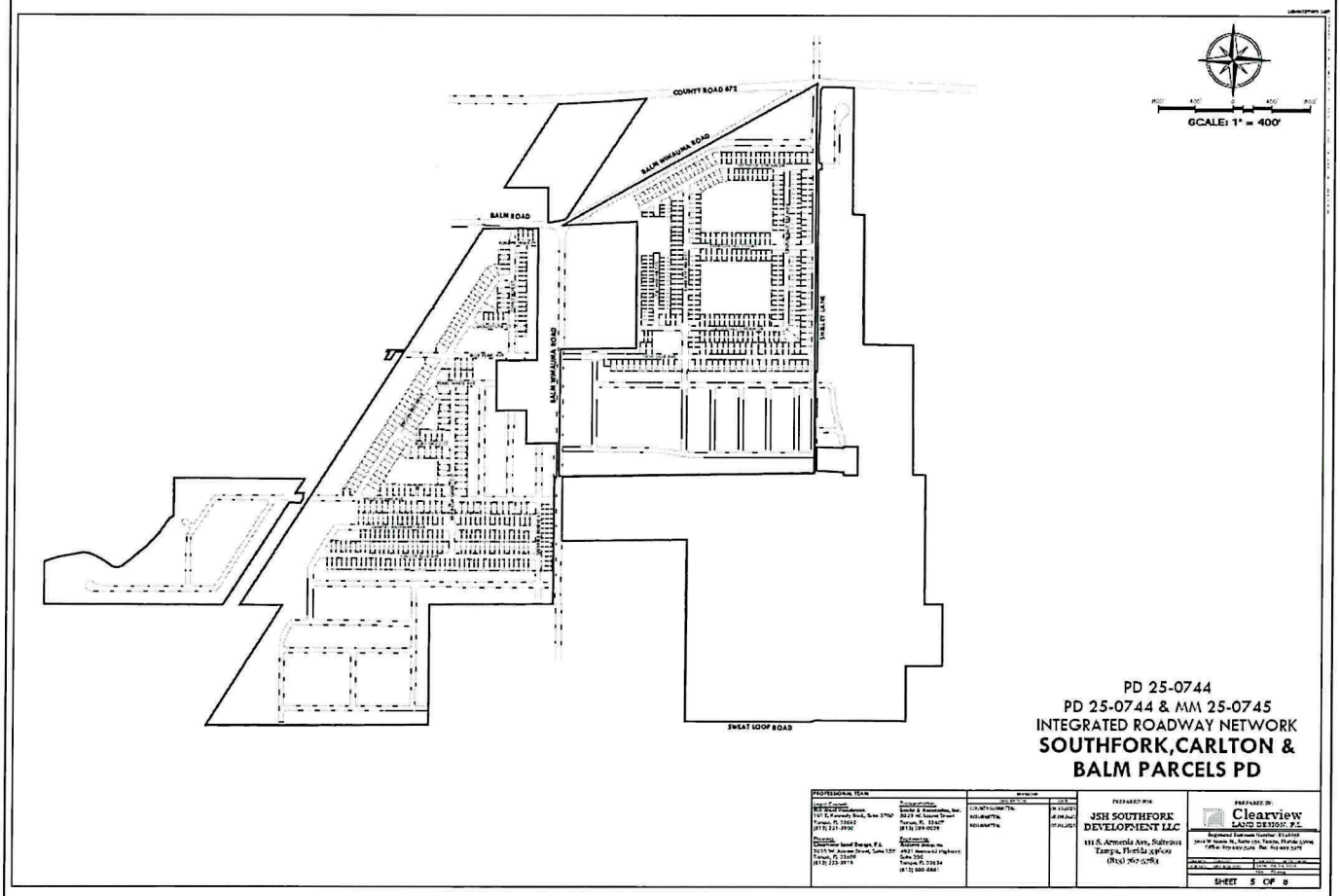
8.0 PROPOSED SITE PLAN (FULL)



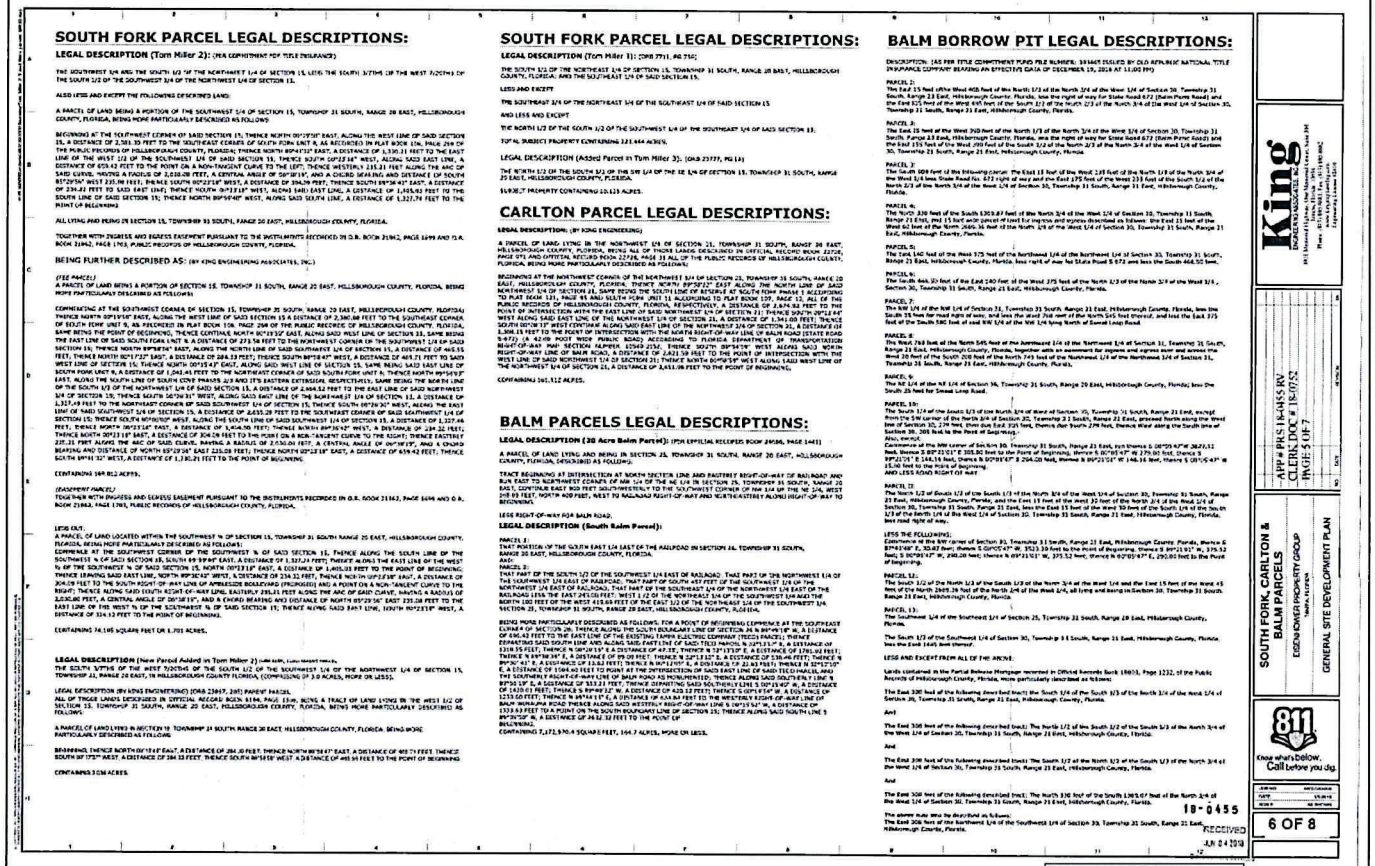
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8.0 PROPOSED SITE PLAN (FULL)



8.0 PROPOSED SITE PLAN (FULL)



SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 2): (FEA COMMITMENT FOR TITLE INSURANCE)

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, LESS THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°12'55" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 2,581.30 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 259 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°41'32" EAST, A DISTANCE OF 1,330.31 FEET TO THE EAST LINE OF THE WEST 7/20 OF THE SOUTH 1/2 OF SAID SECTION 15; THENCE SOUTH 00°12'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 653.42 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 231.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°31'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 81°29'56" WEST 231.08 FEET; THENCE SOUTH 00°22'58" WEST, A DISTANCE OF 394.29 FEET; THENCE SOUTH 89°36'49" EAST, A DISTANCE OF 234.22 FEET TO SAID EAST LINE; THENCE SOUTH 00°12'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,345.40 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89°56'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,327.74 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21362, PAGE 1699 AND O.R. BOOK 21362, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS: (BY KING ENGINEERING ASSOCIATES, INC.)

(FEE PARCEL)
A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°12'55" EAST, ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 2,360.88 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 259 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'55" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING THE EAST LINE OF SAID SOUTH FORK UNIT 9, A DISTANCE OF 272.56 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 89°41'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 465.55 FEET; THENCE NORTH 00°12'55" EAST, A DISTANCE OF 284.13 FEET; THENCE SOUTH 89°56'49" WEST, A DISTANCE OF 465.71 FEET TO SAID WEST LINE OF SECTION 15; THENCE NORTH 00°12'55" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING SAID EAST LINE OF SOUTH FORK UNIT 9, A DISTANCE OF 1,345.41 FEET TO THE NORTHWEST CORNER OF SAID SOUTH FORK UNIT 9; THENCE NORTH 89°56'49" EAST, ALONG THE SOUTH LINE OF SOUTH FORK PHASES 2/3 AND IT'S EASTERN EXTENSION, RESPECTIVELY, SAME BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,664.52 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°36'31" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°36'20" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,655.28 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 89°50'02" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.46 FEET; THENCE NORTH 00°12'55" EAST, A DISTANCE OF 1,404.26 FEET; THENCE NORTH 89°56'49" WEST, A DISTANCE OF 134.32 FEET; THENCE NORTH 00°12'55" EAST, A DISTANCE OF 304.00 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 231.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°31'31", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 231.08 FEET; THENCE SOUTH 89°41'32" WEST, A DISTANCE OF 1,330.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 169.812 ACRES.

(EASEMENT PARCEL)
TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21362, PAGE 1699 AND O.R. BOOK 21362, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS OUT:
A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 31 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15, SOUTH 89°59'49" EAST, A DISTANCE OF 1,327.74 FEET; THENCE ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15, NORTH 00°33'18" EAST, A DISTANCE OF 1,405.55 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 89°36'42" WEST, A DISTANCE OF 234.32 FEET; THENCE NORTH 00°22'58" EAST, A DISTANCE OF 304.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF APPALOOSA BOULEVARD (PROPOSED) AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 231.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°31'31", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 231.08 FEET TO THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF SAID SECTION 15; THENCE ALONG SAID EAST LINE, SOUTH 00°33'18" WEST, A DISTANCE OF 334.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,106 SQUARE FEET OR 1.701 ACRES.

LEGAL DESCRIPTION (New Parcel Added in Tom Miller 2) (SEE MAP PARCEL)
THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 31, RANGE 20 EAST, IN HILLSBOROUGH COUNTY FLORIDA, (COMPRISING OF 3.0 ACRES, MORE OR LESS).

LEGAL DESCRIPTION (BY KING ENGINEERING) (ORB 23697, 295) PARENT PARCEL
ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8186, PAGE 1349, BEING A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 15 TOWNSHIP 31 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING, THENCE NORTH 00°12'55" EAST, A DISTANCE OF 284.30 FEET; THENCE NORTH 89°47'05" EAST, A DISTANCE OF 465.71 FEET; THENCE SOUTH 00°12'55" EAST, A DISTANCE OF 284.13 FEET; THENCE SOUTH 89°56'15" WEST, A DISTANCE OF 465.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.036 ACRES.

SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 1): (ORB 7711, PG 710)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; AND THE SOUTHEAST 1/4 OF SAID SECTION 15.

LESS AND EXCEPT

THE SOUTHEAST 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15

AND LESS AND EXCEPT

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15.

TOTAL SUBJECT PROPERTY CONTAINING 121.444 ACRES.

LEGAL DESCRIPTION (Added Parcel in Tom Miller 3). (ORB 23777, PG 13)

THE NORTH 1/2 OF THE SOUTH 3/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINING 10.123 ACRES.

CARLTON PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 22728, PAGE 371 AND OFFICIAL RECORD BOOK 22728, PAGE 31 ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°50'27" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 21, SAME BEING THE SOUTH LINE OF RESERVE AT SOUTH FORK PHASE 1 ACCORDING TO PLAT BOOK 121, PAGE 85 AND SOUTH FORK UNIT 11 ACCORDING TO PLAT BOOK 139, PAGE 12, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 2,674.92 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 00°12'44" WEST ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,341.05 FEET; THENCE SOUTH 00°10'37" WEST CONTINUE ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,308.15 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BALM ROAD (STATE ROAD 672) - 42.00 FOOT WIDE PUBLIC ROAD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 12060-2252; THENCE SOUTH 89°56'09" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BALM ROAD, A DISTANCE OF 2,621.58 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE NORTH 00°08'58" WEST ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 2,651.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 161.512 ACRES.

BALM PARCELS LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (20 Acre Balm Parcel): (FOR OFFICIAL RECORDS BOOK 24036, PAGE 1461)

A PARCEL OF LAND LYING AND BEING IN SECTION 28, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

TRACT BEGINNING AT INTERSECTION AT NORTH SECTION LINE AND EASTERLY RIGHT-OF-WAY OF RAILROAD AND RUN EAST TO NORTHWEST CORNER OF NW 1/4 OF THE NE 1/4 IN SECTION 28, TOWNSHIP 31 SOUTH, RANGE 20 EAST, CONTINUE EAST 900 FEET SOUTHWESTERLY TO THE SOUTHWEST CORNER OF NW 1/4 OF THE NE 1/4, WEST 210.00 FEET, NORTH 400 FEET, WEST TO RAILROAD RIGHT-OF-WAY AND NORTHEASTERLY ALONG RIGHT-OF-WAY TO BEGINNING.

LESS RIGHT-OF-WAY FOR BALM ROAD.

LEGAL DESCRIPTION (South Balm Parcel):

PARCEL 1:
THAT PORTION OF THE SOUTH EAST 1/4 EAST OF THE RAILROAD IN SECTION 28, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
AND:
PARCEL 2:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 EAST OF RAILROAD. THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 EAST OF RAILROAD. THAT PART OF SOUTH 457 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 EAST OF RAILROAD. THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EAST OF THE RAILROAD LESS THE EAST 210.00 FEET. WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 100 FEET OF THE WEST 418.68 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 28, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 28 N 89°49'18" W, A DISTANCE OF 696.42 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL N 32°13'17" E, A DISTANCE OF 2318.95 FEET; THENCE N 00°08'15" E A DISTANCE OF 49.32; THENCE N 32°13'17" E, A DISTANCE OF 1781.92 FEET; THENCE N 89°50'39" E, A DISTANCE OF 99.00 FEET; THENCE N 32°13'17" E, A DISTANCE OF 538.46 FEET; THENCE N 89°50'43" E, A DISTANCE OF 33.82 FEET; THENCE S 89°13'09" E, A DISTANCE OF 22.83 FEET; THENCE N 32°13'17" E, A DISTANCE OF 1584.40 FEET TO POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BALM ROAD AS MONUMENTED; THENCE ALONG SAID SOUTHERLY LINE S 89°50'39" E, A DISTANCE OF 333.21 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S 00°15'40" W, A DISTANCE OF 1420.01 FEET; THENCE S 89°49'32" W, A DISTANCE OF 420.12 FEET; THENCE S 00°14'04" W, A DISTANCE OF 1253.60 FEET; THENCE N 89°44'11" E, A DISTANCE OF 644.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM WIMAUMA ROAD THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°15'51" W, A DISTANCE OF 1333.63 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SECTION 28; THENCE ALONG SAID SOUTH LINE S 89°39'30" W, A DISTANCE OF 24.52 TO THE POINT OF BEGINNING.
CONTAINING 7,172,570.4 SQUARE FEET, 164.7 ACRES, MORE OR LESS.

BALM BORROW PIT LEGAL DESCRIPTIONS:

DESCRIPTION: (AS PER TITLE COMMITMENT FUND FILE NUMBER: 101665 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF DECEMBER 19, 2018 AT 11:00 PM)

PARCEL 2:
The East 15 feet (Also West 400 feet of the North 1/2 of the North 1/4 of the West 1/4 of Section 28, Township 31 South, Range 20 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 825 feet of the West 845 feet of the South 1/2 of the North 1/4 of the West 1/4 of Section 33, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 3:
The East 15 feet of the West 360 feet of the North 1/3 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 255 feet of the West 290 feet of the South 1/2 of the North 2/3 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 3:
The South 300 feet of the following parcel: The East 15 feet of the West 360 feet of the North 1/3 of the North 1/4 of the West 1/4 less State Road No. 672 right of way and the East 275 feet of the West 290 feet of the South 1/2 of the North 2/3 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 4:
The North 330 feet of the South 1303.87 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, less 15 feet wide parcel of land for ingress and egress described as follows: the East 15 feet of the West 60 feet of the North 2600.36 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 5:
The East 140 feet of the West 575 feet of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 31 South, Range 21 East, Hillsborough County, Florida. less right of way for State Road S 672 and less the South 466.50 feet.

PARCEL 6:
The South 466.50 feet of the East 240 feet of the West 575 feet of the North 1/2 of the North 3/4 of the West 3/4, Section 33, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 7:
The NW 1/4 of the NW 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, less the South 25 feet for road right of way, and less the west 748 feet of the North 545 feet thereof, and less the East 375 feet of the South 580 feet of said NW 1/4 of the NW 1/4 lying North of Sweat Loop Road.

PARCEL 8:
The West 748 feet of the North 545 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, together with an easement for ingress and egress over and across the West 30 feet of the South 208 feet of the North 745 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 9:
The NE 1/4 of the NE 1/4 of Section 36, Township 31 South, Range 20 East, Hillsborough County, Florida; less the South 25 feet for Sweat Loop Road.

PARCEL 10:
The South 1/4 of the South 1/2 of the North 3/4 of West of Section 30, Township 31 South, Range 21 East, except From the SW corner of the North 3/4 of Section 30, Township 31 South, Range 21 East, proceed North along the West line of Section 30, 274 feet, then due East 825 feet, thence due South 274 feet, thence West along the South line of Section 30, 205 feet to the Point of Beginning.
Also, except:
Commence at the NW corner of Sec Sec 30, Township 31 South, Range 21 East, run thence S 00°25'47" W 262.11 feet, thence S 89°21'51" E 205.80 feet to the Point of Beginning, thence S 00°40'47" W 279.00 feet, thence S 89°21'51" E 144.16 feet, thence N 00°08'47" E 264.00 feet, thence N 89°21'51" W 146.16 feet, thence S 00°40'47" W 15.00 feet to the Point of Beginning.
AND LESS ROAD RIGHT OF WAY

PARCEL 11:
The North 1/2 of South 1/2 of the South 1/2 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, and the East 15 feet of the West 30 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, less the East 15 feet of the West 30 feet of the South 1/4 of the South 1/2 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less road right of way.

LESS THE FOLLOWING:
Commence at the NW corner of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, thence S 89°21'51" E, 30.87 feet; thence S 00°05'47" W, 1323.38 feet to the Point of Beginning, thence S 89°21'51" W, 376.32 feet; S 00°05'47" W, 290.00 feet; thence N 89°21'51" W, 375.32 feet; thence N 00°05'47" E, 290.00 feet to the Point of beginning.

PARCEL 12:
The South 1/2 of the North 1/3 of the South 1/3 of the West 1/4 and the East 15 feet of the West 45 feet of the North 2605.28 feet of the North 3/4 of the West 1/4, all lying and being in Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 13:
The Southwest 1/4 of the Southwest 1/4 of Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida.

The South 1/2 of the Southwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida. less the East 1665 feet thereof.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

Lands contained in the Partial Release Mortgage recorded in Official Records Book 18803, Page 1232, of the Public Records of Hillsborough County, Florida, more particularly described as follows:

The East 330 feet of the following described tract: the South 1/4 of the South 3/5 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 330 feet of the following described tract: The North 1/2 of the South 1/2 of the South 3/5 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 330 feet of the following described tract: The South 1/2 of the North 1/3 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 330 feet of the following described tract: The North 330 feet of the South 1303.87 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

The above may also be described as follows:
The East 330 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

RECEIVED
JUN 24 2019

THIS SHEET NOT AFFECTED BY NEW PD

King
ENGINEERING ASSOCIATES, INC.
813 Diamond Hill Plaza, Lithia, Florida 33547
Phone: (813) 661-3661 Fax: (813) 661-3662
Engineering Licensure #28218

APP # PRS 18-0455-RV
CLERK DOC # 18-0752
PAGE 5 OF 7

SOUTH FORK, CARLTON & BALM PARCELS
DESIGN POWER PROPERTY GROUP
TAMPA, FLORIDA

GENERAL SITE DEVELOPMENT PLAN

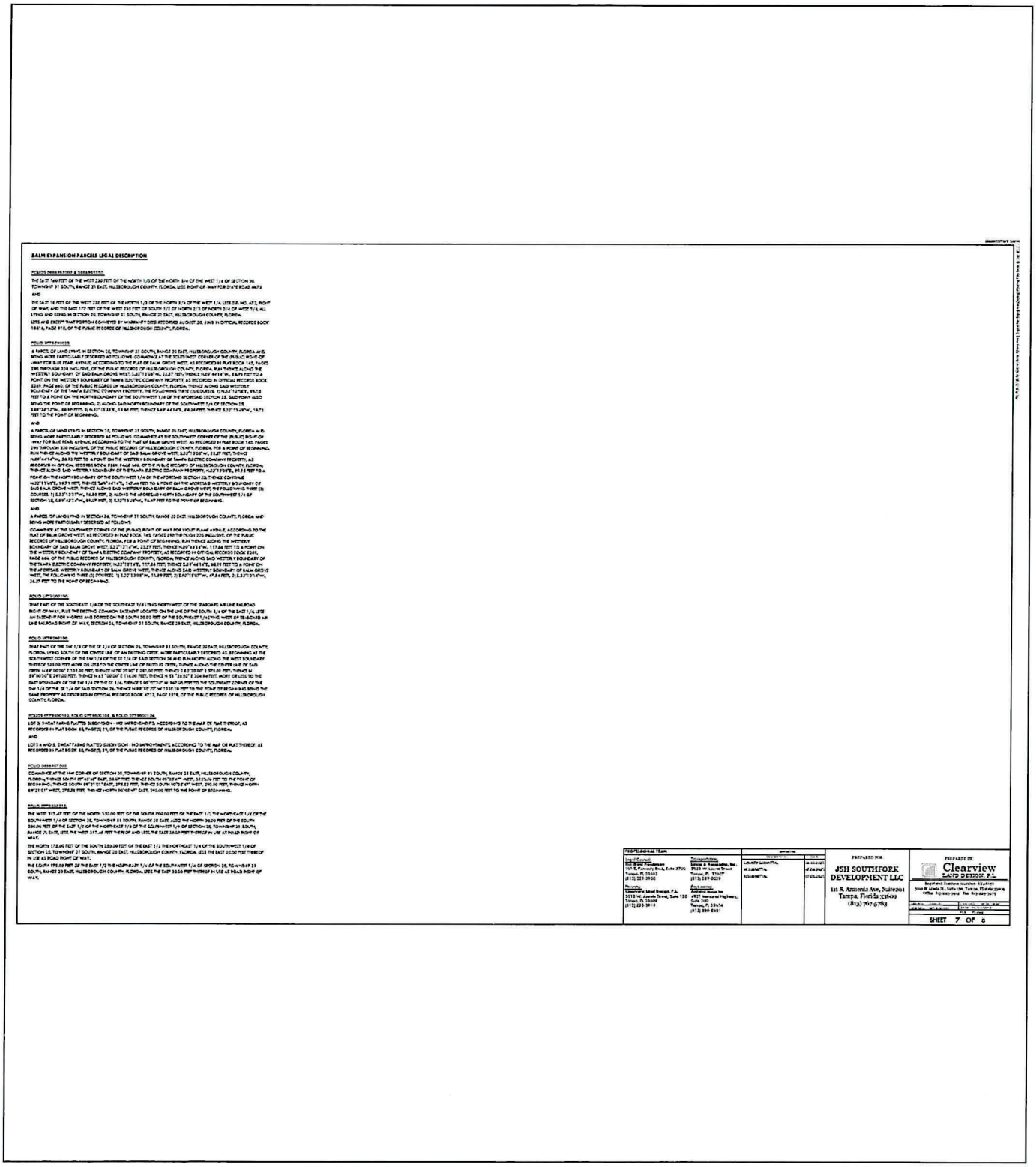
811 Know what's below. Call before you dig.

18-0455

6 OF 8

25-0744

8.0 PROPOSED SITE PLAN (FULL)



BALM EXPANSION PARCELS LEGAL DESCRIPTION

FOLIO# 0684870000 & 0684880000:

THE EAST 160 FEET OF THE WEST 230 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD #43

AND

THE EAST 1/4 FEET OF THE WEST 230 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4 LESS S.R. NO. 43, RIGHT OF WAY, AND THE EAST 172 FEET OF THE WEST 230 FEET OF SOUTH 1/3 OF NORTH 2/3 OF NORTH 3/4 OF WEST 1/4 ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED AUGUST 28, 2003 IN OFFICIAL RECORDS BOOK 13874, PAGE 918, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0684890000:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-WEST CORNER OF THE PUBLIC RIGHT-OF-WAY FOR BLUE PEAR AVENUE, ACCORDING TO THE PLAT OF PALM GROVE WEST, AS RECORDED IN PLAT BOOK 140, PAGES 290 THROUGH 328 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID PALM GROVE WEST, S.22°13'58"W., 22.27 FEET; THENCE N.67°46'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 2269, PAGE 640, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, THE FOLLOWING THREE (3) COURSES: 1) N.22°13'58"E., 99.53 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH-WEST 1/4 OF THE AFORESAID SECTION 25, SAID POINT ALSO BEING THE POINT OF BEGINNING; 2) ALONG SAID NORTH BOUNDARY OF THE SOUTH-WEST 1/4 OF SECTION 25, S.89°56'12"W., 88.90 FEET; 3) N.22°13'31"E., 19.86 FEET; THENCE S.89°44'14"E., 68.66 FEET; THENCE S.22°13'58"W., 18.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE PUBLIC RIGHT-OF-WAY FOR BLUE PEAR AVENUE, ACCORDING TO THE PLAT OF PALM GROVE WEST, AS RECORDED IN PLAT BOOK 140, PAGES 290 THROUGH 328 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID PALM GROVE WEST, S.22°13'58"W., 22.27 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 2269, PAGE 640, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.22°13'58"E., 99.53 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH-WEST 1/4 OF THE AFORESAID SECTION 25; THENCE CONTINUE N.22°13'58"E., 18.71 FEET; THENCE S.89°44'14"E., 1.40 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF SAID PALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF PALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.22°13'31"W., 14.86 FEET; 2) ALONG THE AFORESAID NORTH BOUNDARY OF THE SOUTH-WEST 1/4 OF SECTION 25, S.89°42'14"W., 89.07 FEET; 3) S.22°13'58"W., 76.69 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH-WEST CORNER OF THE PUBLIC RIGHT-OF-WAY FOR VIOLET FLAME AVENUE, ACCORDING TO THE PLAT OF PALM GROVE WEST, AS RECORDED IN PLAT BOOK 140, PAGES 290 THROUGH 328 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID PALM GROVE WEST, S.22°13'31"W., 22.27 FEET; THENCE N.89°44'14"W., 137.86 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 2269, PAGE 640, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.22°13'31"E., 117.86 FEET; THENCE S.89°44'14"E., 68.98 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF PALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF PALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.22°13'58"W., 11.69 FEET; 2) S.67°15'07"W., 47.83 FEET; 3) S.22°13'31"W., 26.29 FEET TO THE POINT OF BEGINNING.

FOLIO 0684910100:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHWEST OF THE SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, PLUS THE EXISTING COMMON EASEMENT LOCATED ON THE LINE OF THE SOUTH 3/4 OF THE EAST 1/4, LESS AN EASEMENT FOR ROADWAY AND DEFINED ON THE SOUTH 30.00 FEET OF THE SOUTHEAST 1/4 LYING WEST OF SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0684910100:

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CENTER LINE OF AN EXISTING CREEK, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 525.00 FEET MORE OR LESS TO THE CENTER LINE OF SAID EXISTING CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK AS FOLLOWS: S 89°30'00" E 150.00 FEET; THENCE N 78° 00' E 285.00 FEET; THENCE S 83° 30' E 370.00 FEET; THENCE N 89°00'00" E 295.00 FEET; THENCE N 61° 00'00" E 116.00 FEET; THENCE N 51° 30.00' E 304.00 FEET, MORE OR LESS TO THE EAST BOUNDARY OF THE SW 1/4 OF THE SE 1/4; THENCE S 00°07'00" W 147.24 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE N 89° 52' 27" W 1320.16 FEET TO THE POINT OF BEGINNING BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 1816, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0779000100, FOLIO 0779000200, & FOLIO 0779000300:

LOT 3, SWEATMAN PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

LOTS 4 AND 5, SWEATMAN PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0684870100:

COMMENCE AT THE NW CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 87°43'44" EAST, 30.07 FEET; THENCE SOUTH 00°58'47" WEST, 1812.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'01" EAST, 378.23 FEET; THENCE SOUTH 00°58'47" WEST, 290.00 FEET; THENCE NORTH 89°21'01" WEST, 378.23 FEET; THENCE NORTH 00°58'47" EAST, 290.00 FEET TO THE POINT OF BEGINNING.

FOLIO 0779000110:

THE WEST 317.47 FEET OF THE NORTH 330.00 FEET OF THE SOUTH 990.00 FEET OF THE EAST 1/2 THE NORTH-EAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO THE NORTH 30.00 FEET OF THE SOUTH 330.00 FEET OF THE EAST 1/2 OF THE NORTH-EAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE WEST 317.47 FEET THEREOF AND LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE NORTH 172.00 FEET OF THE SOUTH 330.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE SOUTH 193.00 FEET OF THE EAST 1/2 THE NORTH-EAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

PROFESSIONAL TEAM

Land Planning/Civil Engineering: Landis & Associates, Inc., 9123 W. Laurel Street, Tampa, FL 33607, (813) 289-0029

Surveying: National Survey Inc, 4927 Memorial Highway, Suite 200, Tampa, FL 33634, (813) 880-8687

REVISIONS

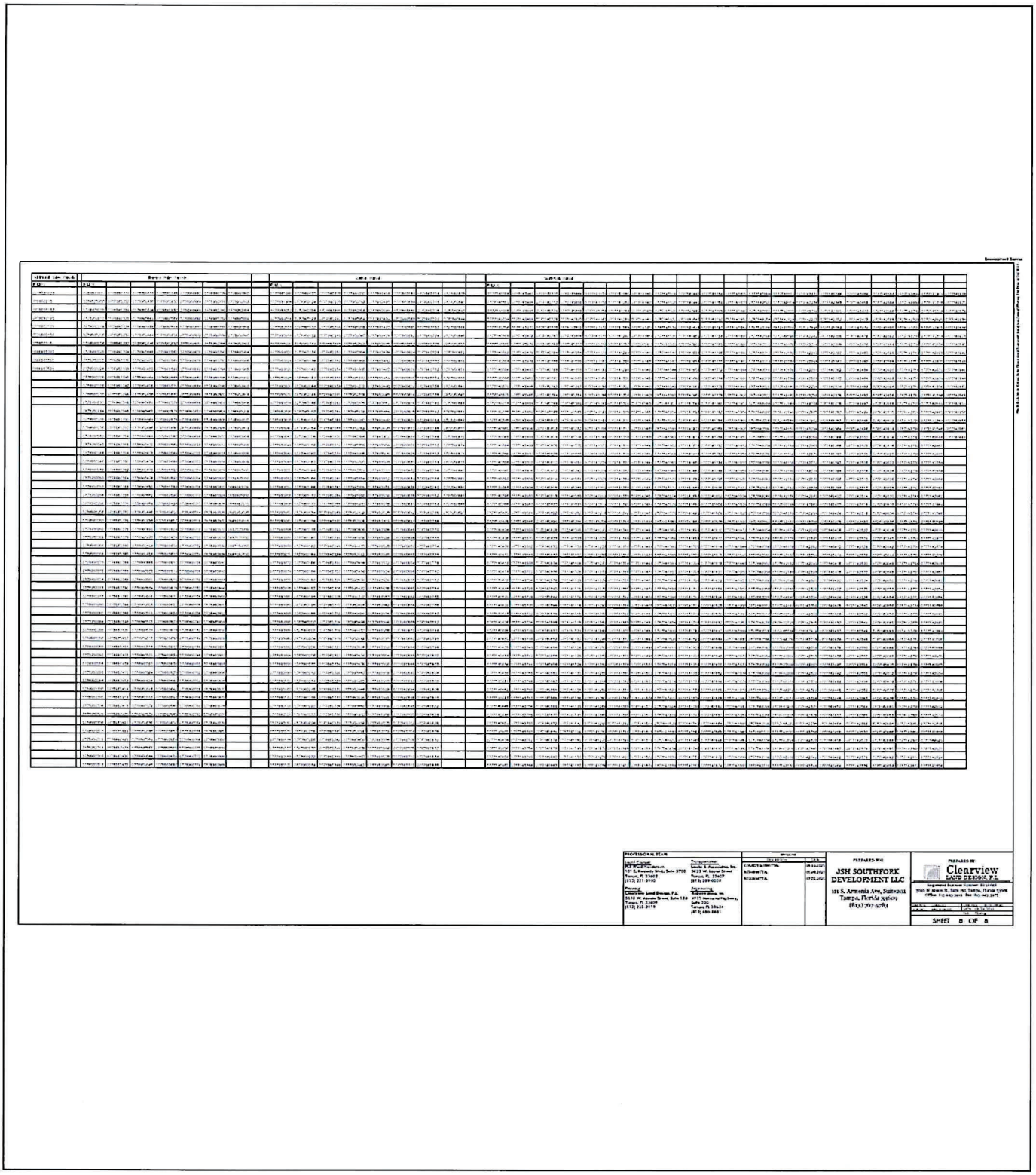
DESCRIPTION	DATE
COUNTY SUBMITTAL	4/11/2025
RE-SUBMITTAL	6/18/2025
RE-SUBMITTAL	07/25/2025

PREPARED FOR: JSH SOUTHFORK DEVELOPMENT LLC, 111 S. Armenia Ave, Suite 201, Tampa, Florida 33609, (813) 767-5783

PREPARED BY: Clearview LAND DESIGN, P.L., Engineer Business Number: 32360, 3104 W. Linebaugh Ave., Suite 106, Tampa, Florida 33618, Office: 813-443-3104, Fax: 813-443-3179

SHEET 7 OF 8

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department — DATE: 07/16/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner — AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BYT & RV/ South — PETITION NO: RZ 25-0744

☐ 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

For clarity, all zoning conditions relating to the Carlton Parcel and South Fork Parcel shall continue forward and are incorporated herein by reference. Conditions relating to the Balm Parcel, which is proximate to the new area added to the PD, have been included below, to show how they differ from the last approved zoning; however, since this is a new PD these technically aren't changes, rather they are displayed this way to aid in understanding how the project is changing from the current iteration. Portions which are not transportation related have been greyed out. Staff has no position on the text within these conditions. Staff has struck condition 37, noting that it appears to relate to the Carlton parcel (which is a different section of the report). Staff also notes that compliance with relevant sidewalk provisions within the LDC and TTM/TDM will be required at the time of site (with or without such condition).

The following shall apply to the Balm donating parcel:

27. The Balm donating parcel shall be permitted a maximum of ~~373~~ 1,050 single-family detached dwelling units~~lots within Pockets A, B, C and E.~~

~~28. Pockets A, B and C shall be permitted a maximum of 367 lots (~~, which includes the existing structure to remain on folio 77970.0000) and shall be developed in accordance with the following development standards:

Minimum lot size:	4,400 square feet/5,500 square feet
Minimum lot width:	40 feet/50 feet
Minimum front yard setback:	20 feet, except for garages shall be setback a minimum of 25 feet. Front yards functioning as side yards shall be 10 feet, except for garages shall be setback a minimum of 25 feet.
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

29. Pocket E shall be permitted a maximum of 6 lots and shall be developed in accordance with the AR zoning district development standards. Compliance with the AR zoning district standards may result in less than the maximum number of permitted lots in this Pocket.

30. The maximum number of 4,400 square foot lots shall be 100.

31. Lots at a width of less than 50 feet shall provide a 2-car garage and a minimum 18 foot wide driveway, as depicted on the general site plan.

~~32. A maximum of 17,691.75 square feet commercial uses shall be provided within Commercial Development Pocket C, Commercial Development Pocket D and the internal specialty retail area.~~

~~33. A maximum of 10,260 square feet of CG uses shall be permitted in Commercial Development Pockets C and D and shall be limited to CG (Commercial General) uses and developed with CG development standards.~~

~~34. At the developer's option, a Balm Village Node and/or a Balm Village Square shall be developed within the 1.2 acre Village Node/Village Square location.~~

~~34.1 If developed as the Balm Village Node, development is limited to neighborhood retail uses and/or non-neighborhood retail uses at a maximum FAR of 0.35 for the Balm Village Node development area. At no time shall the, the maximum square footage of neighborhood retail uses shall not exceed 7,431.75 square feet. At no time shall the maximum square footage of non-neighborhood retail uses exceed permitted is 10,863.45 square feet. Neighborhood retail shall include: grocery store/market/food product stores, convenience stores (without gas sales), pharmacies and other retail uses permitted in the CN zoning district. Non-neighborhood retail uses shall include office uses, personal service uses, general indoor/outdoor recreation uses, and residential support uses such as churches, adult day care centers and daycare centers.~~

~~34.2 Alternatively, a Village Square (the Balm Village Square) may be developed in lieu of the Balm Village Node. The Balm Village Square shall at a minimum be bound on three sides by streets and internal areas shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.~~

~~34.3 The Balm Village Node at a minimum shall be bound on three sides by streets and internal areas shall be improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by residents.~~

~~34.4 Within the Balm Village Node, a grid development pattern shall be utilized.~~

~~34.5 Within the Balm Village Node, no minimum building setbacks shall be required.~~

~~34.6 Within the Balm Village Node and/or Balm Village Square buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent property lines of differing land use classifications.~~

~~34.7 Within the Balm Village Node and/or Balm Village Square building and structure height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height where adjacent to a street.~~

~~34.8 Roads adjacent to and within the Balm Village Node and/or Balm Village Square shall be limited to a maximum of two lanes (excluding turn lanes, acceleration and deceleration lanes, on-street parking, etc.).~~

~~34.9 Buildings within the Balm Village Node and/or Balm Village Square shall be architecturally finished on all sides.~~

~~34.10 Parking lots in the Balm Village Node shall be located at the rear or to the side of retail buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a retail building and the roadway.~~

~~34.11 Signage within the Balm Village Node and/or Balm Village Square shall be limited to monument signs.~~

~~35. If the Developer opts to develop a Village Node, then prior to the issuance of building permits for more than 75% of the residential units (lots 275 - 367) in Pockets A, B and C, Certificates of Occupancy shall be issued for 50 percent of the 7,431.75 s.f. of permitted neighborhood retail and non-neighborhood retail uses as described in condition 34.1 in the Balm Village Node.~~

~~36. If the Developer opts to develop a Village Square, then prior to the issuance of building permits for more than 75% of the residential units (lots 275-367) in Pockets A, B and C, the Developer shall construct the Balm Village Square. Subsequent to meeting this requirement, nothing shall preclude the previously developed Village Square from being redeveloped in part or in total as a Village Node in accordance with condition 34.1.~~

~~37. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways, a minimum of 5 feet wide, throughout the project with direction connections of the sidewalks and/or stabilized pathways between residential, perimeter buffer, and Carlton Village Node areas.~~

38. A 250-foot wide buffer shall be provided where depicted on the site plan. These buffers are to be platted as a separate tracts to be owned and maintained by the Homeowner's Association, or other similar entity.

39. The Balm donating parcel is located near the Balm Scrub Nature Preserve. As required by the County's Upland Habitat Ordinance, a compatibility plan will need to be submitted at site development. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.

~~40. The developer shall construct a roundabout at the intersection of the project's southern access to the northernmost development pod (serving Commercial Development Pockets C and D) with Balm-Wimauma Rd. and Balm Rd. Alternatively, the developer may eliminate this access.~~

41. ~~The project shall utilize Access Option A, as shown on the certified site plan. Additionally:~~

~~41.1 Utilization of Access Option A shall require the following:~~ Project access to CR 672 shall be as follows:

41.1.1 The developer shall construct the northern +/- 650 feet of Shelley Ln. to current County standards for a Typical Section - 4 (TS-4) urban collector roadway as detailed within the Hillsborough County Transportation Technical Manual (TTM); [THIS CONDITION HAS BEEN SATISFIED.]

41.1.2 The developer shall construct a northbound to westbound exclusive left turn lane, and a shared northbound to eastbound through/right turn lane on Shelley Ln. onto CR 672. ~~The through movement will be shared with either of the above turn lanes, at the discretion of Hillsborough County. Final determination of lane configuration will be made at the time of plat/site/construction plan review~~ [THIS CONDITION HAS BEEN SATISFIED.];

41.1.3 The developer shall construct a shared southbound to westbound through/right turn lane, and a southbound to eastbound exclusive left turn lane on Balm Boyette Rd. onto CR 672. ~~The through movement will be shared with either of the above turn lanes, at the discretion of Hillsborough County. Final determination of lane~~

~~configuration will be made at the time of plat/site/construction plan review~~[THIS CONDITION HAS BEEN SATISFIED.]; and,

41.1.4 Prior to or concurrent with the initial increment of development during the plat/site/construction plan review process, conduct a signal warrant analysis at the intersection of County 672 and Balm Boyette Rd./Shelley Ln. Such signal warrant analysis shall examine existing traffic, project traffic, and vested project trips (for approved Planned Developments within 1.5 miles of the above referenced intersection). Additionally:

41.1.4.1 The developer shall design the signal infrastructure and adjacent interconnects concurrent and install the signals with the initial phase of development; and,

41.1.4.2 The traffic signal shall not be activated until warrants are met.

[THIS CONDITION HAS BEEN SATISFIED].

41.1.5 As Shelley Ln. is a substandard local roadway the developer shall improve Shelley Ln., between the southernmost project access and its intersection with Balm Wimauma Rd. to Typical Section - 3 (TS-3) standard, residential subtype, as found with Hillsborough County Transportation Technical Manual (TTM) unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

~~41.2 Utilization of Access Option B may be permitted only upon further consideration through the zoning modification process. In such case, the developer shall be required to provide alternate easement access to folios 088698.7500, 088698.7200 and 88698.7100. Alternatively, the developer may maintain the existing access easements with the approval of Hillsborough County Public Works.~~

42. As Sweat Loop Rd. is a substandard collector roadway, if more than 10 homes which take direct or indirect access to Sweat Loop Rd. are constructed ~~within Pocket E~~, the developer shall improve Sweat Loop Rd., between the project's easternmost driveway and the nearest standard roadway, to current County standards for a Typical Section – 7 (TS-7) rural local/collector roadway as detailed within the Transportation Technical Manual (TTM).

43. As CR 672 (Balm-Picnic Rd.) is a substandard arterial roadway, the developer will be required to improve Balm Rd. (between its easternmost and westernmost Balm Rd. access driveways, as well continuing west to the nearest standard roadway) 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.

Notwithstanding the above, the developer has proffered construction of certain improvements to CR 672
which—irrespective of any Section 6.04.02.B Administrative Variances or Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC—shall result (at a minimum) in the following improvements to the facility:

43.1 Between the project's western project boundary and the western limits of the eastbound left and right turn lanes plus transitions at the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

43.1.1 Widen the road as may be necessary to ensure there are ~~12-foot wide~~12-foot-wide travel lanes; and,

43.1.2 Construct ~~8-foot wide~~8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

[THIS CONDITION (43.1) HAS BEEN SATISFIED].

43.2 Between the western limits of the eastbound left and right turn lanes plus transitions and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

43.2.1 Widen the road as may be necessary to ensure there are ~~12-foot wide~~12-foot-wide travel lanes;

43.2.2 Construct ~~8-foot wide~~8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved;

43.2.3 Construct a 12-foot-wide eastbound to northbound left turn lane on CR 672 onto Balm Boyette Rd.; and,

43.2.4 Construct a 12-foot wide eastbound to southbound right turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (43.2) HAS BEEN SATISFIED].

43.3 Between the eastern limits of the westbound left turn lane and transition and the intersection of CR 672 and Balm Boyette Rd./Shelley Ln., the developer shall:

43.3.1 Widen the road as may be necessary to ensure there are 12-foot wide travel lanes;

43.3.2 Construct 8-foot wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved; and,

43.3.3 Construct a 12-foot wide westbound to southbound left turn lane on CR 672 onto Shelley Ln.

[THIS CONDITION (43.3) HAS BEEN SATISFIED].

44. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated July 9, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Wimauma Rd. is a substandard collector roadway, the developer shall be required to construct certain improvements to Balm Wimauma Rd. consistent with the Design Exception. Specifically: ~~(between its southernmost access driveway and continuing north to Balm Rd.) to current County standards unless otherwise approved in accordance with Section 6.04.04.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.~~

~~Notwithstanding the above, the developer has proffered construction of certain improvements to Balm Wimauma Rd. which irrespective of any Section 6.04.02.B Administrative Variances or~~

~~Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC – shall result (at a minimum) in the following improvements to the facility~~:

44.1 Between Balm Rd. and Balm Gardens Ln. ~~the southern project access and a point +/- 100 feet north of the northern boundary of folio 77847.0025 (in the vicinity of the Balm Wimauma Rd. and Balm Rd. intersection)~~, the developer shall:

44.1.1 Widen the road as may be necessary to ensure there are ~~11-foot-wide~~11-foot-wide travel lanes; and,

44.1.2 Construct ~~8-foot-wide~~8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

44.1.3 Construct 5-foot-wide sidewalks along the property frontages.

[THIS SECTION (44.1) HAS BEEN SATISFIED].

44.2 ~~Between a point +/- 100 feet north of the northern boundary of folio 77847.0025 (in the vicinity of the Balm Wimauma Rd. and Balm Rd. intersection) and the intersection of Shelley Ln. and CR 672 (irrespective of whether such route also includes additional roadways, i.e. Shelley Rd.) the developer shall construct the roadway(s) to current County standards for a Typical Section – 4 (TS-4) urban collector roadway as detailed within the Hillsborough County TTM.~~Between Balm Gardens Ln. and the southern PD boundary or the southernmost limit of access improvements, whichever is results in a greater distance, the developer shall:

44.2.1 Widen the road as may be necessary to ensure there are 11-foot-wide travel lanes; and,

44.2.2 Construct 8-foot-wide shoulders on both sides of the roadway, of which 7-feet shall be paved and serve as a bicycle facility, and an additional 1-feet shall be stabilized but unpaved.

44.2.3 Construct 5-foot-wide sidewalks along the property frontages.

45. If PD 25-0744 is approved by the BOCC, the County Engineer will approve a Design Exception (dated June 13, 2025) and which was found approvable by the County Engineer (on July 11, 2025) for the Balm Wimauma Rd. substandard road improvements. As Balm Rd. is a substandard roadway, the developer shall be required to construct certain improvements to Balm Rd. (between the western property boundary or westernmost limits of the turn lane improvements, whichever is greater and Balm Wimauma Rd.) consistent with the Design Exception. Specifically:
~~westernmost project boundary and 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.~~

~~Notwithstanding the above, the developer has proffered construction of certain improvements to Balm Rd. which – irrespective of any Section 6.04.02.B Administrative Variances or Design Exceptions which may be granted in accordance with Section 1.7.2. or other applicable sections of the Hillsborough County TTM, of the Hillsborough County LDC – shall result (at a minimum) in the following improvements to the facility~~:

45.1 ~~Between the westernmost project boundary and Balm Wimauma Rd.), the developer shall:~~

~~45.1.1~~ ~~Widen the road as may be necessary to ensure there are 11 foot wide~~11-foot-wide travel lanes; and,

45.~~1.~~2 Construct ~~8 foot wide~~8-foot-wide shoulders on both sides of the roadway, of which 5-feet shall be paved and serve as a bicycle facility, and an additional 3-feet shall be stabilized but unpaved.

45.3 Construct 5-foot-wide sidewalks along the property frontages.

46. Unless otherwise approved by Hillsborough County Public Works the developer shall relocate the speed table on Balm Rd. (in the vicinity of the proposed access to Single Family Development Pocket A).

47. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 22 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 west 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.

48. 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.

49. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Control Devises (MUTCHD), the developer shall place signage which identifies roadway stubouts as a "Future Roadway Connection."

Additional new conditions should be added as follows:

- Project access connections and stubouts shall be constructed as shown on the PD site plan.

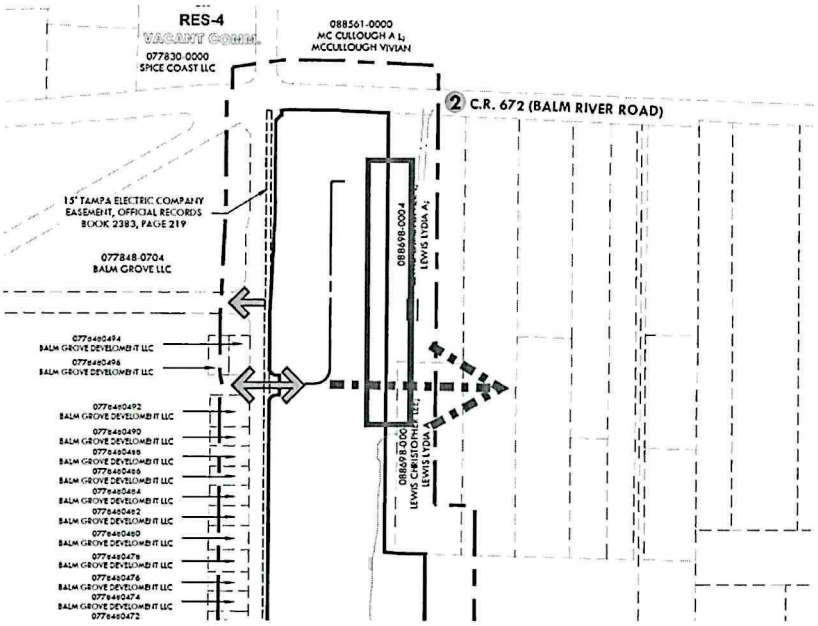
- Prior to or concurrent with the initial increment of additional development, the developer shall construct the following site access improvements:

    - A westbound to southbound left turn lane on Balm Rd. onto Blue Topaz St.;
    - An eastbound to southbound right turn lane on Balm Rd. onto Blue Topaz St;
    - A northbound to westbound left turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    - A southbound to westbound right turn lane on Balm Wimauma Rd. onto Violet Flame Ave.;
    - A northbound to westbound left turn lane on Balm Wimauma Rd. at the southernmost access driveway; and,
    - A southbound to westbound right turn lane on Balm Wimauma Rd. at the southernmost access driveway.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise Sheet 4 of 5 the PD Site Plan to:
    - On Sheet 1 of 8, revise note 16 to state "...except for Clement Price Blvd. and the roadway serving the access stubout along the project's eastern boundary."
    - On Sheet 1 of 8, revise note 17 to add the "Access/" to the beginning of the sentence.
    - Add a vehicular and pedestrian access stubout along the eastern boundary of the PD within the area shown below. This can be expressed as a single point location stating,

"Proposed Vehicular and Pedestrian Access Stubout" or a bounding box as shown below with a note stating "One (1) Access Stubout Shall Occur within the Bounding Box". Staff notes such connection is necessary to provide for future connectivity per the LDC to the east, should those areas undergo similar intensification in the future as the subject PD, and to provide access to the traffic signal at Balm Rd. and Shelly. Ln.



PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three distinct and separate areas, consisting of multiple parcels totaling +/- 1,083.91 acres., from Agricultural Rural (AR), Agricultural Single-Family - 0.4 (AS-0.4) and Planned Development (PD) 17-0617, as most recently amended via PRS 23-0789 to PD. The Balm Parcels have approval for the following uses:

The Balm donating parcel shall be permitted a maximum of 373 single-family lots within Pockets A, B, C and E.

A maximum of 17,691.75 square feet commercial uses shall be provided within Commercial Development Pocket C, Commercial Development Pocket D and the internal specialty retail area.

A maximum of 10,260 square feet of CG uses shall be permitted in Commercial Development Pockets C and D and shall be limited to CG (Commercial General) uses and developed with CG development standards.

The applicant is requesting to add additional lands into the PD, remove the commercial entitlements and allow up to 1,050 single-family dwelling units within the Balm Parcels. Project access is also changing, as described below. Other portions of the project remain unchanged and while not summarized below, are incorporated herein by reference.

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 the below summary, generally consistent with the applicant's analysis, showing the potential number of peak hour trips generated under the proposed zoning designations (excluding trips generating by existing/approved development in in the Carlton and South Fork Receiving parcels) utilizing a generalized worst-case scenario.

Existing Zoning (Balm Parcel Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 23-0789, 373 Single-Family Detached Dwelling Units (ITE Code 210)	3,388	247	343
PD 23-0789, 27,951 s.f. Retail Uses (ITE Code 822)	1,522	66	184
AR and AS-0.4, 28 Single-Family Detached Dwelling Units (ITE Code 210)	312	24	30
Subtotal:	5,222	337	557

Proposed Zoning (Balm Parcel Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1,050 Single-Family Detached Dwelling Units (ITE Code 210)	8,778	633	906

Difference (Balm Parcel Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**(+) 3,556**	**(+) 296**	**(+) 349**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

Balm Wimauma Rd. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 29 feet of pavement in average condition. The roadway lies within a +/- 64 feet wide right-of-way along the project's frontage. There are no bicycle facilities or sidewalks present along Balm Wimauma Rd. in the vicinity of the proposed project.

Along the project's frontages, Balm Wimauma Rd. is shown on Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. Although there is no typical section for 2-lane enhanced roadways, the minimum right-of-way necessary is calculated by taking the typical section for a 2-lane rural, undivided roadway (TS-7 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 96 feet of right-of-way, and adding an additional 12 feet of right-of-way for enhancements (for a total of 108 feet of right-of-way required). Given there is only 60 feet of

right-of-way existing along the project's frontages, the developer will be required to preserve one-half of the additional 48 feet of right of way needed along each side of the roadway. As such, the developer will be required to preserve 24 feet of right-of-way along the east and west sides of Balm Wimauma Rd.

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

Sweat Loop Rd. is a 2-lane, substandard, collector roadway characterized by +/- 17 feet of pavement in average condition. The roadway lies within a +/- 55-foot-wide right-of-way. There are speed tables present along Balm Rd. in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present Balm Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The existing PD provided for access options to CR 672. The applicant chose to realign Balm Wimauma Rd. and improve Shelley Ln. between its intersection with Balm Wimauma Rd. and CR 672 to collector roadway standards. The intersection has also been signalized, as required by the conditions (a roundabout was another potential option which was not chosen). Staff has removed the non-utilized access options and modified previous conditions to reflect choices which have been made and identified conditions that have been complied with as having been "satisfied" (to streamline future reviews where applicable).

Project access largely remains unchanged. Access was removed to/from folio 77838.0000, which was previously identified for commercial uses; however, given the environment sensitivity of that area (the PD site plan now identifies the entire area as "Estimated Wetland Area" and that commercial entitlements were removed, that area no longer requires access connections to serve the site. The applicant was also to create a connection between SR 672 and Balm Riverview Rd. Given that connection is removed, project access will reroute accordingly. Staff worked with the applicant's transportation engineer to ensure the analysis considered additional impacts from the change in units and overall configuration. Also, the applicant prepared an analysis which looked at whether the additional units would cause Shelley Ln. (south of Balm Wimauma Rd.) to exceed the local roadway capacity, which would have implications for access spacing, and roadway design (i.e. wider lanes, bicycle facilities, etc.). The analysis indicated that the roadway would continue to operate below collector roadway thresholds and no changes were needed.

The applicant, apparently anticipating future land acquisitions, has also proposed additional stubouts to extend/connect the proposed development with future development outside of the PD. For example, staff also worked with the applicant to add additional connections (e.g. a stubout along the north side of folio 77900.0100) which will provide future opportunities for connection and serve as a means of secondary/emergency access for that pod. Although other connections were planned, the applicant did not include one which was identified as needed by staff (specifically along the eastern PD boundary within folio 88698.9500. Staff noted that the applicant was proposing to remove one future stubout the east (as shown below), and therefore it was appropriate to replace it with one connection (to achieve compliance with Sec. 6.02.01.A. of the LDC. Also, staff noted it is reasonable to assume that, just like this developer obtained a Comprehensive Plan Amendment to allow a greater density, properties to the east could similarly intensify and redevelop to its highest and best use in the future. This access would provide connectivity between adjacent neighborhoods without unnecessarily requiring the use of our collector roadway system (which has limited capacity). Also, it could provide that pocket with access to the above refenced signage which was recently installed. Staff has included a condition which addresses this connection in the prior to certification conditions included hereinabove.

The applicants' analysis indicated that left and right turn lanes are warranted at each project access consistent with LDC Section 6.04.04.D., as such staff has included a condition which requires those improvements concurrent with the next increment of development.

DESIGN EXCEPTION REQUEST – BALM RD. SUBSTANDARD ROAD

As Balm Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated June 13, 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 request approvable (on July 11, 2025). The applicant is required to make certain improvements consistent with the Design Exception. The Design Exception authorizes deviations from the 2021 Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-Lane, Rural Local and Collector Roadways). Specifically:

1. The developer will be permitted to maintain the 11-foot-wide lanes in lieu of the 12-foot-wide lanes required pursuant to the Typical Section – 7 (TS-7) of the Transportation Technical Manual (TTM).

If PD 25-0744 is approved by the BOCC, the County Engineer will approve the Design Exception request. This request applies only to the Balm parcels.

DESIGN EXCEPTION REQUEST – BALM WIMAUMA RD. SUBSTANDARD ROAD

As Balm Wimauma Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (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 request approvable (on July 11, 2025). The applicant is required to make certain improvements consistent with the Design Exception. The Design Exception authorizes deviations from the 2021 Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-Lane, Rural Local and Collector Roadways). Specifically:

1. The developer will be permitted to maintain the 11-foot-wide lanes in lieu of the 12-foot-wide lanes required pursuant to the Typical Section – 7 (TS-7) of the Transportation Technical Manual (TTM).

If PD 25-0744 is approved by the BOCC, the County Engineer will approve the Design Exception request. This request applies only to the Balm parcels.

LEVEL OF SERVICE (LOS) INFORMATION

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.

Ratliff, James

From: Williams, Michael
Sent: Friday, July 11, 2025 12:23 PM
To: Steven Henry
Cc: Kami Corbett; anna.rittenour@clearviewland.com; Follin, Jared; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 25-0744 - Design Exception Review
Attachments: 25-0744 DEAd 07-10-25_2.pdf; 25-0744 DEReq 06-13-25_3.pdf

Steve,
I have found the attached two Design Exceptions (DE) for PD 25-0744 APPROVABLE.

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

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

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

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

Mike

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

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

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, July 11, 2025 10:53 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ PD 25-0744 - Design Exception Review

Hello Mike,

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

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

Best Regards,

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

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

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

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Hillsborough County Florida

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

From: Williams, Michael <WilliamsM@hcfl.gov>
Sent: Monday, July 7, 2025 6:01 PM
To: Steven Henry <shenry@lincks.com>
Cc: Tirado, Sheida <TiradoS@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>
Subject: FW: RZ PD 25-0744 - Design Exception Review

Steve – same comments for this one on Balm-Wimauma as on 25-0745. Balm Road would be found APPROVABLE, but both will happen at the same time.

Mike

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, July 4, 2025 12:29 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ PD 25-0744 - Design Exception Review

Hello Mike,

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

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

Best Regards,

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

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

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

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Balm-Wimauma Road - Substandard Road ☐ 4. ☒ 2. Balm-Wimauma Road - Substandard Road ☐ 5. ☒ 3. Balm-Wimauma Road - Substandard Road ☐ 6.
Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*	
Project Name/ Phase	Balm West
Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*	
Folio Number(s)	☒ Check This Box If There Are More Than Five Folio Numbers
Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*	
Current Property Zoning Designation	
Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*	
Pending Zoning Application Number	West 25-0744
Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*	

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LINCKS & ASSOCIATES
A TMC Company

July 9, 2025

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

Re: Balm West – PD 25-0744
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 – 373 Dwelling Units
- Retail – 17,692 Square Feet
- Office – 10,863 Square Feet

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

- Single Family – 1,050 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:

- One (1) full access to Balm Road
- Two (2) full accesses to 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

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

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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
- 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 limit 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.

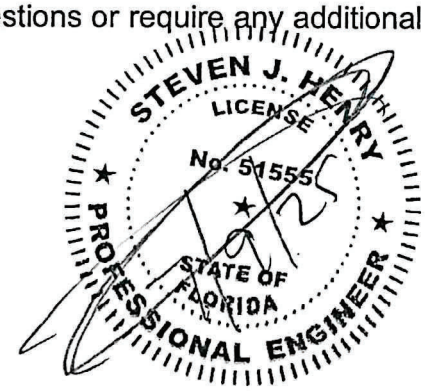
Based on the above, it is our opinion, the proposed improvements to Balm-Wimauma Road will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Received July 10, 2025
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Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

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



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

_____ Disapproved

_____ Approved

_____ Approved with Conditions

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

Sincerely,

Michael J. Williams

Hillsborough County Engineer

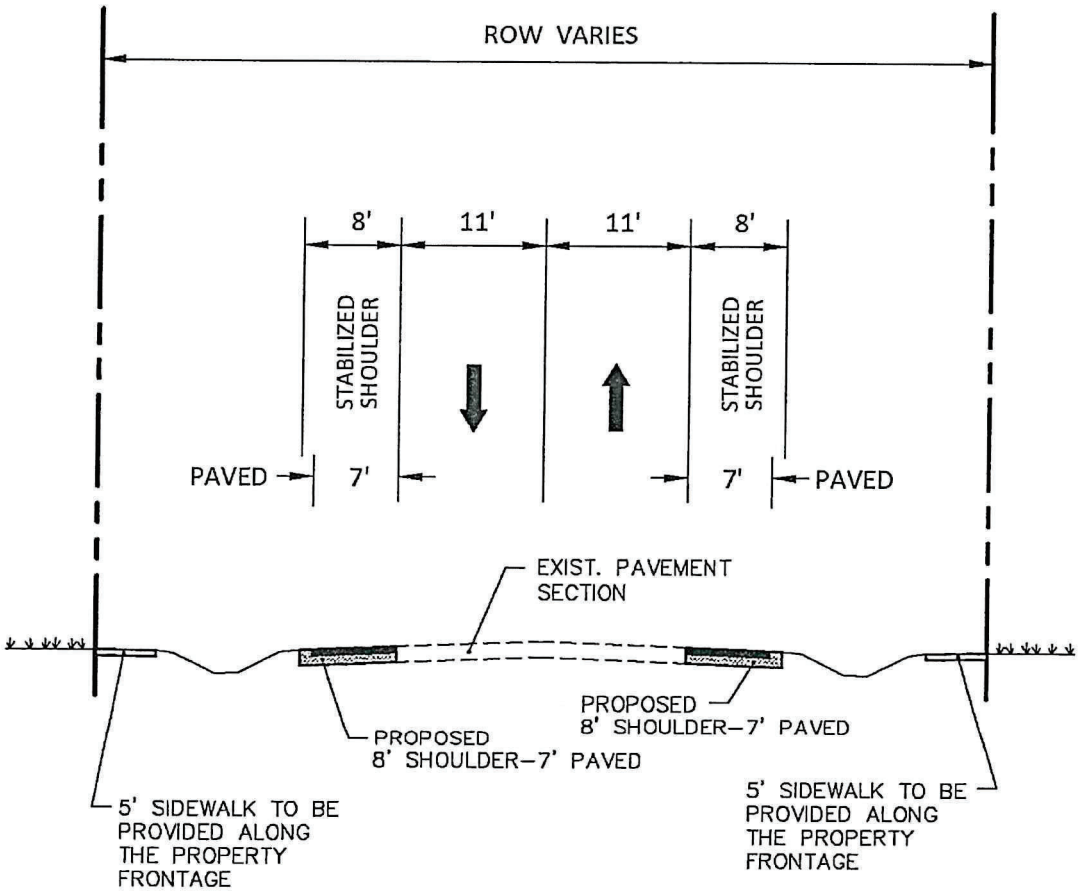
TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

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

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

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TYPICAL SECTION
BALM-WIMAUMA ROAD

REVISED: 07/10/25

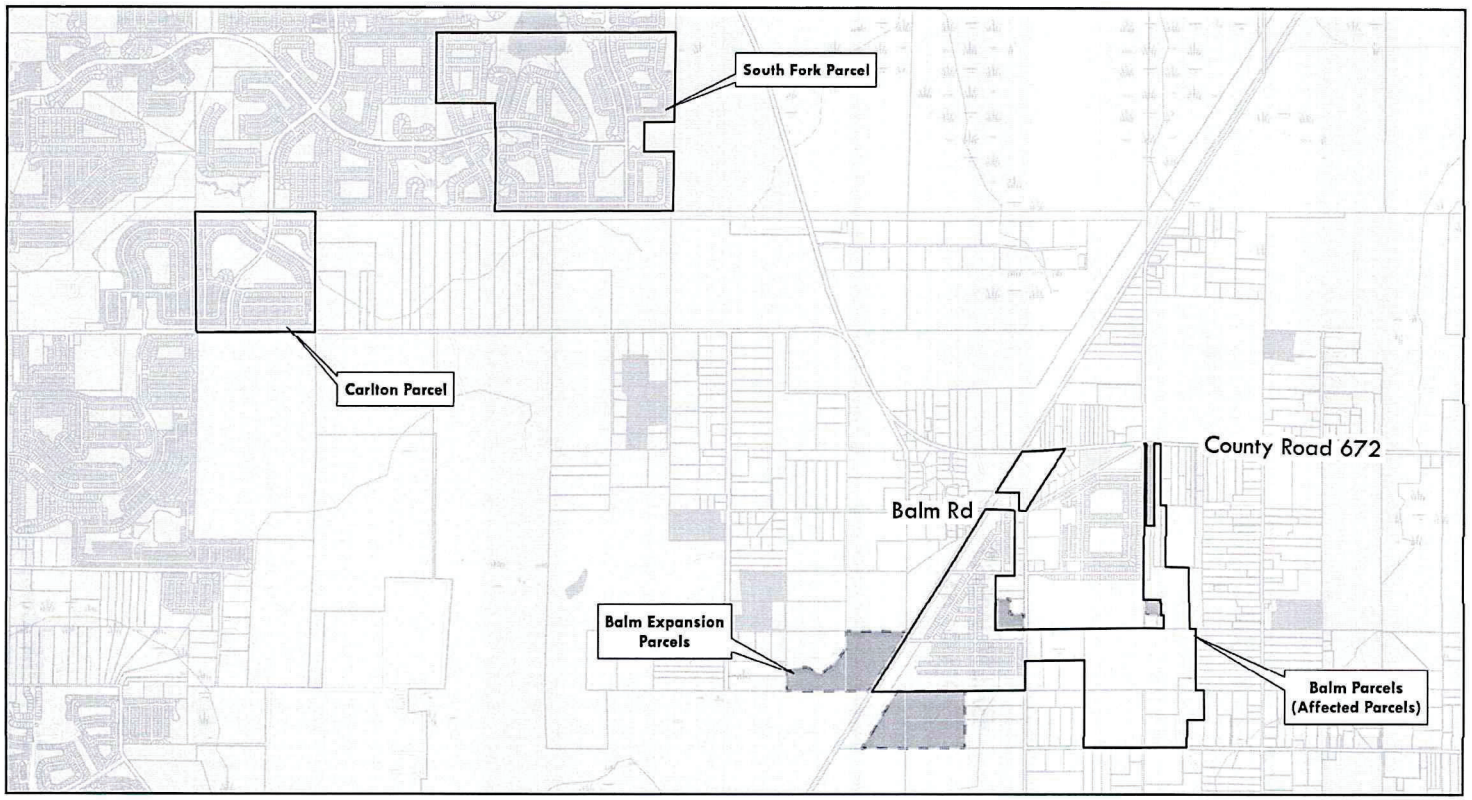
FIGURE 1
TYPICAL SECTION

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APPENDIX

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BALM WEST
PD PLAN



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVERVIEW COMMUNITY PLAN AND SOUTHSHORE AREAWIDE SYSTEMS PLAN BOUNDARIES.
2. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROJECT IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" AS SHOWN ON FEMA FIRM MAP NO. 12057C0209H, 12057C0225H, 12011C0158H AND 12011C0282H. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE CARLTON PARCEL IS ADJACENT TO THE BALM ROAD/CR 672 SCENIC CORRIDOR. THE REMAINING PARCELS ARE NOT ADJACENT TO OR WITHIN 150' OF THE PROJECT AREA AS SHOWN.
6. THERE ARE PLATTED LOTS WITHIN THE PROJECT AND ALSO WITHIN 150' OF THE SITE AS SHOWN.
7. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
8. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON SITE.
9. THERE ARE EXISTING ROADS ON SITE, AS SHOWN. THERE ARE NO RELEVANT EXISTING EASEMENTS ON SITE.
10. NO FLEX IS REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
12. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
13. THE ENTIRE SOUTHERN BOUNDARY OF THE SOUTH FORK PARCEL ABUTS A TECO POWERLINE EASEMENT WHICH WILL REQUIRE COORDINATION AND A POTENTIAL EASEMENT FROM TECO TO ALLOW FOR CROSS ACCESS. THE ENTIRE EASTERN BOUNDARY OF SOUTH FORK PARCEL ABUTS "TBTF/COUNTIES" (BALM BOYETTE SCRUB/COUNTY PARK) OWNERSHIP. ALL OTHER BOUNDARIES HAVE NO PHYSICAL BARRIERS TO PREVENT CROSS ACCESS TO ADJACENT PARCELS.
14. THE CARLTON PARCEL HAS A 200' TECO EASEMENT ON SITE.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
16. POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAY. ALL PROJECT ROADWAYS/DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT PRIDE BLVD.
17. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED.
18. R.O.W. WIDTH, NUMBER OF LANES IN THE R.O.W. WITHIN 150 FEET OF THE SITE IS AS SHOWN. THERE ARE NO MEDIANS WITHIN 150 FEET OF THE SITE.
19. THE LOCATION OF SIDEWALKS AND TYPE OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING AND WITHIN 150 FEET OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OF BIKEWAYS WITHIN 150 FEET OF THE SITE.
20. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
21. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150 FEET OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
22. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
23. EXISTING ACCESS POINTS ARE AS SHOWN.
24. THERE ARE NON-RESIDENTIAL USES PROPOSED WITHIN THE PD.
25. OPEN SPACE/PARK WILL BE OWNED/MAINTAINED BY HOA, CDD OR OTHER ENTITY.
26. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS AND OTHER SIMILAR USES.

SOUTH FORK, CARLTON & BALM PARCELS PD	
PROJECT DATA TABLE	
PROJECT FOLIOS	See Sheet 7
ADDRESS/INTERSECTION	Balm Rd & Balm Wimauma Rd
EXISTING ZONING	PD, AS-0.4, AR
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
GROSS ACREAGE	1083.91 ac

PROPOSED USES, DENSITY AND INTENSITY			
GROSS DENSITY	2.34 DU/AC		
MAX ALLOWABLE DENSITY	4 DU/AC		
PROPOSED USES:	Residential Single Family Detached Units	Non-Residential SF	Office, Personal Service, General Recreation, Residential Support
SouthFork Parcel = 403.9 acres	1,068	9,558	43,803
Carlton Parcel = 161.1 acres	426	-	-
Balm Parcels = 518.91 acres	1,050	-	-
TOTAL = 1083.91 acres	2,544	9,558	43,803

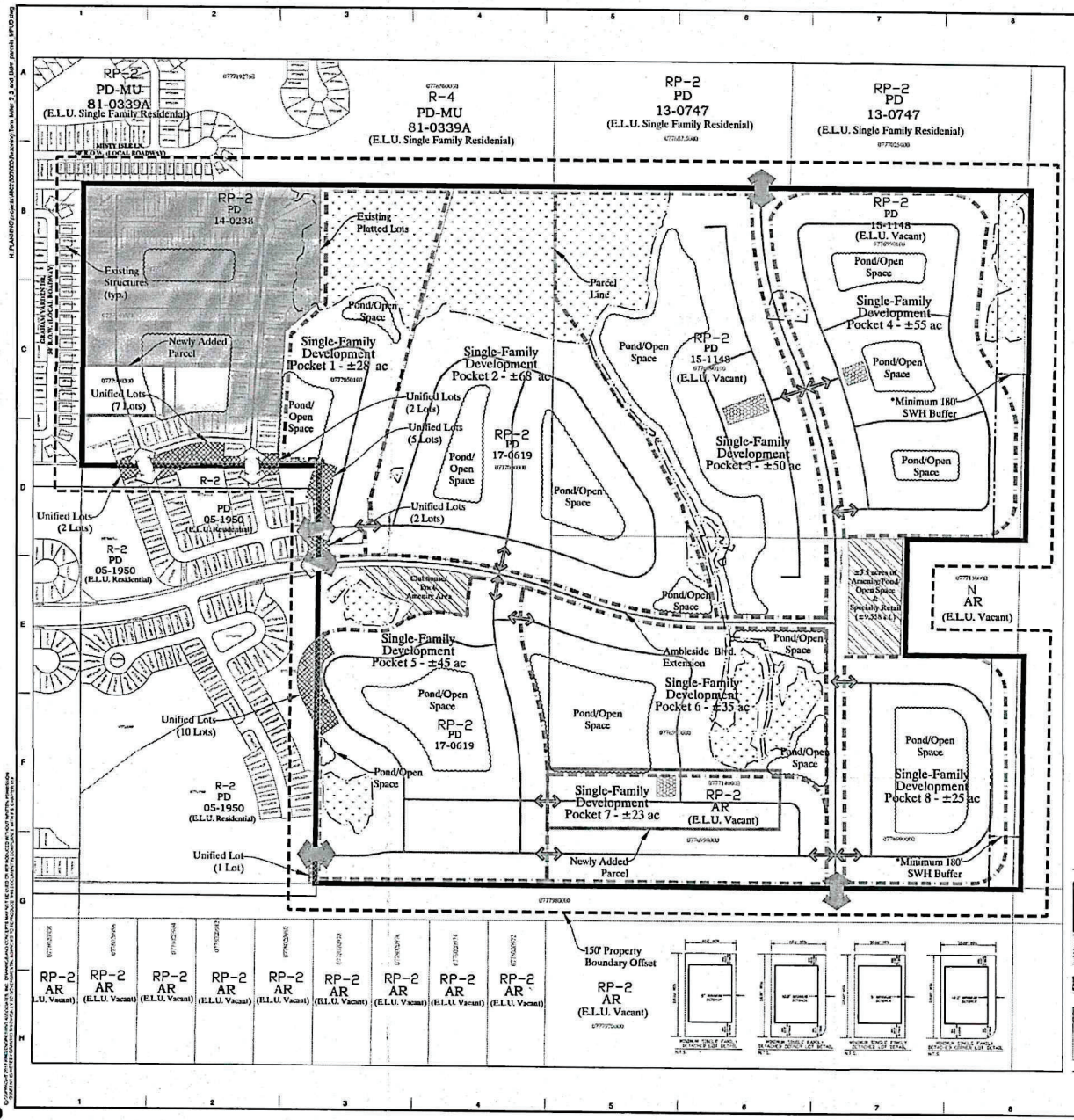
PD 25-0744

GENERAL DEVELOPMENT PLAN

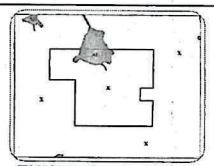
SOUTHFORK,CARLTON & BALM PARCELS PD

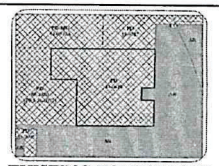
PROFESSIONAL TEAM		REVISIONS		PREPARED FOR:	PREPARED BY:
Legal Counsel: Hill Ward Henderson, 101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602, (813) 221-3900	**Transportation:** Lincks & Associates, Inc., 5023 W. Laurel Street, Tampa, FL 33607, (813) 289-0039	DESCRIPTION	DATE	JSH SOUTHFORK DEVELOPMENT LLC, 111 S. Armenia Ave, Suite201, Tampa, Florida 33609, (813) 767-5783	Clearview LAND DESIGN, P.L., Registered Business Number: BV-26000, 3010 W Azeele St., Suite 150, Tampa, FL 33609, Office: 813-223-3919 Fax: 813-223-3935
Planning: Clearview Land Design, P.L., 3010 W. Azeele Street, Suite 150, Tampa, FL 33609, (813) 223-3919	**Engineering:** Ardurra Group, Inc., 4921 Memorial Highway, Suite 300, Tampa, FL 33634, (813) 880-8881	COUNTY SUBMITTAL	04.30.2025		
		RESUBMITTAL	05.09.2025		DRAWN: GJ/ALDO; CHECKED: WH/JSH; JOB NO.: EPC SGE-002; DATE: 03/24/25; FILE: PD.dwg; SHEET 1 OF 7

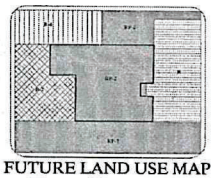
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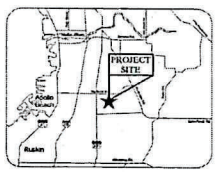


SOUTH FORK PARCEL (RECEIVING PARCEL-1)


EXISTING FEMA MAP


EXISTING ZONING MAP


FUTURE LAND USE MAP



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

SITE DATA - SOUTH FORK (RECEIVING PARCEL-1)
PROJECT SIZE: ± 443.9 ACRES
FOLIOS: 077699.0000, 077699.0100, 077705.9000, 077705.0100, 077706.0000, 0777.4.0000 & EXISTING PLATTED LOTS AS SHOWN

EXISTING ZONING: PD 17-0619 (PLANNED DEVELOPMENT) & PD 15-1148 (PLANNED DEVELOPMENT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FUTURE LAND USE: RP-2
EXISTING USE: UNDEVELOPED / AGRICULTURE / SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: RESIDENTIAL USE (± 443.9 ACRES) 1,163 SINGLE-FAMILY LOTS (A MAXIMUM OF 267 - 4,400 S.F. LOTS SHALL BE ALLOWED) (DEVELOPMENT WITHIN POCKETS 1-8 SHALL CONSIST OF: 1,068 LOTS / ± 443.9 AC = 2.64 LOTS PER ACRE) AND COMMERCIAL USE DEVELOPMENT SHALL CONSIST OF: 9,358 S.F.

PER CONDITION 5 THE SOUTH FORK VILLAGE NODE MAY ALSO CONTAIN IMPROVED OPEN SPACE/COMMUNITY GATHERING AREAS, AND A MAXIMUM OF 43,000 S.F. OF OFFICE USES, PERSONAL SERVICE USES, GENERAL INDOOR/OUTDOOR RECREATIONAL USES AND RESIDENTIAL SUPPORT USES SUCH AS CHURCHES, ADULT CARE CENTERS AND DAYCARE CENTERS. SQUARE FOOTAGE FOR THESE USES SHALL NOT COUNT TOWARDS THE MINIMUM SQUARE FOOTAGE REQUIRED FOR COMMERCIAL. THE MAXIMUM F.A.R. PERMITTED OVER THE ENTIRE SOUTH FORK VILLAGE NODE IS 0.35.

PRS 18-0455 AND PD 17-0619 SHALL BE UNIFIED TOGETHER TO ALLOW A MAXIMUM OF 29 LOTS THAT MAY BE DESIGNED CONSISTENT WITH ALONG THE COMMON ZONING BOUNDARY LINE IN AN EFFORT TO ALLOW CONTINUITY BETWEEN DEVELOPMENTS. THE TOTAL APPROVED ENTITLEMENTS BETWEEN PRS 18-0455 AND PD 17-0619 SHALL NOT INCREASE AS A RESULT OF THE UNIFICATION.

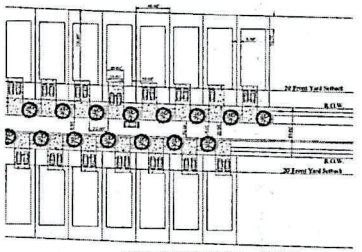
DENSITY: 2.64 DU/AC

DENSITY TRANSFER:
A DENSITY TRANSFER OF 261 SINGLE FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCELS - RP-2 FLU) TO THE SOUTH FORK PARCEL (RECEIVING PARCEL-1) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE SOUTH FORK PARCEL FROM 807 TO 1,944 SINGLE FAMILY LOTS.

MAN-MADE WATER BODIES (NOT RETENTION/DETENTION):	NONE
NATURAL WATER BODIES:	NONE
CONSERVATION:	± 91.1 AC WETLANDS (±12%)
PRESERVATION AREAS:	NONE

RESIDENTIAL DEVELOPMENT STANDARDS		RESIDENTIAL DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	5,500 SQUARE FEET
MINIMUM LOT WIDTH:	40 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM FRONT YARD	**20 FEET	MINIMUM FRONT YARD	**20 FEET
MINIMUM REAR YARD:	15 FEET	MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET	MINIMUM SIDE YARD:	5 FEET
MINIMUM CORNER YARD:	**10 FEET	MINIMUM CORNER YARD:	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET - 2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET - 2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	50' MINIMUM
**GARAGE SETBACK 25'		**GARAGE SETBACK 25'	

NOTE:
* THE BUFFER MAY BE REDUCED TO A MINIMUM OF 40' IN ACCORDANCE WITH CONDITION 9.


40' LOT DETAIL - N.T.S.

LEGEND:
- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR — Zoning District
- RP-2 — Future Land Use Designation
- 0776690000 — Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks

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CLERK DOC # 18-0752
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18-0455

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King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, 4tee Memorial Center, Suite 370
Tampa, Florida 33634
Phone: (813) 480-8581, Fax: (813) 889-8882
www.kingengineering.com
Engineering License #26418

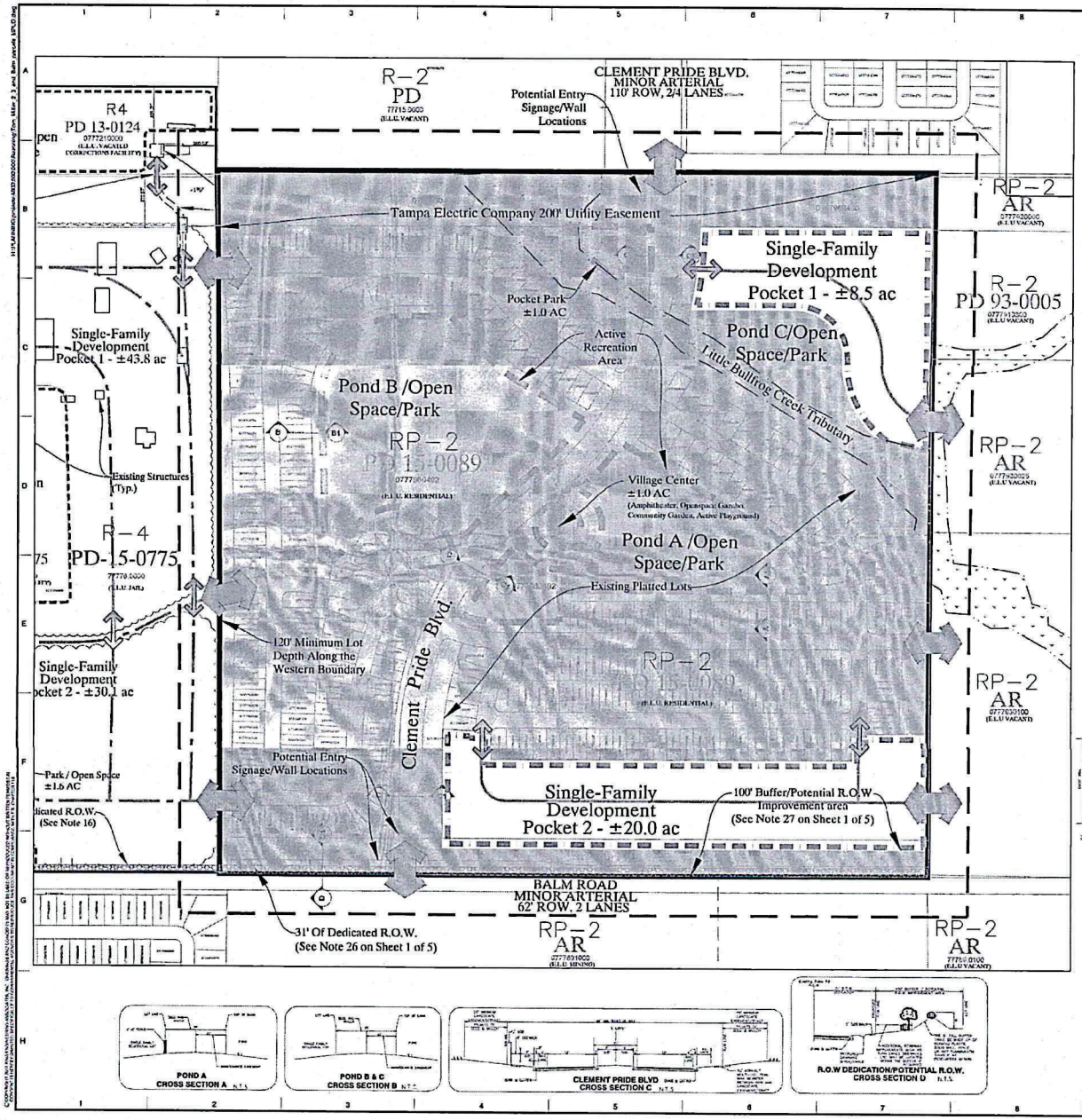
SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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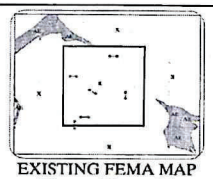
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DATE:
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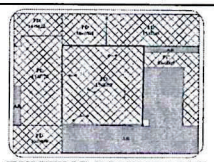
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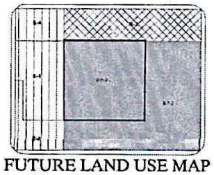
25-0744

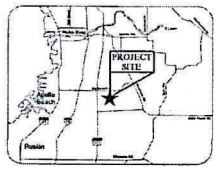


CARLTON PARCEL (RECEIVING PARCEL-2)


EXISTING FEMA MAP


EXISTING ZONING MAP


FUTURE LAND USE MAP



VICINITY MAP

SECTION 13, TOWNSHIP 31S, RANGE 20E
HILLSBOROUGH COUNTY, FLORIDA

SITE DATA - CARLTON (RECEIVING PARCEL - 2)

PROJECT SIZE:	± 161.1 ACRES
FOLIOS:	077796.0401, 077796.0402, 077796.0000 & EXISTING PLATTED LOTS AS SHOWN
EXISTING ZONING:	PD 15-0089 (PLANNED DEVELOPMENT)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
FUTURE LAND USE:	RP-2 (±161.1 ACRES)
EXISTING USE:	RESIDENTIAL & UNDEVELOPED / VACANT
PROPOSED USE:	426 SINGLE FAMILY LOTS (DEVELOPMENT WITHIN ALL POCKETS SHALL CONSIST OF: 426 LOTS / ± 161.1 AC = 2.64 LOTS PER ACRE)
DENSITY:	2.64 DU/AC

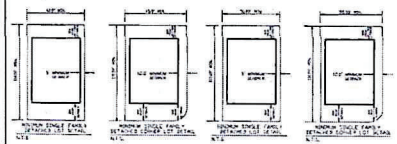
DENSITY TRANSFER:
A DENSITY TRANSFER OF 206 SINGLE FAMILY LOTS SHALL BE TRANSFERRED FROM THE BALM PARCELS (DONATING PARCEL - RP-2 TLE) TO THE CARLTON PARCEL (RECEIVING PARCEL-2) INCREASING THE TOTAL LOTS PROPOSED WITHIN THE CARLTON PARCEL FROM 320 TO 426 SINGLE FAMILY LOTS.

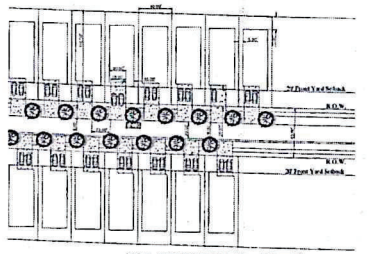
MAN-MADE WATER BODIES (NOT RETENTION/DETENTION):	NONE
NATURAL WATER BODIES:	NONE
CONSERVATION:	29.9 AC WETLANDS (18.42%)
PRESERVATION AREAS:	NONE

RESIDENTIAL DEVELOPMENT STANDARDS		RESIDENTIAL DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE:	4,400 SQUARE FEET	MINIMUM LOT SIZE:	5,560 SQUARE FEET
MINIMUM LOT WIDTH:	40 FEET	MINIMUM LOT WIDTH:	50 FEET
MINIMUM FRONT YARD:	**20 FEET	MINIMUM FRONT YARD:	**20 FEET
MINIMUM REAR YARD:	15 FEET	MINIMUM REAR YARD:	15 FEET
MINIMUM SIDE YARD:	5 FEET	MINIMUM SIDE YARD:	5 FEET
MINIMUM CORNER YARD:	**10 FEET	MINIMUM CORNER YARD:	**10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES	MAXIMUM BUILDING HEIGHT:	35 FEET-2 STORIES
RIGHT OF WAY WIDTH:	60' MINIMUM	RIGHT OF WAY WIDTH:	50' MINIMUM

**GARAGE SETBACK 25'

**GARAGE SETBACK 25'




40' LOT DETAIL - N.T.S.

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
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LEGEND:
- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR — Zoning District
- RP-2 — Future Land Use Designation
- 0776990000 — Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Parks
- Existing Platted Lots

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King ENGINEERING ASSOCIATES, INC
4921 Memorial Highway, One Memorial Center, Suite 200
Tampa, Florida 33634
Phone: (813) 880-8881, Fax: (813) 880-8882
www.kingengineering.com
Engineering License #2010

SCALE: FEET

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

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

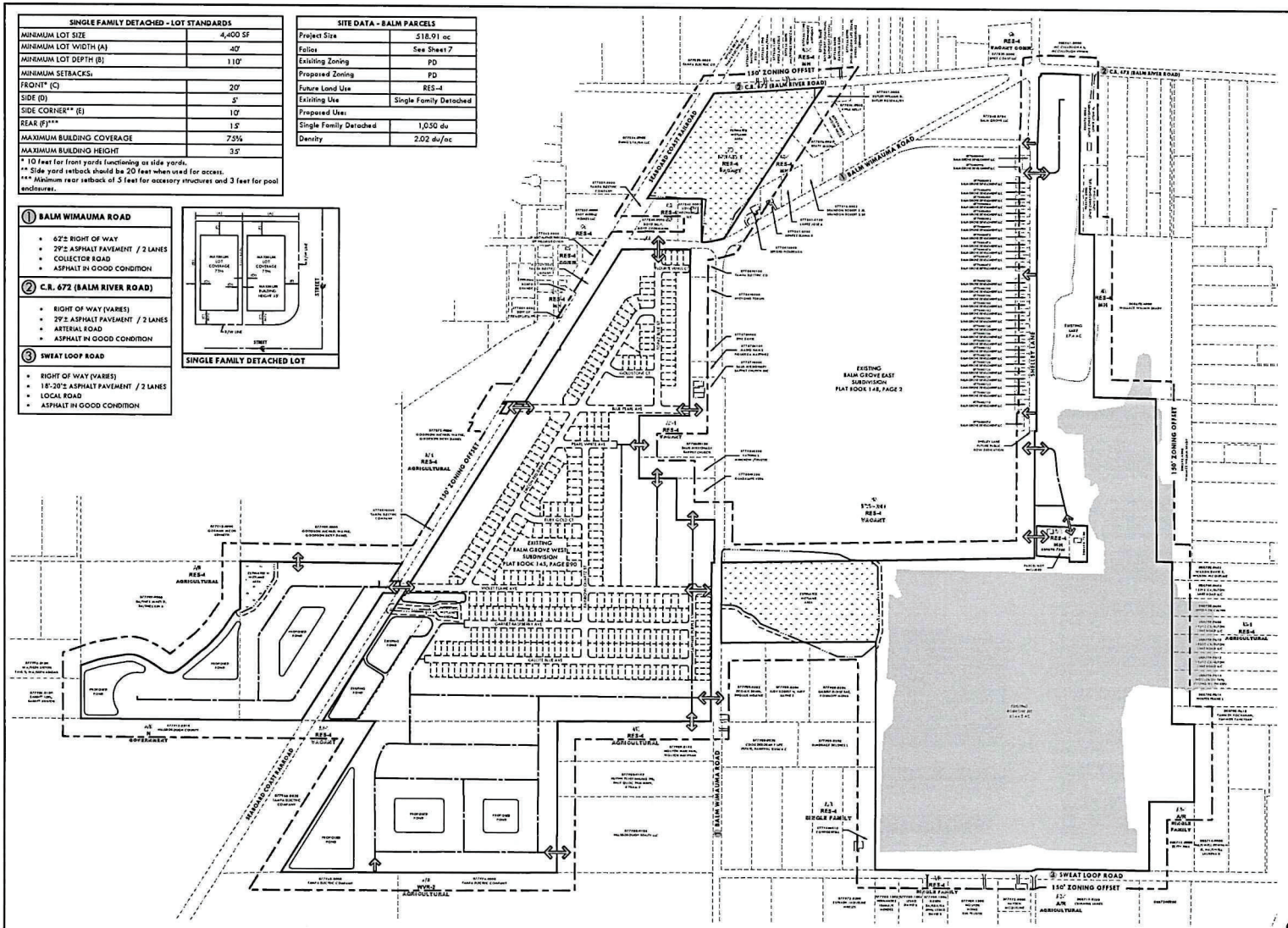
SITE DATA - BALM PARCELS	
Project Size	518.91 ac
Folios	See Sheet 7
Existing Zoning	PD
Proposed Zoning	PD
Future Land Use	RES-4
Existing Use	Single Family Detached
Proposed Use:	
Single Family Detached	1,050 du
Density	2.02 du/ac

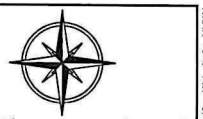
1 BALM WIMAUMA ROAD
- 62'± RIGHT OF WAY
- 29'± ASPHALT PAVEMENT / 2 LANES
- COLLECTOR ROAD
- ASPHALT IN GOOD CONDITION

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

3 SWEAT LOOP ROAD
- RIGHT OF WAY (VARIES)
- 18'-20'± ASPHALT PAVEMENT / 2 LANES
- LOCAL ROAD
- ASPHALT IN GOOD CONDITION

SINGLE FAMILY DETACHED LOT



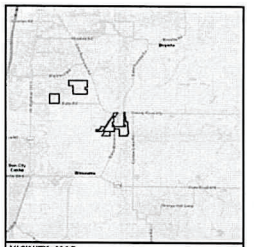


SCALE: 1" = 400'

LEGEND:
- PD BOUNDARY
- ESTIMATED WETLANDS
- A1 — ZONING
- RES-4 — FUTURE LAND USE
- VACANT — EXISTING LAND USE
- 079703-0000 — FOLIO NUMBER
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARIES
- CONCEPTUAL LOCAL ROADS
- PEDESTRIANS / VEHICULAR ACCESS
- ACCESS STUB-OUT
- EXISTING BORROW PIT



ADDITIONAL FOLIOS MAP


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

PD 25-0744
GENERAL DEVELOPMENT PLAN
SOUTHFORK,CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM		REVISIONS	
		DESCRIPTION	DATE
Legal Counsel Hill Ward Henderson 101 E. Kennedy Blvd., Suite 3700 Tampa, FL 33602 (813) 221-3900	Transportation Lincks & Associates, Inc. 5023 W. Laurel Street Tampa, FL 33607 (813) 289-0039	COUNTY SUBMITTAL	04.10.2025
Planning Clearview Land Design, P.L. 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 (813) 223-3919	Engineering Ardaro Group, Inc. 4921 Memorial Highway, Suite 300 Tampa, FL 33634 (813) 880-8881	RESUBMITTAL	05.09.2025

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

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: 8135
3010 W Azeele St., Suite 150, Tampa, FL 33609
Office: 813-223-3919 Fax: 813-223-3

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JOB NO.	EPG-SOF-001	DATE	03/24/2
		FILE	PD.dwg

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SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 2): (PER COMMITMENT FOR TITLE INSURANCE)

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, LESS THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 2,381.30 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°41'32" EAST, A DISTANCE OF 1,330.21 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 659.42 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°29'56" WEST 235.08 FEET; THENCE SOUTH 00°23'18" WEST, A DISTANCE OF 304.09 FEET; THENCE SOUTH 89°36'42" EAST, A DISTANCE OF 234.22 FEET TO SAID EAST LINE; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,405.03 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89°59'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,327.74 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS: (BY KING ENGINEERING ASSOCIATES, INC.)

(FEE PARCEL)
A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 2,380.88 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°19'50" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING THE EAST LINE OF SAID SOUTH FORK UNIT 9, A DISTANCE OF 273.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 89°58'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 465.55 FEET; THENCE NORTH 00°17'37" EAST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'47" WEST, A DISTANCE OF 465.71 FEET TO SAID WEST LINE OF SECTION 15; THENCE NORTH 00°15'43" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING SAID EAST LINE OF SOUTH FORK UNIT 9, A DISTANCE OF 1,042.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTH FORK UNIT 9; THENCE NORTH 89°58'03" EAST, ALONG THE SOUTH LINE OF SOUTH COVE PHASES 2/3 AND IT'S EASTERN EXTENSION, RESPECTIVELY, SAME BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,664.52 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'21" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°26'30" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,655.28 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.46 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 1,404.50 FEET; THENCE NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 659.42 FEET; THENCE SOUTH 89°41'32" WEST, A DISTANCE OF 1,330.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 169.012 ACRES.

(EASEMENT PARCEL)
TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1699 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS OUT:
A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 31 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 15, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15, SOUTH 89°59'40" EAST, A DISTANCE OF 1,327.74 FEET; THENCE ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15, NORTH 00°23'18" EAST, A DISTANCE OF 1,405.03 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AMBLESIDE BOULEVARD (PROPOSED) AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'19", AND A CHORD BEARING AND DISTANCE OF NORTH 85°29'56" EAST 235.08 FEET TO THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE ALONG SAID EAST LINE, SOUTH 00°23'18" WEST, A DISTANCE OF 324.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,105 SQUARE FEET OR 1.701 ACRES.

LEGAL DESCRIPTION (New Parcel Added in Tom Miller 2) (ORB 8184, 1506) PARENT PARCEL
THE SOUTH 3/7THS OF THE WEST 7/20THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 31, RANGE 20 EAST, IN HILLSBOROUGH COUNTY FLORIDA, (COMPRISING OF 3.0 ACRES, MORE OR LESS).

LEGAL DESCRIPTION (BY KING ENGINEERING) (ORB 23897, 205) PARENT PARCEL
ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8184, PAGE 1506, BEING A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING; THENCE NORTH 00°15'43" EAST, A DISTANCE OF 284.30 FEET; THENCE NORTH 89°58'47" EAST, A DISTANCE OF 465.71 FEET; THENCE SOUTH 00°17'37" WEST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'58" WEST, A DISTANCE OF 465.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.020 ACRES.

SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 3): (ORB 7711, PG 750)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; AND THE SOUTHEAST 1/4 OF SAID SECTION 15;

LESS AND EXCEPT

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15

AND LESS AND EXCEPT

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15.

TOTAL SUBJECT PROPERTY CONTAINING 223.454 ACRES.

LEGAL DESCRIPTION (Added Parcel in Tom Miller 3): (ORB 23777, PG 18)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINING 10.125 ACRES.

CARLTON PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 22726, PAGE 971 AND OFFICIAL RECORD BOOK 22728, PAGE 31 ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; *THENCE NORTH 89°58'12" EAST ALONG THE NORTH LINE OF SAID* NORTHWEST 1/4 OF SECTION 21, SAME BEING THE SOUTH LINE OF RESERVE AT SOUTH FORK PHASE 1 ACCORDING TO PLAT BOOK 121, PAGE 95 AND SOUTH FORK UNIT 11 ACCORDING TO PLAT BOOK 107, PAGE 12, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 2,674.92 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 00°11'44" WEST ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,341.00 FEET; THENCE SOUTH 00°08'33" WEST CONTINUE ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 1,308.15 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BALM ROAD (STATE ROAD S-672) (A 62.00 FOOT WIDE PUBLIC ROAD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10540-2152; THENCE SOUTH 89°54'59" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BALM ROAD, A DISTANCE OF 2,621.39 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE NORTH 00°58'59" WEST ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 2,651.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 161.112 ACRES.

BALM PARCELS LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (20 Acre Balm Parcel): (PER OFFICIAL RECORDS BOOK 24086, PAGE 1461)

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

TRACT BEGINNING AT INTERSECTION AT NORTH SECTION LINE AND EASTERLY RIGHT-OF-WAY OF RAILROAD AND RUN EAST TO NORTHWEST CORNER OF NW 1/4 OF THE NC 1/4 IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, CONTINUE EAST 900 FEET SOUTHWESTERLY TO THE SOUTHWEST CORNER OF NW 1/4 OF THE NE 1/4, WEST 165.05 FEET, NORTH 400 FEET, WEST TO RAILROAD RIGHT-OF-WAY AND NORTHEASTERLY ALONG RIGHT-OF-WAY TO BEGINNING.

LESS RIGHT-OF-WAY FOR BALM ROAD.

LEGAL DESCRIPTION (South Balm Parcel):

PARCEL 1:
THAT PORTION OF THE SOUTH EAST 1/4 EAST OF THE RAILROAD IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
AND:
PARCEL 2:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 EAST OF RAILROAD; THAT PART OF SOUTH 457 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 EAST OF RAILROAD; THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EAST OF THE RAILROAD LESS THE EAST 245.00 FEET; WEST 1 /2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 100 FEET OF THE WEST 419.69 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26 N 89°49'18" W, A DISTANCE OF 696.42 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL N 32°13'10" E, A DISTANCE OF 1310.55 FEET; THENCE N 00°20'16" E A DISTANCE OF 47.33'; THENCE N 32°13'10" E, A DISTANCE OF 1781.92 FEET; THENCE N 89°38'34" E, A DISTANCE OF 09.00 FEET; THENCE N 32°13'10" E, A DISTANCE OF 538.46 FEET; THENCE N 89°30' 41" E, A DISTANCE OF 13.62 FEET; THENCE N 00°12'05" E, A DISTANCE OF 21.61 FEET; THENCE N 32°13'10" E, A DISTANCE OF 1004.60 FEET TO POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BALM ROAD AS MONUMENTED; THENCE ALONG SAID SOUTHERLY LINE N 89°55'19" E, A DISTANCE OF 553.21 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S 00°15'40" W, A DISTANCE OF 1420.01 FEET; THENCE S 89°49'32" W, A DISTANCE OF 420.12 FEET; THENCE S 00°14'54" W, A DISTANCE OF 1233.60 FEET; THENCE N 89°44'18" E, A DISTANCE OF 634.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM-WIMAUMA ROAD THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°15'52" W, A DISTANCE OF 1333.63 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SECTION 25; THENCE ALONG SAID SOUTH LINE S 89°39'50" W, A DISTANCE OF 2632.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,172,970.4 SQUARE FEET, 164.7 ACRES, MORE OR LESS.

BALM BORROW PIT LEGAL DESCRIPTIONS:

DESCRIPTION: (AS PER TITLE COMMITMENT FUND FILE NUMBER: 393455 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATA OF DECEMBER 19, 2016 AT 11:00 PM)

PARCEL 1:
The East 15 feet ofthe West 405 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 105 feet of the West 495 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 2:
The East 15 feet of the West 390 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 23 East, Hillsborough County, Florida, less the right of way for State Road 672 (Baim Picnic Road) and the East 155 feet of the West 390 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florica.

PARCEL 3:
The South 909 feet of the following parcel: the East 15 feet of the West 235 feet of the North 1/3 of the North 3/4 of the West 1/4 less State Road No. 672 right of way and the East 175 feet of the West 235 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 4:
The North 330 feet of the South 1369.87 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, and 15 feet wide parcel of land for ingress and egress described as follows: the East 15 feet of the West 60 feet of the North 2689.36 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 5:
The East 140 feet of the West 375 feet of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less right of way for State Road S 672 and less the South 468.50 feet.

PARCEL 6:
The South 468.50 feet of the East 140 feet of the West 375 feet of the North 1/3 of the North 3/4 of the West 1/4 , Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 7:
The NW 1/4 of the NW 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, less the South 35 feet for road right of way, and less the West 768 feet of the North 545 feet thereof, and less the East 375 feet of the South 580 feet of said NW 1/4 of the NW 1/4 lying North of Sweat Loop Road.

PARCEL 8:
The West 768 feet of the North 545 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, together with an easement for ingress and egress over and across the West 20 feet of the South 200 feet of the North 745 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 9:
The NE 1/4 of the NE 1/4 of Section 36, Township 31 South, Range 20 East, Hillsborough County, Florida; less the South 35 feet for Sweat Loop Road.

PARCEL 10:
The South 1/4 of the South 1/3 of the North 3/4 of West of Section 30, Township 31 South, Range 21 East, except from the SW corner of the North 3/4 of Section 30, Township 3 1 South, Range 21 East, proceed North along the West line of Section 30, 279 feet, then due East 305 feet, thence due South 279 feet, thence West along the South line of Section 30, 305 feet to the Point of Beginning.
Also, except:
Commence at the NW corner of Section 30, Township 31 South, Range 21 East, run thence S 00°05'47"W 3829.11 feet, thence S 89°21'01" E 305.00 feet to the Point of Beginning, thence S 00°05'47" W 279.00 feet, thence S 89°21'01" E 148.16 feet, thence N 00°05'47" E 294.00 feet, thenee N 89°21'01" W 148.16 feet, thence S 00°05'47" W 15.00 feet to the Point of Beginning.
AND LESS ROAD RIGHT OF WAY

PARCEL 11:
The North 1/2 of South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida; and the East 15 feet of the West 30 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, less the East 15 feet of the West 30 feet of the South 1/4 of the South 1/3 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less road right of way.

LESS THE FOLLOWING:
Commence at the NW corner of Section 30, Township 3 1 South, Range 21 East, Hillsborough County, Florida, thence S 87°43'48" E, 30.07 feet; thence S 00°05'47" W, 3523.30 feet to the Point of Beginning, thence S 89°21'01" W, 375.52 feet; S 00°05'47" W, 290.00 feet; thence N 89°21'01" W, 375.52 feet; thence N 00°05'47" E, 290.00 feet to the Point of Beginning.

PARCEL 12:
The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 and the East 15 feet of the West 45 feet of the North 2689.36 feet of the North 3/4 of the West 1/4, all lying and being in Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 13:
The Southeast 1/4 of the Southeast 1/4 of Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida.

The South 1/2 of the Southwest 1/4 of Section 30, Township 3 1 South, Range 21 East, Hillsborough County, Florida, less the East 1485 feet thereof.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

Lands contained in the Partial Release Mortgage recorded in Official Records Book 18803, Page 1232, of the Public Records of Hillsborough County, Honda, more particularly described as follows:

The East 300 feet of the following described tract: the South 1/4 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 1/2 of the South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida,

And

The East 300 feet of the following described tract: The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 330 feet of the South 1369.07 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

The above may also be described as follows:
The East 300 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

18-0455
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JUN 04 2018
Development Services

THIS SHEET NOT AFFECTED BY NEW PD

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway, One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 885-8881, Fax: (813) 885-3982
www.kingengineering.com
Engineering License #2240

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 5 OF 7

NO.	DATE	REVISION	BY

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

JOB NO:	4[illegible]-00-00
DATE:	6/[illegible]/2018
SCALE:	As noted/Where

5 OF 7

Received July 10, 2025
Development Services

25-0744

BALM EXPANSION PARCELS LEGAL DESCRIPTION

FOLIOS 0886985000 & 0886985550

THE EAST 160 FEET OF THE WEST 220 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD #672

AND

THE EAST 15 FEET OF THE WEST 235 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4, LESS S.R. NO. 672, RIGHT OF WAY, AND THE EAST 175 FEET OF THE WEST 235 FEET OF SOUTH 1/2 OF NORTH 2/3 OF NORTH 3/4 OF WEST 1/4, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED AUGUST 20, 2008 IN OFFICIAL RECORDS BOOK 18816, PAGE 918, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0778590025

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, THE FOLLOWING THREE (3) COURSES: 1) N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25, SAID POINT ALSO BEING THE POINT OF BEGINNING; 2) ALONG SAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°38'12"W., 86.90 FEET; 3) N.32°13'31"E., 19.86 FEET; THENCE S.89°44'14"E., 88.28 FEET; THENCE S.32°13'08"W., 18.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE CONTINUE N.32°13'08"E., 18.71 FEET; THENCE S.89°44'14"E., 147.46 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF SAID BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'31"W., 16.80 FEET; 2) ALONG THE AFORESAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°42'24"W., 89.07 FEET; 3) S.32°13'08"W., 76.47 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR VIOLET FLAME AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'14"W., 23.57 FEET; THENCE N.89°44'14"W., 117.86 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'14"E., 117.86 FEET; THENCE S.89°44'14"E., 88.19 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'08"W., 11.89 FEET; 2) S.00°13'07"W., 47.54 FEET; 3) S.32°13'14"W., 26.37 FEET TO THE POINT OF BEGINNING.

FOLIO 0779000100

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHWEST OF THE SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, PLUS THE EXISTING COMMON EASEMENT LOCATED ON THE LINE OF THE SOUTH 3/4 OF THE EAST 1/4, LESS AN EASEMENT FOR INGRESS AND EGRESS ON THE SOUTH 30.00 FEET OF THE SOUTHEAST 1/4 LYING WEST OF SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0779090100

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CENTER LINE OF AN EXISTING CREEK. MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 525.00 FEET MORE OR LESS TO THE CENTER LINE OF EXISTING CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK N 69°00'00" E 105.00 FEET; THENCE N 78°20'00" E 281.00 FEET; THENCE S 82°20'00" E 378.00 FEET; THENCE N 59°00'00" E 291.00 FEET; THENCE N 61 °00'00" E 116.00 FEET; THENCE N 51 °26'50" E 304.94 FEET, MORE OR LESS TO THE EAST BOUNDARY OF THE SW 1/4 OF THE SE 1/4; THENCE S 00°07'30" W 967.00 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE N 89°55'20" W 1335.10 FEET TO THE POINT OF BEGINNING BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 1319, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIOS 0779800110, FOLIO 0779800108, & FOLIO 0779800106

LOT 3, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

LOTS 4 AND 5, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 0886987500

COMMENCE AT THE NW CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 87°43'48" EAST, 30.07 FEET; THENCE SOUTH 00°05'47" WEST, 3523.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'01" EAST, 375.52 FEET; THENCE SOUTH 00°05'47" WEST, 290.00 FEET; THENCE NORTH 89°21'01" WEST, 375.52 FEET; THENCE NORTH 00°05'47" EAST, 290.00 FEET TO THE POINT OF BEGINNING.

FOLIO 0778800210

THE WEST 317.47 FEET OF THE NORTH 350.00 FEET OF THE SOUTH 700.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO THE NORTH 30.00 FEET OF THE SOUTH 380.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE WEST 317.45 FEET THEREOF AND LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE NORTH 175.00 FEET OF THE SOUTH 350.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE SOUTH 175.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

PROFESSIONAL TEAM

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

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

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

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.09.2025

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

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: 8176
3010 W Azeele St., Suite 150, Tampa, FL 33609
Office: 813-223-3919 Fax: 813-223-3913

DRAWN	GIRALDO	CHECKED	WOLOSH
JOB NO.	ENG-EGE-002	DATE	03/24/25
		FILE	FD.dwg

SHEET 6 OF 7

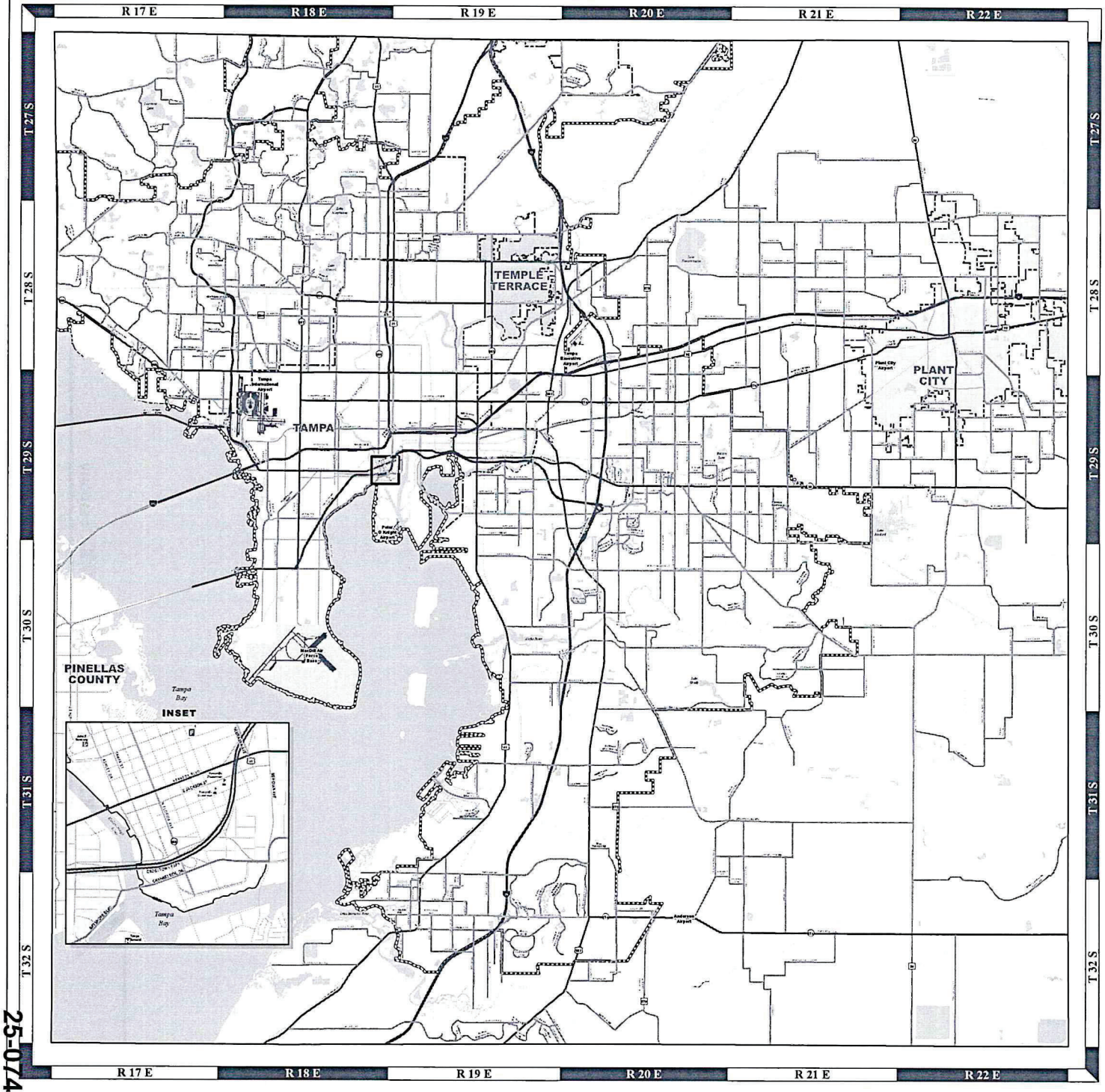
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25-0744

| Additional Folio Parcels | Existing Folio Parcels | | | | | | | | Carlton Parcel | | | | | | | | Southfork Parcel | | | | | | | |

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HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services

Hillsborough County, Florida

Legend

Functional Classifications

Authority,Classification

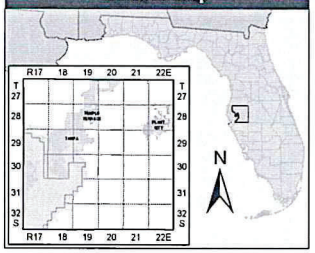
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

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

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

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

Locator Map



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

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

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

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

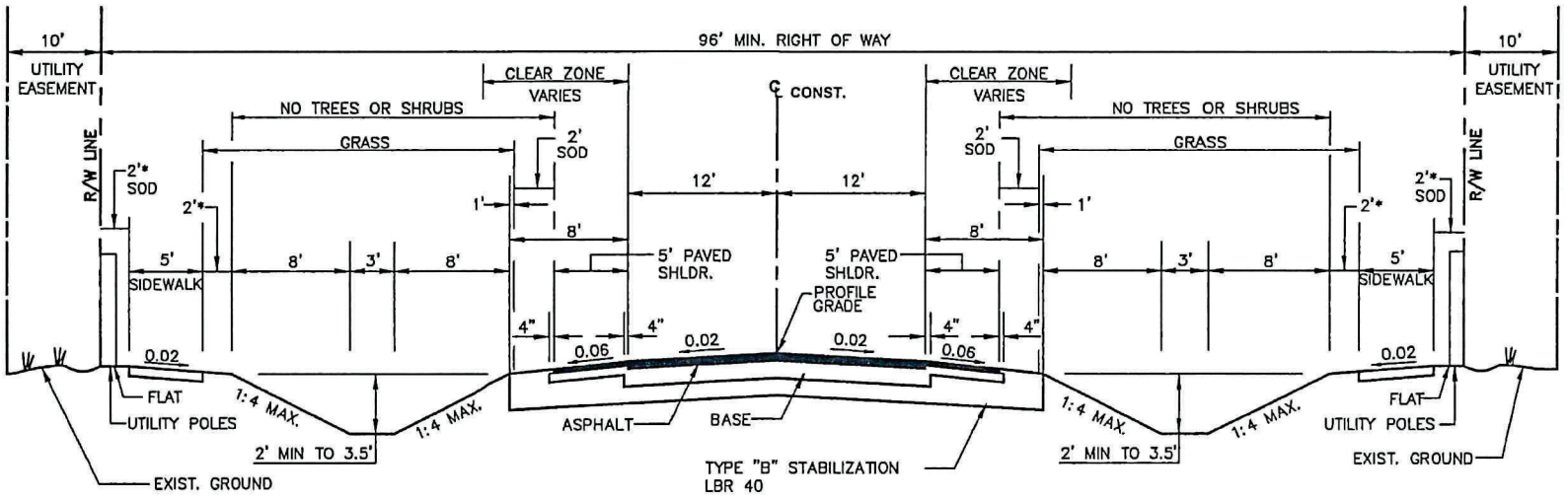
Miles

Date: 04/11/2014 Path: W:\GEE\PROJECTS\FunctClassRoadways\Maps\MxdFiles\FunctionalRoadways\FunctClass_81

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TS-7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

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

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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 or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒1. Balm Road - Substandard Road ☐4. ☐2. ☐5. ☐3. ☐6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase Balm West

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s)

☒ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request Steven J. Henry, P.E.

Important: *All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.*

Current Property Zoning Designation

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number West PD 25-0744

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number) N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

Received June 13, 2025
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LINCKS & ASSOCIATES
A TMC Company

June 13, 2025

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

Re: Balm West
PD 25-0744
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 Road from the western property boundary or the limits of the turn lane improvements whichever extends further west.

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

- Single Family – 373 Dwelling Units
- Retail – 17,692 Square Feet
- Office – 10,863 Square Feet

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

- Single Family – 1,050 Dwelling Units

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

The access for the projects are proposed to include the following:

- One (1) full access to Balm Road
- Two (2) full accesses to 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 Road is a local road. As shown in Table 2, the projected volumes on Balm Road would exceed 5,000 vehicles per day; therefore, it would be considered a collector road.

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

Received June 13, 2025
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The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Balm Road. The segment of Balm Road currently has the following characteristics:

- Two (2) lane rural roadway
- Twelve (12) foot lanes
- Eight (8) foot shoulder with five (5) feet paved
- Five (5) foot sidewalks on the south side of the road

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 8 feet with 5 feet paved.

3. Sidewalk – TS-7 has five (5) foot sidewalk on both sides of the road. There is sidewalk on the south side of the road.

4. Right of Way – TS-7 has 96 feet of right of way. The existing right of way varies.

The justification for the Design Exception is as follows:

1. The Developer proposes to add turn lanes at the project access on Balm Road and to provide the following geometry:

    - Eleven (11) foot lanes
    - Eight (8) foot shoulders with five (5) feet paved
    - Maintain the sidewalk on the south side of the road

Figure 1 provides the proposed typical section.

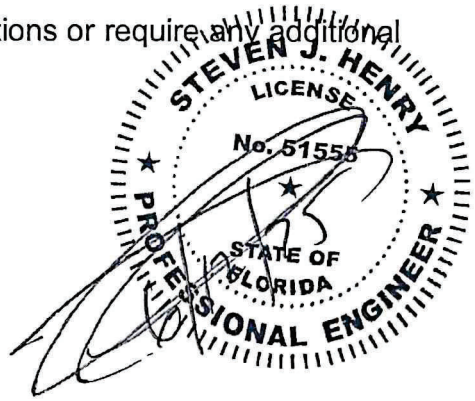
Based on the above, it is our opinion, the proposed improvements to Balm Road will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Best Regards,

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



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

_____ Disapproved

_____ Approved

_____ Approved with Conditions

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

Sincerely,

Michael J. Williams

Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

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

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

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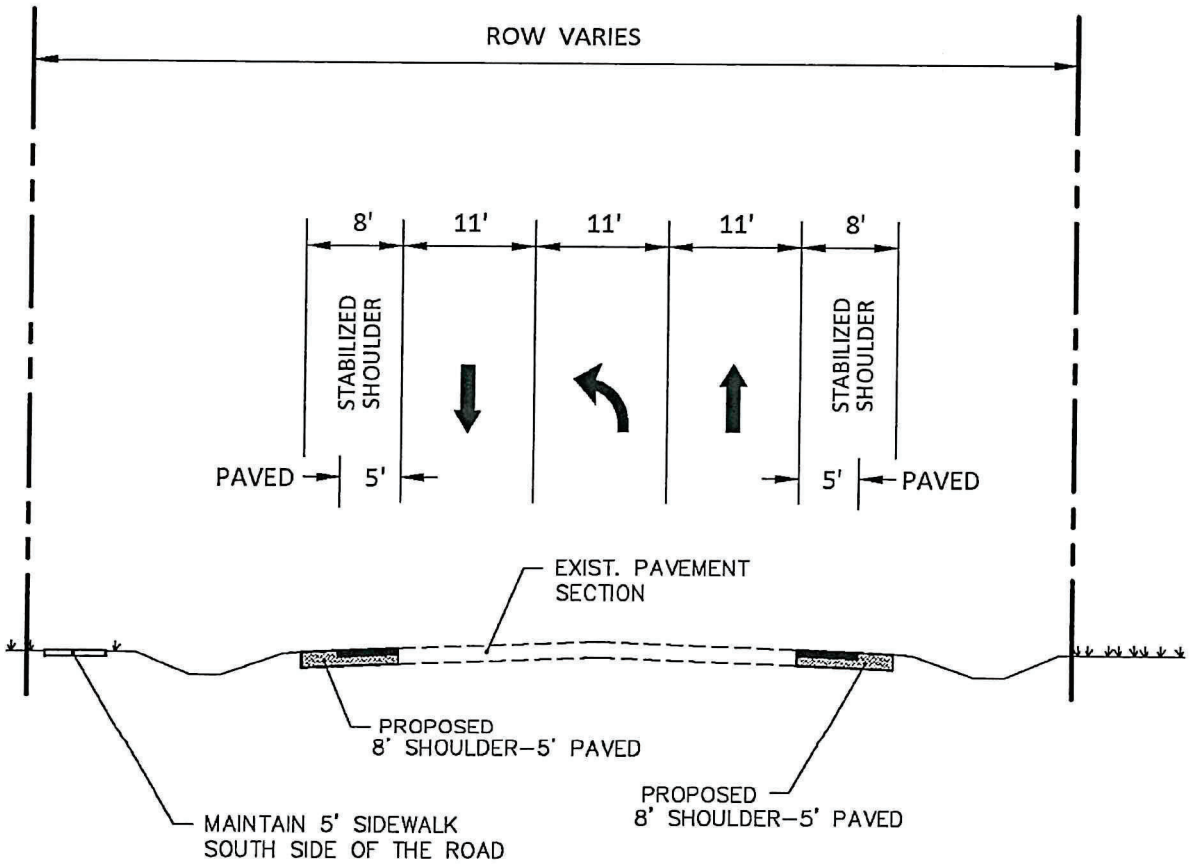
TABLE 2

ROADWAY ASSESSMENT

Roadway	Location	AM Peak Hour Traffic (1)	PM Peak Hour Traffic (1)	Daily Traffic (2)
Balm Rd	CR 672 to Balm-Wimauma Rd	441	616	6,844

(1) Peak Season plus Project Traffic - See Figure 4.
(2) Factor PM peak houir traffic to daily traffic based on FDOT K = 0.09.
- 616/0.09 = 6,844

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TYPICAL SECTION
BALM ROAD

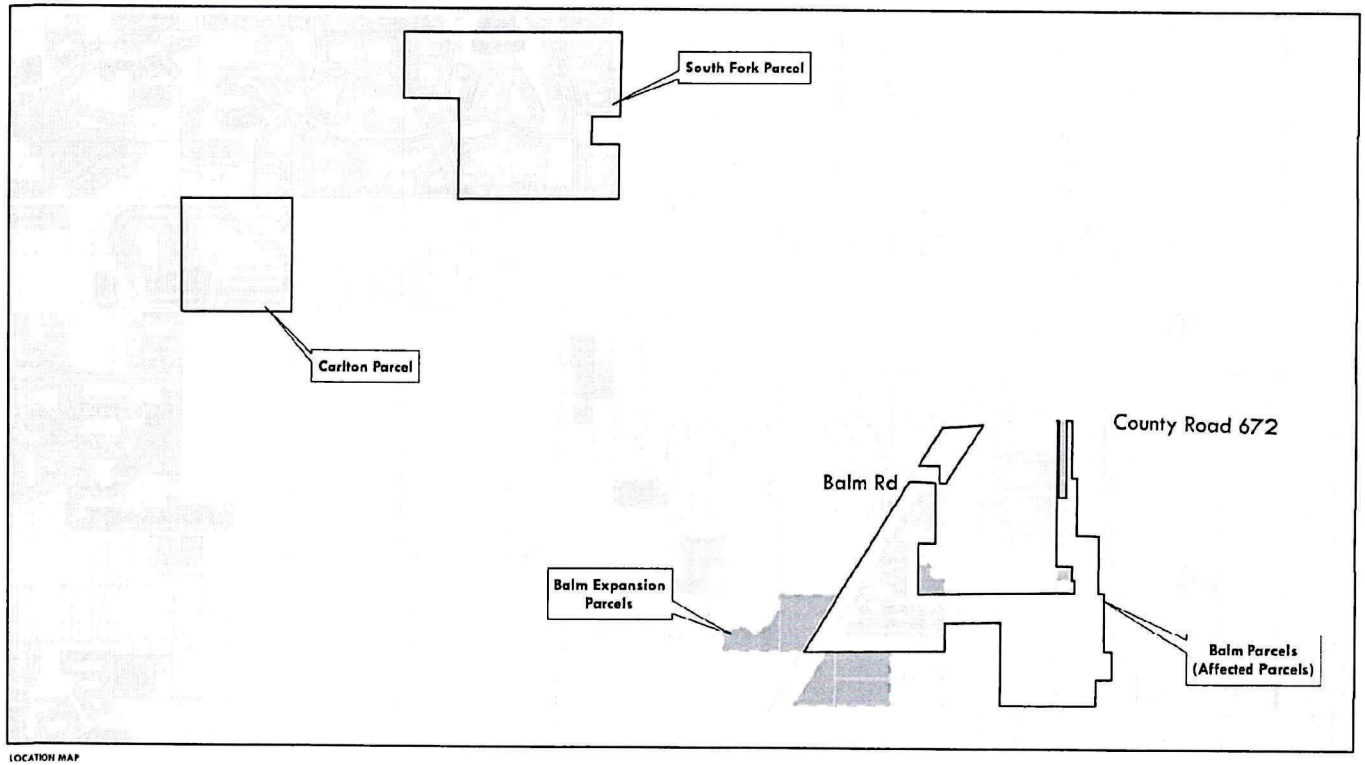
FIGURE 1
TYPICAL SECTION

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APPENDIX

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BALM WEST
PD PLAN



LOCATION MAP

NOTES

1. THE PROJECT IS LOCATED WITHIN THE BALM COMMUNITY PLAN, RIVERVIEW COMMUNITY PLANS AND SOUTHSHORE MEANINGFUL SETTING PLAN BOUNDARIES.
2. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE PROPERTY.
3. THE PROPERTY IS NOT LOCATED IN AN OVERLAY DISTRICT OR SPECIAL ZONE.
4. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "AE" AND "X" AS SHOWN ON FEMA FIRM MAP NO. 12057C0129H, 12057C0127H, 12061C0117H AND 12011C0120C. IT IS NOT LOCATED IN THE COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA OR POTABLE WATER WELLFIELD PROTECTION AREA.
5. THE GREENWAY PARCEL IS ADJACENT TO THE BALM ROAD CR 672 SCENIC CORRIDOR. THE REMAINING PARCELS ARE NOT ADJACENT TO OR WITHIN 1/2 OF THE PROJECT AREA AS SHOWN.
6. THERE ARE PLATTED LOTS WITHIN THE PROJECT AND ALSO WITHIN 1/2 OF THE SITE AS SHOWN.
7. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
8. NO CULTURAL FACILITIES, RECOGNIZED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON SITE
9. THERE ARE EXISTING ROADS ON SITE, AS SHOWN. THERE ARE NO RELEVANT EXISTING EASEMENTS ON SITE.
10. OUTFALL IS REQUESTED.
11. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
12. IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
13. THE ENTIRE SOUTHERN BOUNDARY OF THE SOUTH FORK PARCEL ABUTS A TECO POWERLINE EASEMENT WHICH WAS NOT GRANTED TO TECO BY THE PROPERTY OWNER AND A POTENTIAL EASEMENT FROM TECO TO ALLOW FOR CROSS ACCESS. THE ENTIRE EASTERN BOUNDARY OF SOUTH FORK PARCEL ABUTS "EEL GRASSES" (BALM RIDGE) STATE SOVEREIGN SUBMERGED LANDS OWNERSHIP. ALL OTHER BOUNDARIES HAVE NO PHYSICAL BARRIERS TO PREVENT CROSS ACCESS TO ADJACENT PARCELS.
14. THE CARLTON PARCEL HAS A 200' RECOVERY/FIRE CAN SITE.
15. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
16. POINTS OF INGRESS AND EGRESS FOR PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL BE AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERN IS AS SHOWN AND WILL BE LOCAL ROADWAYS. ALL PROJECT ROADWAYS, DRIVE AISLES MAY BE PRIVATE AND MAY BE GATED EXCEPT FOR CLEMENT RIDGE BLVD.
17. CROSS ACCESS TO ADJACENT DEVELOPMENTS ARE PROPOSED.
18. A 10' WIDE PAVED PATH IS REQUIRED ALONG THE FRONTAGE OF THE SITE AS SHOWN. THERE ARE NO SIDEWALKS WITHIN 1/2 FEET OF THE SITE.
19. THE LOCATION OF SIDEWALKS AND TYPE OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS, ADJOINING DRIVEWAYS AND WITHIN 1/2 FEET OF THE SITE ARE AS SHOWN. THERE ARE NO TRANSIT STOPS OR AREAS WITHIN 1/2 FEET OF THE SITE.
20. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
21. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150 FEET OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
22. ACCORDING TO THE SITE, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
23. EXISTING ACCESS POINTS ARE AS SHOWN.
24. THERE ARE NO RESIDENTIAL USES PROPOSED WITHIN THE PD.
25. OPEN SPACE AREAS WILL BE OWNED/ MAINTAINED BY HOA, CDD OR OTHER ENTITY.
26. POCKET PARKS MAY INCLUDE GAZEBOS, PLAYGROUNDS, DOG PARKS AND OTHER SIMILAR USES.

SOUTH FORK, CARLTON & BALM PARCELS PD

PROJECT DATA TABLE	
PROJECT FOLIOS	See Sheet 7
ADDRESS, INTERSECTION	Balm Rd & Balm Wimauma Rd
EXISTING ZONING	PD, AS-0.4, AR
PROPOSED ZONING	PD
EXISTING LAND USE	Vacant, Agriculture, Residential
FUTURE LAND USE	RES-4
GROSS ACREAGE	1083.91 ac

PROPOSED USES, DENSITY AND INTENSITY

GROSS DENSITY	2.34 DU/AC		
MAX ALLOWABLE DENSITY	4 DU/AC		
PROPOSED USES	Residential Single Family Detached Units	Non-Residential SF	Office, Personal Service, General Recreation, Residential Support
SouthFork Parcel = 403.9 acres	1,068	9,558	43,803
Carlton Parcel = 161.1 acres	426	-	-
Balm Parcels = 518.91 acres	1,050	-	-
TOTAL = 1043.91 acres	2,544	9,558	43,803

PD 25-0744

GENERAL DEVELOPMENT PLAN

SOUTHFORK, CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM		REVISIONS	DATE
Legal Counsel: **MB Ward Henderson** 101 E. Kennedy Blvd., Suite 3700 Tampa, FL 33602 (813) 221-1900	Transportation: **Lindes & Associates, Inc.** 5023 W. Laurel Street Tampa, FL 33607 (813) 289-0039	COUNTY SUBMITTAL	04.07.2025
Planning: **Clearview Land Design, P.L.** 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 (813) 223-3919	Engineering: **Anfuso Group, Inc** 4921 Memorial Highway, Suite 300 Tampa, FL 33634 (813) 880-8881	RESUBMITTAL	06.09.2025

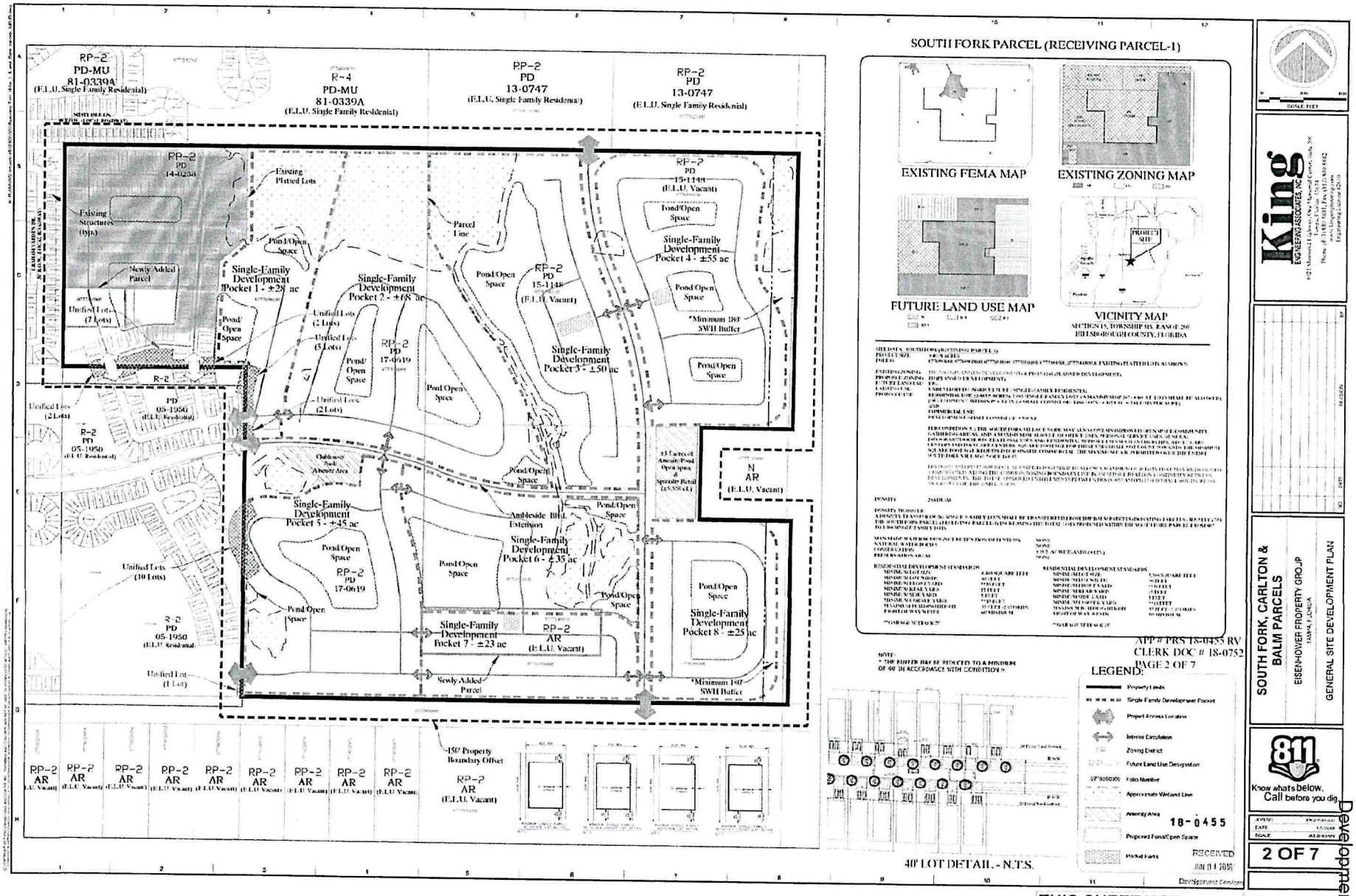
PREPARED FOR:
JSH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave, Suite201
Tampa, Florida 33609
(813)767-5783

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: 81,286
3010 W. Azeele St., Suite 150, Tampa, Florida 33609
Office: 813.223.3919 Fax: 813.223.3975

DRAWN: JRG/LG | CHECKED: JRG | DATE: 03.24.2025 | TAS: Phase 1

SHEET 1 OF 7

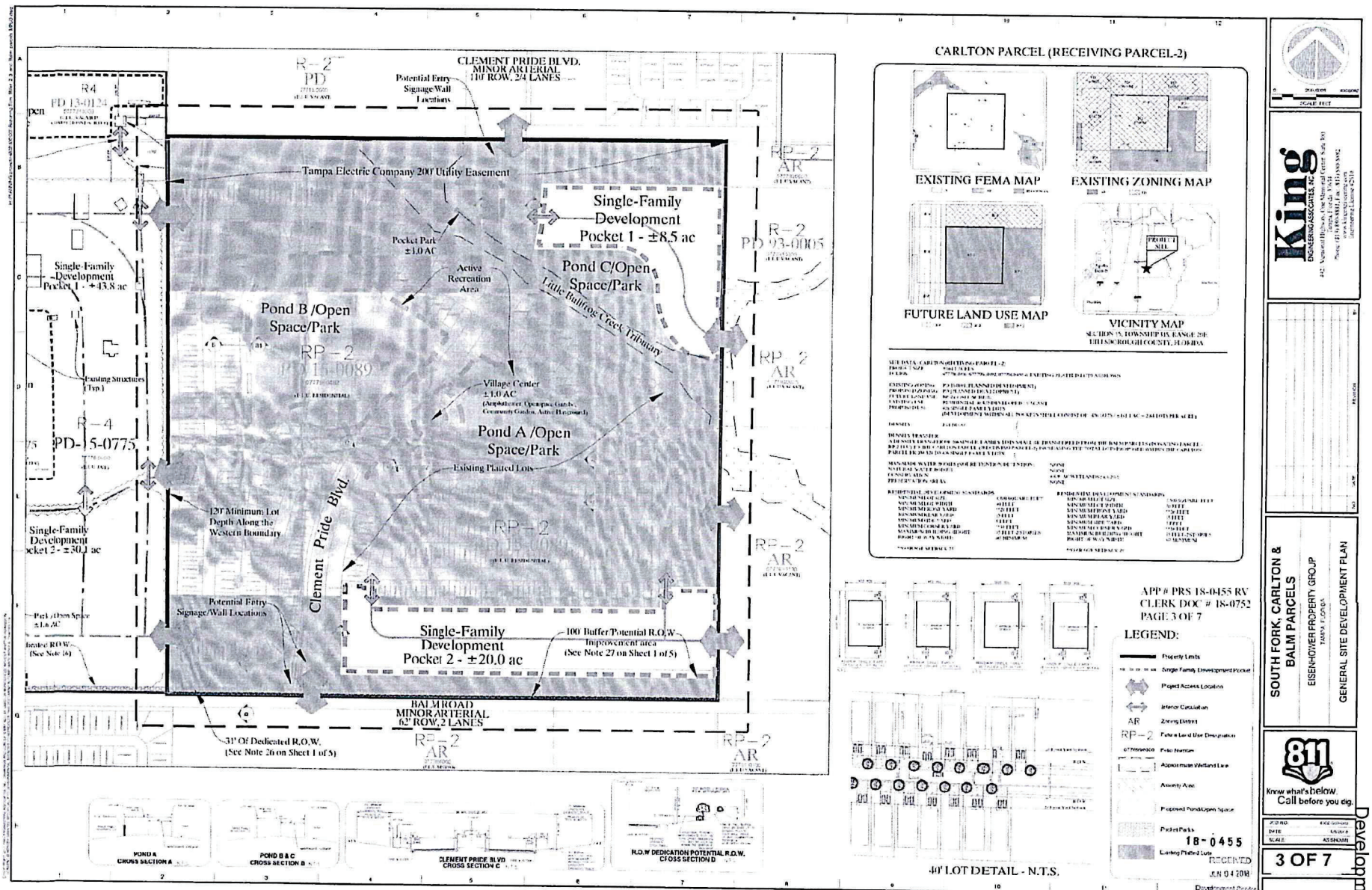
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CARLTON PARCEL (RECEIVING PARCEL-2)

EXISTING FEMA MAP

EXISTING ZONING MAP

FUTURE LAND USE MAP

VICINITY MAP

SECTION 19, TOWNSHIP 29S, RANGE 20E
HILLSBOROUGH COUNTY, FLORIDA

40' LOT DETAIL - N.T.S.

APP # PRS 18-0455 RV
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PAGE 3 OF 7

LEGEND:

- Property Limits
- Single Family Development Pocket
- Project Access Location
- Interior Circulation
- AR Zoning District
- RP-2 Future Land Use Designation
- Folio Number
- Approximate Wetland Line
- Amenity Area
- Proposed Pond/Open Space
- Pocket Park
- Existing Platted Lots

18-0455

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JUN 04 2018
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THIS SHEET NOT AFFECTED BY NEW PD

SCALE: 1" = 200'

King ENGINEERING ASSOCIATES, INC.

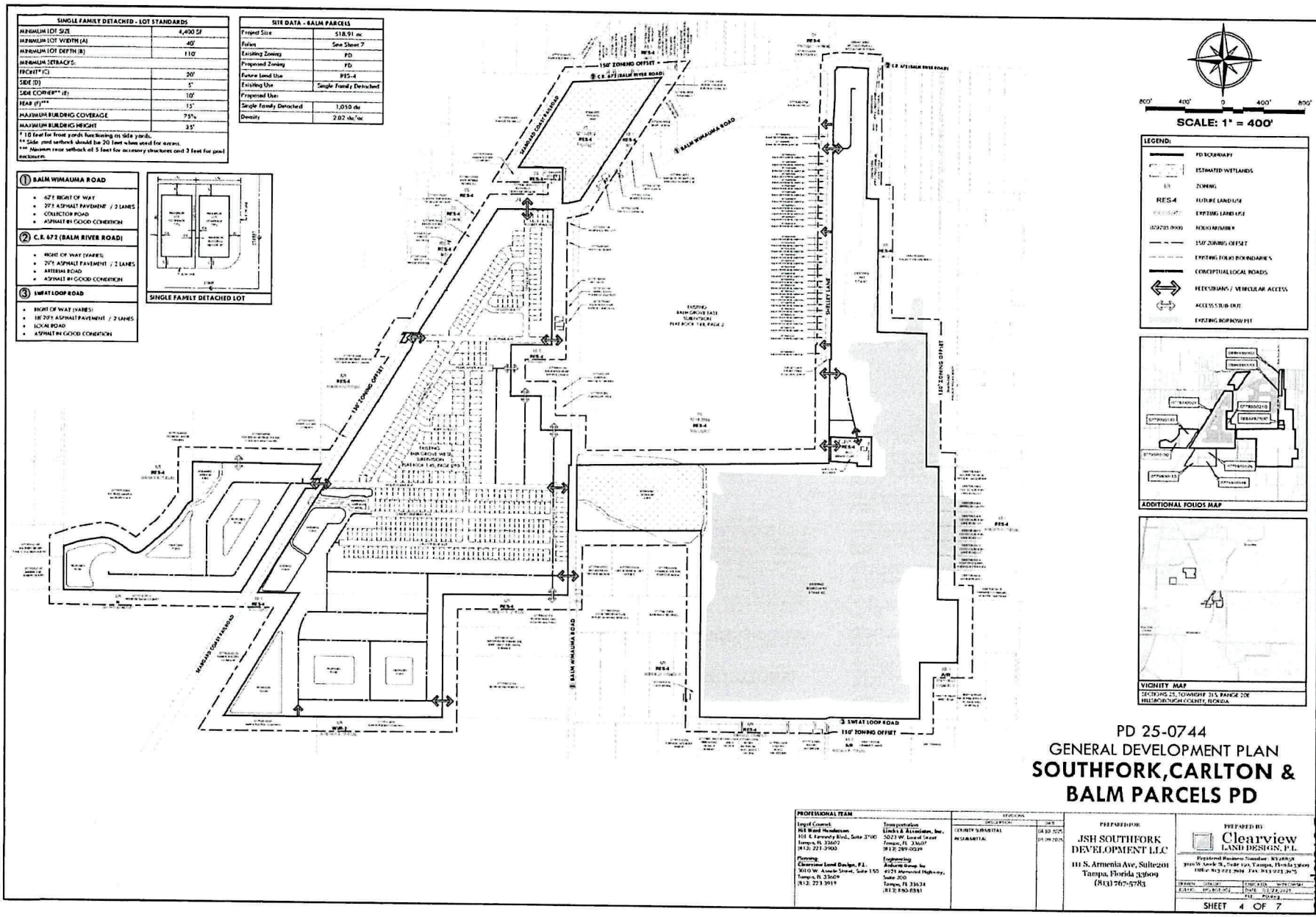
SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA
GENERAL SITE DEVELOPMENT PLAN

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

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PD 25-0744

GENERAL DEVELOPMENT PLAN

SOUTHFORK, CARLTON & BALM PARCELS PD

PROFESSIONAL TEAM		REVISIONS		PREPARED FOR	PREPARED BY
Legal Counsel: Hill Ward Henderson, 101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602, (813) 221-3900	Transportation: Lincks & Associates, Inc., 5023 W. Laurel Street, Tampa, FL 33607, (813) 289-0039	COUNTY SUBMITTAL	04.30.2025	JSH SOUTHFORK DEVELOPMENT LLC, 111 S. Armenia Ave, Suite201, Tampa, Florida 33609, (813) 767-5783	Clearview LAND DESIGN, P.L., Registered Business Number: 35280, 3010 W. Azeele St., Suite 155, Tampa, Florida 33609, Office: 813.223.3919, Fax: 813.223.3675
Planning: Clearview Land Design, P.L., 3010 W. Azeele Street, Suite 155, Tampa, FL 33609, (813) 223-3919	Engineering: Ardaman & Assoc. Inc., 4171 Memorial Highway, Suite 200, Tampa, FL 33634, (813) 880-8881	RESUBMITTAL	09.09.2025		DESIGNED: SPH, DRAWN: SPH, CHECKED: MJC, DATE: 12/24/2025, FILE: PD25-0744
					SHEET 4 OF 7

Received June 13, 2025
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SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller 2): (PER COMMITMENT FOR TITLE INSURANCE)

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15. LESS THE SOUTH 3/7THS OF THE WEST 2/3THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°15'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 2,381.30 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°41'32" EAST A DISTANCE OF 1,133.21 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 650.42 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'18", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°25'55" WEST 235.08 FEET; THENCE SOUTH 89°23'18" WEST, A DISTANCE OF 304.09 FEET; THENCE SOUTH 89°36'42" EAST, A DISTANCE OF 234.22 FEET TO SAID EAST LINE; THENCE SOUTH 00°23'18" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,405.83 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89°59'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,322.74 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21812, PAGE 1659 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS: (BY KING ENGINEERING ASSOCIATES, INC.)

(FEE PARCEL)
A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°15'50" EAST, ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 2,381.88 FEET TO THE SOUTHEAST CORNER OF SOUTH FORK UNIT 9, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°15'50" EAST, ALONG SAID WEST LINE OF SECTION 15 SAME BEING THE EAST LINE OF SAID SOUTH FORK UNIT 9, A DISTANCE OF 273.56 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 89°59'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 869.55 FEET; THENCE NORTH 00°17'37" EAST, A DISTANCE OF 284.33 FEET; THENCE SOUTH 89°58'47" WEST, A DISTANCE OF 865.71 FEET TO SAID WEST LINE OF SECTION 15; THENCE NORTH 00°15'47" EAST, ALONG SAID WEST LINE OF SECTION 15, SAME BEING SAID EAST LINE OF SOUTH FORK UNIT 9, A DISTANCE OF 1,842.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTH FORK UNIT 9; THENCE NORTH 89°50'01" EAST, ALONG THE SOUTH LINE OF SOUTH COVE PHASES 2/3 AND IT'S EASTERN EXTENSION, RESPECTIVELY, SAME BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,644.57 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°20'11" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.48 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 00°06'30" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,655.08 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 89°00'09" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1,327.46 FEET, THENCE NORTH 00°23'18" EAST, A DISTANCE OF 1,404.30 FEET; THENCE NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06°38'18", AND A CHORD BEARING AND DISTANCE OF NORTH 85°25'55" EAST 235.08 FEET; THENCE NORTH 89°23'18" EAST, A DISTANCE OF 656.42 FEET; THENCE SOUTH 89°41'32" WEST, A DISTANCE OF 1,330.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 169.012 ACRES.

(EASEMENT PARCEL)
TOGETHER WITH INGRESS AND EGRESS EASEMENT PURSUANT TO THE INSTRUMENTS RECORDED IN O.R. BOOK 21862, PAGE 1659 AND O.R. BOOK 21862, PAGE 1703, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS OUT:
A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 31 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15, SOUTH 89°59'40" EAST, A DISTANCE OF 1,327.74 FEET; THENCE ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15, NORTH 00°23'18" EAST, A DISTANCE OF 1,405.01 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 89°36'42" WEST, A DISTANCE OF 234.22 FEET; THENCE NORTH 00°23'18" EAST, A DISTANCE OF 304.09 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AHLERSIDE BOULEVARD (PROPOSED); AND A POINT ON A NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 235.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 06° 38' 15", AND A CHORD BEARING AND DISTANCE OF NORTH 85°25'55" EAST 235.08 FEET TO THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE ALONG SAID EAST LINE, SOUTH 00°23'18" WEST, A DISTANCE OF 1741.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,135 SQUARE FEET OR 1.701 ACRES.

LEGAL DESCRIPTION (New Parcel Added in Tom Miller 2) (ORB 3144, 1576) PARENT PARCEL
THE SOUTH 3/7THS OF THE WEST 2/3RDS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 31, RANGE 20 EAST, IN HILLSBOROUGH COUNTY FLORIDA, (COMPRISING OF 3.0 ACRES, MORE OR LESS).

LEGAL DESCRIPTION (BY KING ENGINEERING) (ORB 23892, 205) PARENT PARCEL
ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8104, PAGE 1506, BEING A "TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 31 SOUTH RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING, THENCE NORTH 00°15'47" EAST, A DISTANCE OF 284.30 FEET, THENCE NORTH 89°58'47" EAST, A DISTANCE OF 495.7 FEET; THENCE SOUTH 00°17'37" WEST, A DISTANCE OF 284.33 FEET, THENCE SOUTH 89°58'47" WEST A DISTANCE OF 495.55 FEET TO THE POINT OF BEGINNING

CONTAINING 1.039 ACRES.

SOUTH FORK PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (Tom Miller J): (ORB 7711, PG 250)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA. AND THE SOUTHEAST 1/4 OF SAID SECTION 15;

LESS AND EXCEPT

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15

AND LESS AND EXCEPT

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15.

TOTAL SUBJECT PROPERTY CONTAINING 223.464 ACRES.

LEGAL DESCRIPTION (Added Parcel in Tom Miller 3): (ORB 21777, PG 18)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINING 10.125 ACRES

CARLTON PARCEL LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING ALL OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 22726, PAGE 571 AND OFFICIAL RECORD BOOK 22728, PAGE 31 ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, *THENCE NORTH 89°56'32" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 21,* SAME BEING THE SOUTH LINE OF RESERVE-A-1 SOUTH FORK PHASE 1 ACCORDING TO PLAT BOOK 121, PAGE 95 AND SOUTH FORK UNIT 11 ACCORDING TO PLAT BOOK 107, PAGE 12, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 2,629.92 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 89°41'44" WEST ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21, A DISTANCE OF 1,241.03 FEET; THENCE SOUTH 89°08'13" WEST CONTINUE ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21 A DISTANCE OF 1,301.15 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BALM ROAD (STATE ROAD S-672) (A 62.00 FOOT WIDE PUBLIC ROAD) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 10560-2152; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BALM ROAD, A DISTANCE OF 2,121.59 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 21; THENCE NORTH 00°58'59" WEST ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 2,651.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 161.112 ACRES

BALM PARCELS LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION (20 Acre Balm Parcel): (PER OFFICIAL RECORDS BOOK 24066, PAGE 1461)

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

TRACT BEGINNING AT INTERSECTION AT NORTH SECTION LINE AND EASTERLY RIGHT-OF-WAY OF BALM ROAD AND RUN EAST TO NORTHWEST CORNER OF NW 1/4 OF THE SE 1/4 IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, CONTINUE EAST 900 FEET SOUTHWESTERLY TO THE SOUTHWEST CORNER OF NW 1/4 OF THE NE 1/4, WEST 165.05 FEET, NORTH 400 FEET, WEST TO RAILROAD RIGHT-OF-WAY AND NORTHEASTERLY ALONG RIGHT-OF-WAY TO BEGINNING.

LESS RIGHT-OF-WAY FOR BALM ROAD.

LEGAL DESCRIPTION (South Balm Parcel):

PARCEL 1:
THAT PORTION OF THE SOUTH EAST 1/4 EAST OF THE RAILROAD IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
AND:
PARCEL 2:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 EAST OF RAILROAD, THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 EAST OF RAILROAD, THAT PART OF SOUTH 457 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 EAST OF RAILROAD, THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EAST OF THE RAILROAD LESS THE EAST 245.00 FEET; WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1001 FEET OF THE WEST 419.69 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26; THENCE ALONG THE SOUTH BOUNDARY LINE OF SECTION 26 N 89°49'16" W, A DISTANCE OF 696.42 FEET TO THE EAST LINE OF THE EXISTING TAMPA ELECTRIC COMPANY (TECO) PARCEL, THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE OF SAID TECO PARCEL N 32°13'10" E, A DISTANCE OF 1310.35 FEET; THENCE N 00°26'16" E A DISTANCE OF 472.37', THENCE N 32°13'10" E, A DISTANCE OF 1781.92 FEET, THENCE N 89°36'24" E, A DISTANCE OF 99.00 FEET; THENCE N 32°13'10" E A DISTANCE OF 531.46 FEET, THENCE N 89°59'41" E, A DISTANCE OF 53.42 FEET; THENCE N 00°12'55" E, A DISTANCE OF 21.61 FEET; THENCE N 32°13'10" E A DISTANCE OF 1004.66 FEET TO POINT AT THE INTERSECTION OF SAID EAST LINE OF SAID TECO PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BALM ROAD AS MONUMENTED; THENCE ALONG SAID SOUTHERLY LINE N 89°59'18" E, A DISTANCE OF 553.21 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S 00°15'47" W, A DISTANCE OF 1420.01 FEET; THENCE S 89°49'12" W, A DISTANCE OF 420.12 FEET; THENCE S 00°14'54" W, A DISTANCE OF 1231.60 FEET, THENCE N 89°44'11" E, A DISTANCE OF 634.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BALM-RIMAUDA ROAD THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°15'52" W, A DISTANCE OF 1333.63 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SECTION 25; THENCE ALONG SAID SOUTH LINE S 89°39'50" W, A DISTANCE OF 2632.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,172,920.4 SQUARE FEET, 164.7 ACRES, MORE OR LESS

BALM BORROW PIT LEGAL DESCRIPTIONS:

DESCRIPTION: "AS PER TITLE COMMITMENT FUND FILE NUMBER: 393465 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF DECEMBER 19, 2016 AT 11:00 PM)

PARCEL 1:
The East 15 feet of the West 405 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 405 feet of the West 495 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30 Township 31 South, Range 21 East, Hillsborough County, Florida

PARCEL 2:
The East 15 feet of the West 390 feet of the North 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less the right of way for State Road 672 (Balm Picnic Road) and the East 155 feet of the West 290 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida

PARCEL 3:
The South 909 feet of the following parcel: the East 15 feet of the West 235 feet of the North 1/3 of the North 3/4 of the West 1/4 less State Road No. 672 right of way and the East 175 feet of the West 235 feet of the South 1/2 of the North 2/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 4:
The North 330 feet of the South 1369.27 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, and 15 foot wide parcel of land for egress and egress described as follows: the East 15 feet of the West 50 feet of the North 2650.36 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 5:
The East 140 feet of the West 375 feet of the North-west 1/4 of the Northwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less right of way for State Road S-672 and less the South 468.50 feet

PARCEL 6:
The South 468.50 feet of the East 140 feet of the West 375 feet of the North 1/3 of the North 3/4 of the West 1/4 , Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida

PARCEL 7:
The NW 1/4 of the NW 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, less the South 35 feet for road right of way, and less the West 208 feet of the North 545 feet thereof, and less the East 375 feet of the South 585 feet of said NW 1/4 of the NW 1/4 lying North of Sweat Loop Road.

PARCEL 8:
The West 208 feet of the North 545 feet of the Northwest 1/4 of the Northwest 1/4 of section 31, Township 31 South, Range 21 East, Hillsborough County, Florida, together with an easement for egress and egress over and across the West 20 feet of the South 200 feet of the North 245 feet of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 9:
The NE 1/4 of the NE 1/4 of Section 36, Township 31 South, Range 20 East, Hillsborough County, Florida; less the South 35 feet for Sweat Loop Road.

PARCEL 10
The South 1/4 of the South 1/3 of the North 3/4 of West of Section 30, Township 31 South, Range 21 East, except From the SW corner of the North 3/4 of Section 30, Township 31 South, Range 21 East, run east North along the West line of Section 30, 279 feet, then due East 305 feet, thence due South 279 feet, thence West along the South line of Section 30, 305 feet to the Point of Beginning.
Also, except:
Commence at the NW corner of Section 30, Township 31 South, Range 21 East, run thence S 00°05'47"W 1839.11 Feet, thence S 89°21'01" E 305.00 feet to the Point of Beginning, thence S 00°05'47" W 279.00 feet, thence S 89°21'01" E 148.16 feet, thence N 00°05'47" E 294.00 feet, thence N 89°21'01" W 148.16 feet, thence S 00°05'47" W 15.00 feet to the Point of Beginning.
AND LESS ROAD RIGHT OF WAY

PARCEL 11:
The North 1/2 of South 1/2 of the South 1/2 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, and the East 15 feet of the West 30 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, less the East 15 feet of the West 30 feet of the South 1/4 of the South 1/3 of the North 1/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less road right of way.
LESS THE FOLLOWING:
Commence at the NE corner of Sector 32, Township 31 South, Range 21 East, Hillsborough County, Florida, thence S 89°43'46" E, 30.03 feet; thence S 00°05'47" W, 1523.20 feet to the Point of Beginning, thence S 89°21'01" W, 325.52 feet; S 00°05'47" W, 290.00 feet; thence N 89°21'01" W, 325.52 feet; thence N 00°05'47" E, 290.00 feet to the Point of Beginning

PARCEL 12
The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 and the East 15 feet of the West 45 feet of the North 2693.36 feet of the North 3/4 of the West 1/4, all lying and being in Section 30 Township 31 South, Range 21 East, Hillsborough County, Florida.

PARCEL 13
The Southeast 1/4 of the Southeast 1/4 of Section 25, Township 31 South, Range 20 East, Hillsborough County, Florida.

The South 1/2 of the Southwest 1/4 of Sector 30, Township 31 South, Range 21 East, Hillsborough County, Florida, less the East 1485 feet thereof.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

Land contained in the Partial Release Mortgage recorded in Official Records Book 16803, Page 1232, of the Public Records of Hillsborough County, Florida, more particularly described as follows:

The East 300 feet of the following described tract: the South 1/4 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida

And

The East 300 feet of the following described tract: The North 1/2 of the South 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The South 1/2 of the North 1/2 of the South 1/3 of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

And

The East 300 feet of the following described tract: The North 230 feet of the South 1309.07 feet of the North 3/4 of the West 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

The above may also be described as follows:
The East 300 feet of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 31 South, Range 21 East, Hillsborough County, Florida.

18-0455
RECEIVED
JUN 0 4 2018

THIS SHEET NOT AFFECTED BY NEW PD

King
ENGINEERING ASSOCIATES INC
421 Memorial Highway, One Mason Creek Suite 310
Tampa, Florida 33634
Phone: (813)884-8441, Fax: (813)884-8442
Certificate of Authorization #28318

APP # PRS 18-0455 RV
CLERK DOC # 18-0752
PAGE 5 OF 7

SOUTH FORK, CARLTON & BALM PARCELS
EISENHOWER PROPERTY GROUP
TAMPA, FLORIDA

GENERAL SITE DEVELOPMENT PLAN

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

JOB NO.
DATE 1/5/2018
SCALE AS SHOWN

5 OF 7

Received June 13, 2025
Development Services

25-0744

BALM EXPANSION PARCELS LEGAL DESCRIPTION

FOLIO: 078695.5000 & 078698.5550:

THE EAST 110 FEET OF THE WEST 220 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD #672

AND

THE EAST 15 FEET OF THE WEST 235 FEET OF THE NORTH 1/3 OF THE NORTH 3/4 OF THE WEST 1/4, LESS S.R. NO. 672, RIGHT OF WAY, AND THE EAST 175 FEET OF THE WEST 235 FEET OF SOUTH 1/2 OF NORTH 2/3 OF NORTH 3/4 OF WEST 1/4, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED AUGUST 20, 2008 IN OFFICIAL RECORDS BOOK 18816, PAGE 918, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 077859.0025:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 59.01 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, THE FOLLOWING THREE (3) COURSES: 1) N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25, SAID POINT ALSO BEING THE POINT OF BEGINNING; 2) ALONG SAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°38'12"W., 88.90 FEET; 3) N.32°13'31"E., 19.86 FEET; THENCE S.89°44'14"E., 88.28 FEET; THENCE S.32°13'08"W., 18.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR BLUE PEARL AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'08"W., 23.57 FEET; THENCE N.89°44'14"W., 58.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'08"E., 99.15 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE CONTINUE N.32°13'08"E., 18.71 FEET; THENCE S.89°44'14"E., 147.46 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF SAID BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'31"W., 16.80 FEET; 2) ALONG THE AFORESAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 25, S.89°47'24"W., 89.07 FEET; 3) S.32°13'08"W., 76.47 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE (PUBLIC) RIGHT-OF-WAY FOR VIOLET FLAME AVENUE, ACCORDING TO THE PLAT OF BALM GROVE WEST, AS RECORDED IN PLAT BOOK 145, PAGES 290 THROUGH 320 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE WESTERLY BOUNDARY OF SAID BALM GROVE WEST, S.32°13'14"W., 23.57 FEET; THENCE N.89°44'14"W., 117.86 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 5289, PAGE 660, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N.32°13'14"E., 117.86 FEET; THENCE S.89°44'14"E., 88.19 FEET TO A POINT ON THE AFORESAID WESTERLY BOUNDARY OF BALM GROVE WEST; THENCE ALONG SAID WESTERLY BOUNDARY OF BALM GROVE WEST, THE FOLLOWING THREE (3) COURSES: 1) S.32°13'08"W., 11.89 FEET; 2) S.00°15'07"W., 4.54 FEET; 3) S.32°13'14"W., 26.37 FEET TO THE POINT OF BEGINNING.

FOLIO 077909.0100:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTHWEST OF THE SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, PLUS THE EXISTING COMMON EASEMENT LOCATED ON THE LINE OF THE SOUTH 3/4 OF THE EAST 1/4, LESS AN EASEMENT FOR INGRESS AND EGRESS ON THE SOUTH 30.00 FEET OF THE SOUTHEAST 1/4 LYING WEST OF SEABOARD AIR LINE RAILROAD RIGHT-OF-WAY, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 077909.0150:

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH OF THE CENTER LINE OF AN EXISTING CREEK: MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 525.00 FEET MORE OR LESS TO THE CENTER LINE OF EXISTING CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK: N.69°00'00"E 105.00 FEET, THENCE N.76°20'00" E 241.00 FEET; THENCE S.82°20'00" E 279.00 FEET, THENCE N 59°00'00" E 291.00 FEET; THENCE N 41°00'00"E 116.00 FEET; THENCE N 51°26'30"E 304.94 FEET, MORE OR LESS TO THE EAST BOUNDARY OF THE SW 1/4 OF THE SE 1/4; THENCE S 00°07'30" W 967.00 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE N 89°55'20" W 1325.10 FEET TO THE POINT OF BEGINNING BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4713, PAGE 1519, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIOS: 079800.110, FOLIO: 079800.108, & FOLIO: 079800.106:

LOT 3, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

AND

LOTS 4 AND 5, SWEAT FARMS PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE(S) 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FOLIO 086987.1500:

COMMENCE AT THE NW CORNER OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 87°43'48" EAST, 20.07 FEET; THENCE SOUTH 00°05'47" WEST, 3521.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'01" EAST, 375.52 FEET; THENCE SOUTH 00°05'47" WEST, 290.00 FEET; THENCE NORTH 89°21'01" WEST, 375.52 FEET; THENCE NORTH 00°05'47" EAST, 290.00 FEET TO THE POINT OF BEGINNING

FOLIO 077800.210:

THE WEST 317.47 FEET OF THE NORTH 350.00 FEET OF THE SOUTH 700.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, ALSO THE NORTH 30.00 FEET OF THE SOUTH 380.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, LESS THE WEST 317.45 FEET THEREOF AND LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

THE NORTH 175.00 FEET OF THE SOUTH 350.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF RESERVED AS ROAD RIGHT OF WAY.

THE SOUTH 175.00 FEET OF THE EAST 1/2 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF IN USE AS ROAD RIGHT OF WAY.

PROFESSIONAL TEAM

Legal Counsel:
MB Ward Henderson
101 E Kennedy Blvd., Suite 2700
Tampa, FL 33602
(813) 221-3900

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

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

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

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	04.10.2025
RESUBMITTAL	05.08.2025

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

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: 8134958
3010 W. Azeele St., Suite 150, Tampa, Florida 33609
Office: 813.223.3919 Fax: 813.223.3675

DRAWN:	CHECKED:
EJ/MAT	EMG/JLG
DATE:	03.24.2025
FILE:	Folio 4

SHEET 6 OF 7

Received June 13, 2025
Development Services

25-0744

Received June 13, 2025
Development Services

PROFESSIONAL TEAM

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

Engineering
Cardno Grand Bridge, P.A.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
(813) 221-3900

Land Planning Consultants
DAVID A. Andreadis, Inc.
4921 Memorial Highway, Suite 300
Tampa, FL 33634
(813) 884-8881

REVISIONS

NO.	DESCRIPTION	DATE
1	COUNTY SUBMITTAL	04.02.2025
2	RESUBMITTAL	05.09.2025

PREPARED FOR
18SH SOUTHFORK DEVELOPMENT LLC
111 S. Armenia Ave. Suite 201
Tampa, Florida 33609
(813) 767-5783

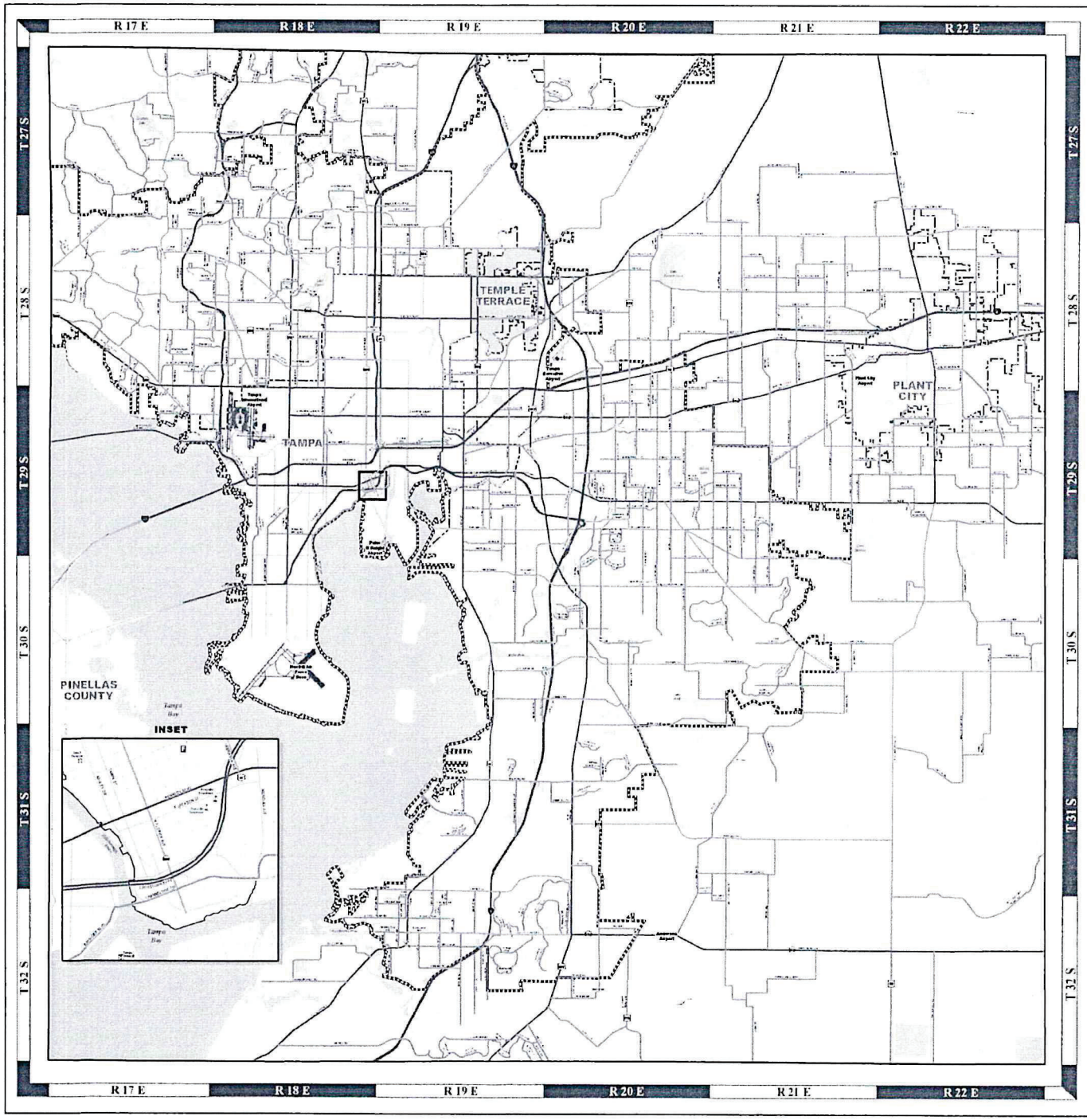
PREPARED BY
Clearview LAND DESIGN, P.L.
Engineering • Planning • Surveying
3502 W. Waters Avenue, Suite 110, Tampa, Florida 33614
Office: 813.374.2709 Fax: 813.374.2715
CERTIFICATE OF AUTHORIZATION NUMBER: 30205

DRAWN BY	CHECKED BY	DATE
J.S.H.	J.M.C.P.	04.02.2025

SHEET 7 OF 7

Received June 13, 2025
Development Services

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services

Hillsborough County, Florida

Legend

Functional Classifications

Authority,Classification

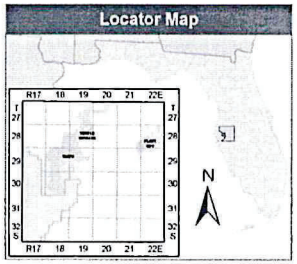
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

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

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.10.00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
PART 5.02.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 6.11.00 SPECIAL CONDITIONAL USES
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

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

Locator Map



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

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

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

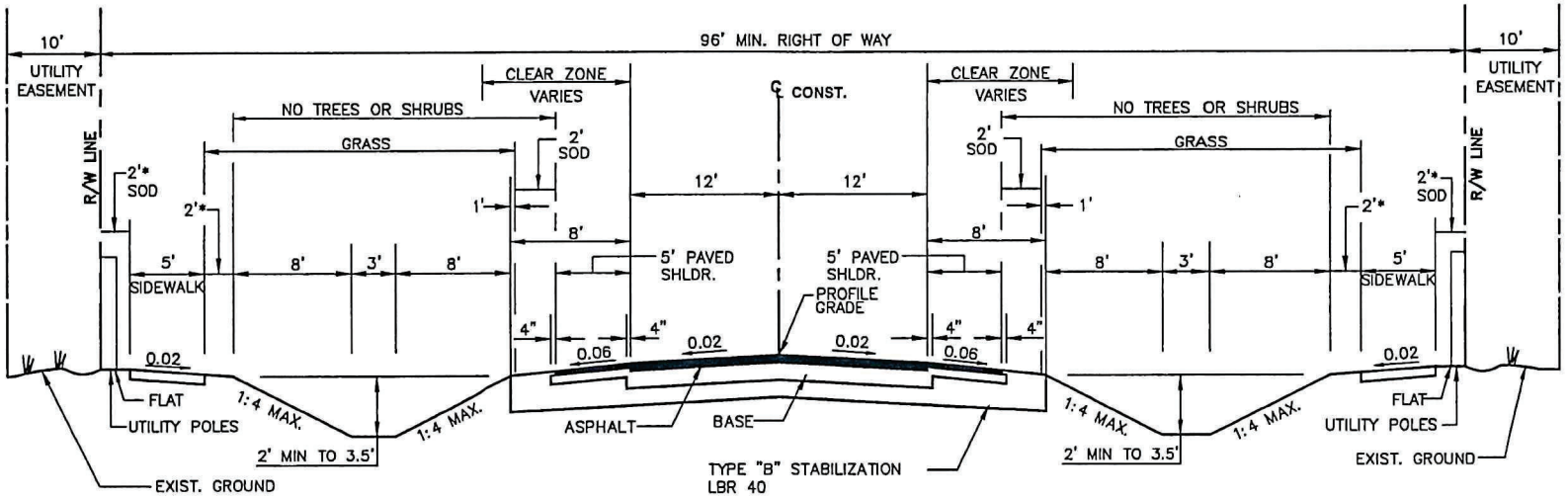
601 E Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org

Date: 09/15/2014 Path: R:\GIS\PROJECTS\Functional Classification\Roadway Functional Classification Maps\Countywide\Countywide_FC_Map_11x17.mxd

Received June 13, 2025
Development Services

Received June 13, 2025
Development Services

TS-7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

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

Received June 13, 2025
Development Services

PARTY OF RECORD

Rivas, Keshia

From: Hearings
Sent: Thursday, July 10, 2025 4:21 PM
To: Rome, Ashley; Rivas, Keshia; Follin, Jared
Subject: FW: RZ-PD 25-0744

-----Original Message-----
From: James Hulme <jhulme369@yahoo.com>
Sent: Wednesday, July 9, 2025 7:34 PM
To: Hearings <Hearings@hcfl.gov>
Subject: RZ-PD 25-0744

External email: Use caution when clicking on links, opening attachments or replying to this email.

I received a written notice in the mail. The application notes the affected properties include “And North of Clement Pride Blvd. and County Rd 672 intersection” and also notes “And Ambleside Blvd., 250 FT East of Ambleside Blvd. and White Sapphire Rd. intersection.”

These locations are already developed and are within the Southfork Lakes residential community. What areas, exactly, are going to have additional development at “North of Clement Pride Blvd. And County Rd 672 intersection” and “Ambleside Blvd., 250 FT East of Ambleside Blvd. and White Sapphire Rd. intersection” and what will the additional development consist of?

I looked on the development map and the map appeared to indicate there was not going to be any changes to these two locations. Which has false information, the map or the written notice?

Sent from my iPhone