

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

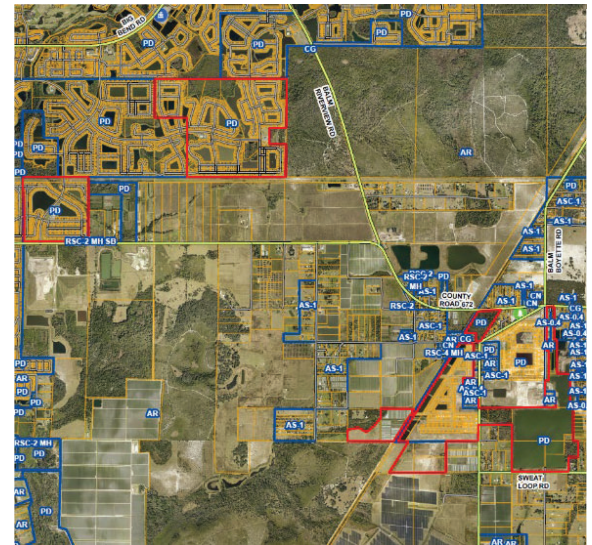


**Hillsborough
County Florida**

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

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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:

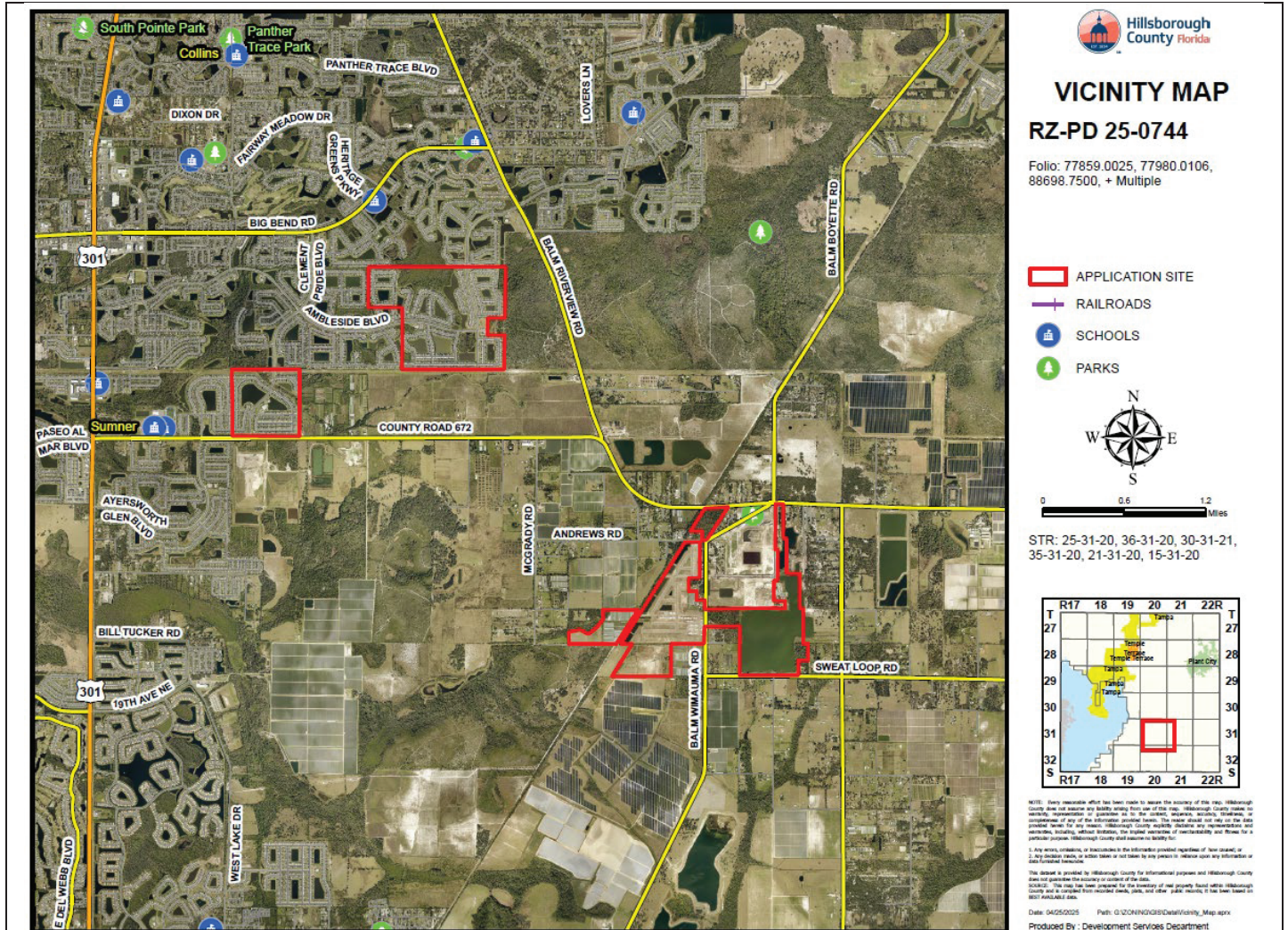
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to the proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

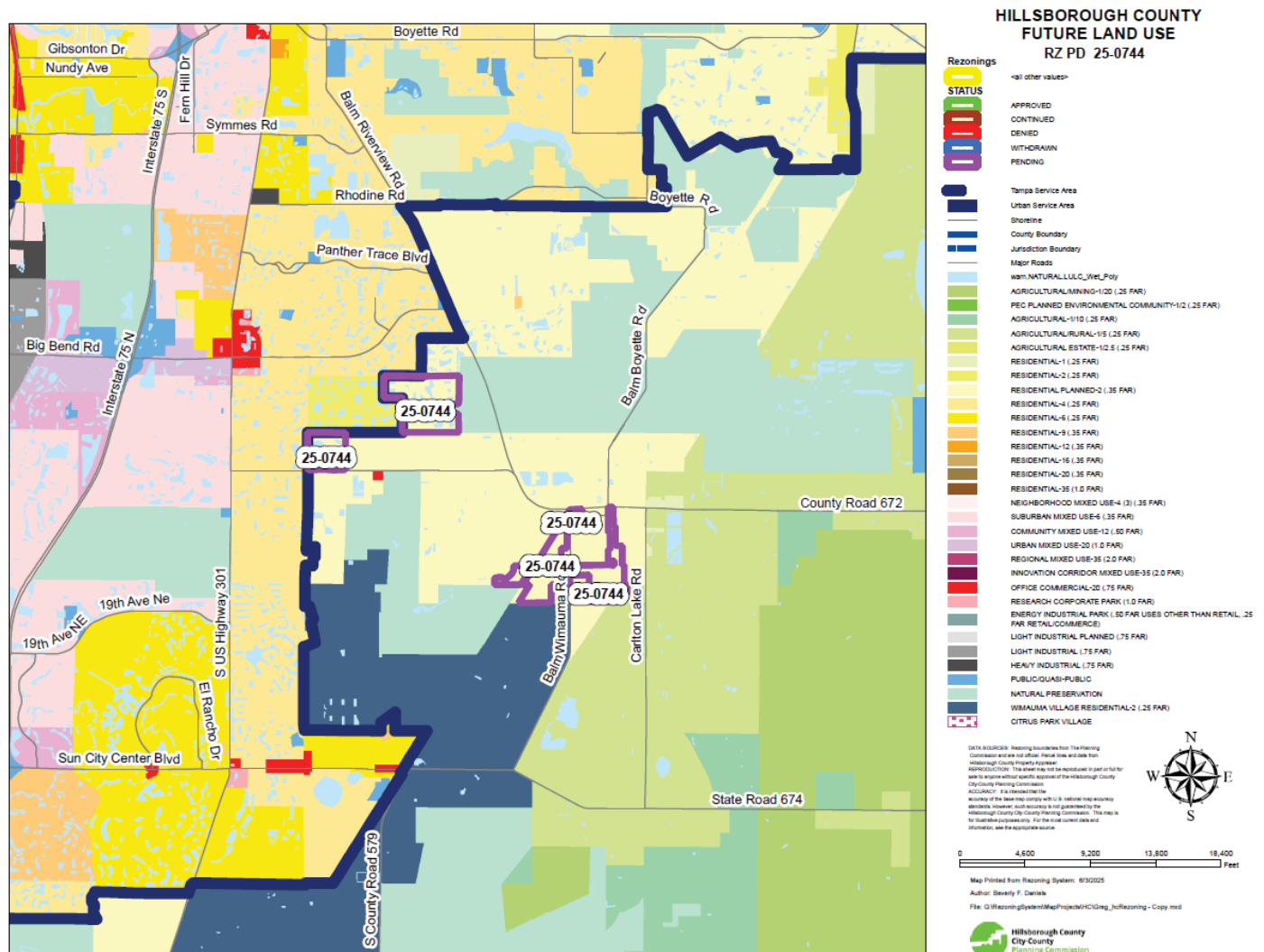


Context of Surrounding Area:

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.

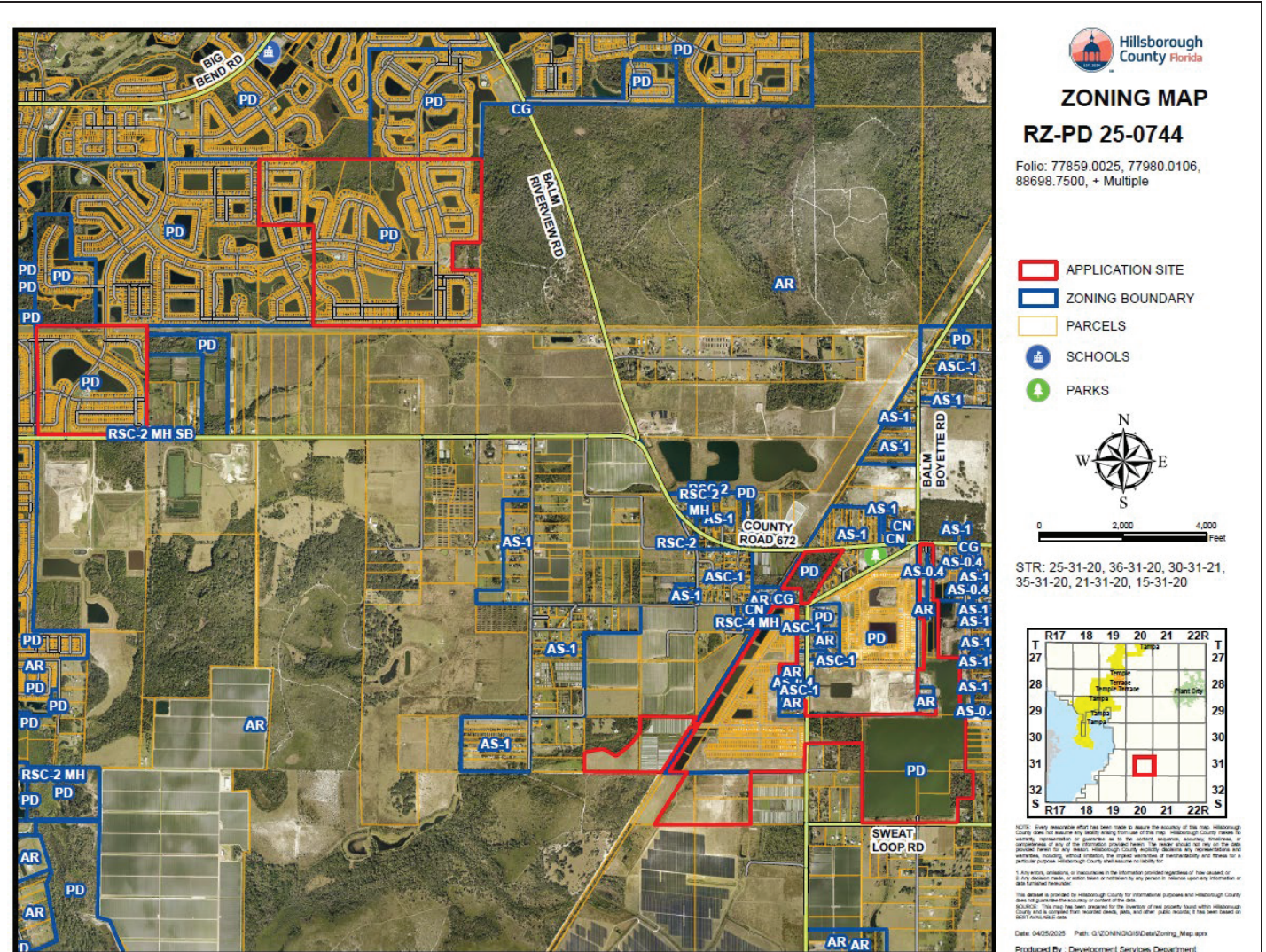
2.2 Future Land Use Map



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



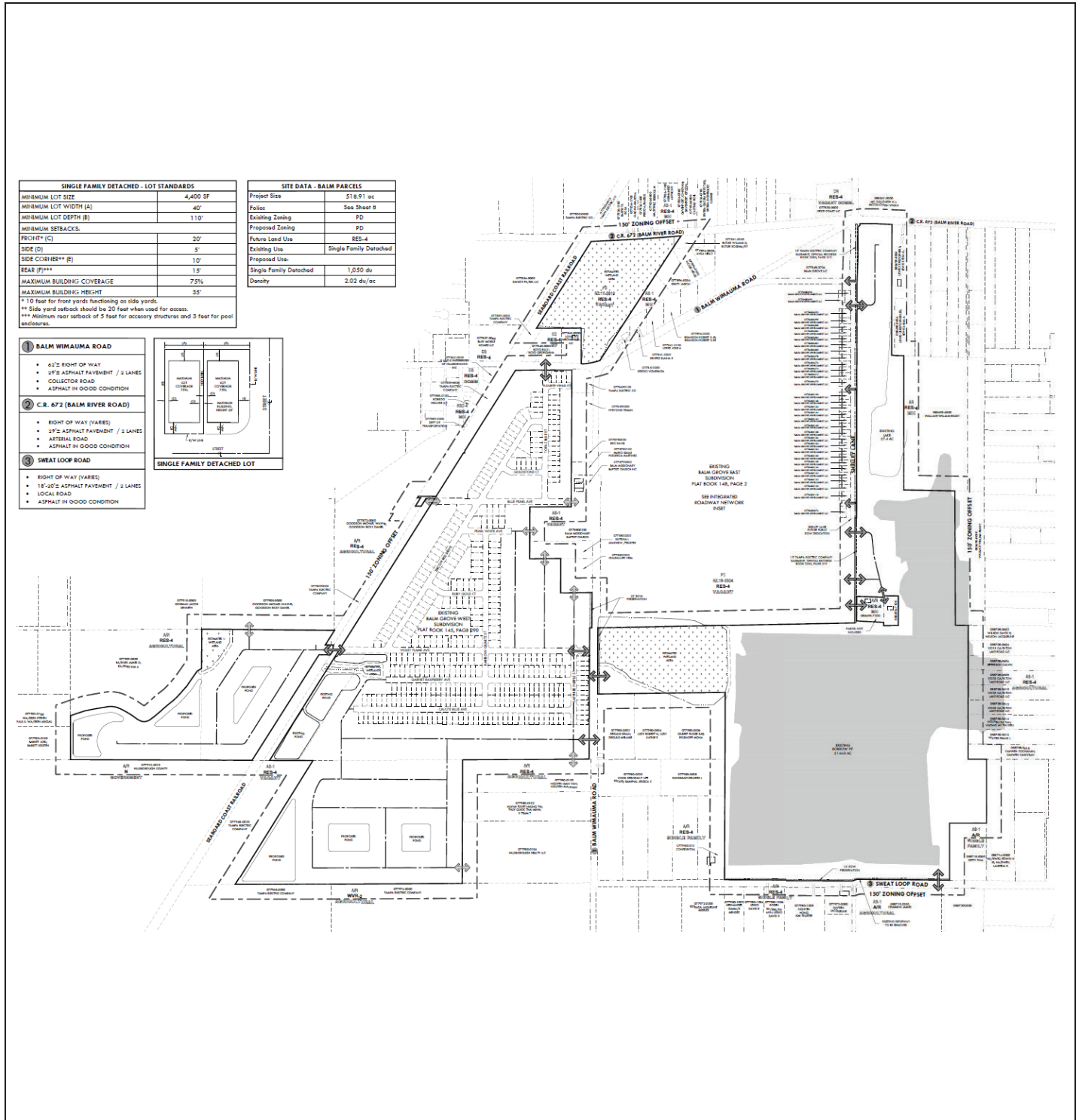
Adjacent Zonings and Uses

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 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Road Name	Road Name	Road Name
	County Collector - Urban	4 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)
	FDOT Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	16,758	1,465	1,323
Proposed	599	91	109
Difference (+/-)	-16,159	-1,374	-1,323

*Trips reported are based on net new 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				
South				
East				
West				
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
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 significant 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-foot 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 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-foot 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 Devices (MUTCD), 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:

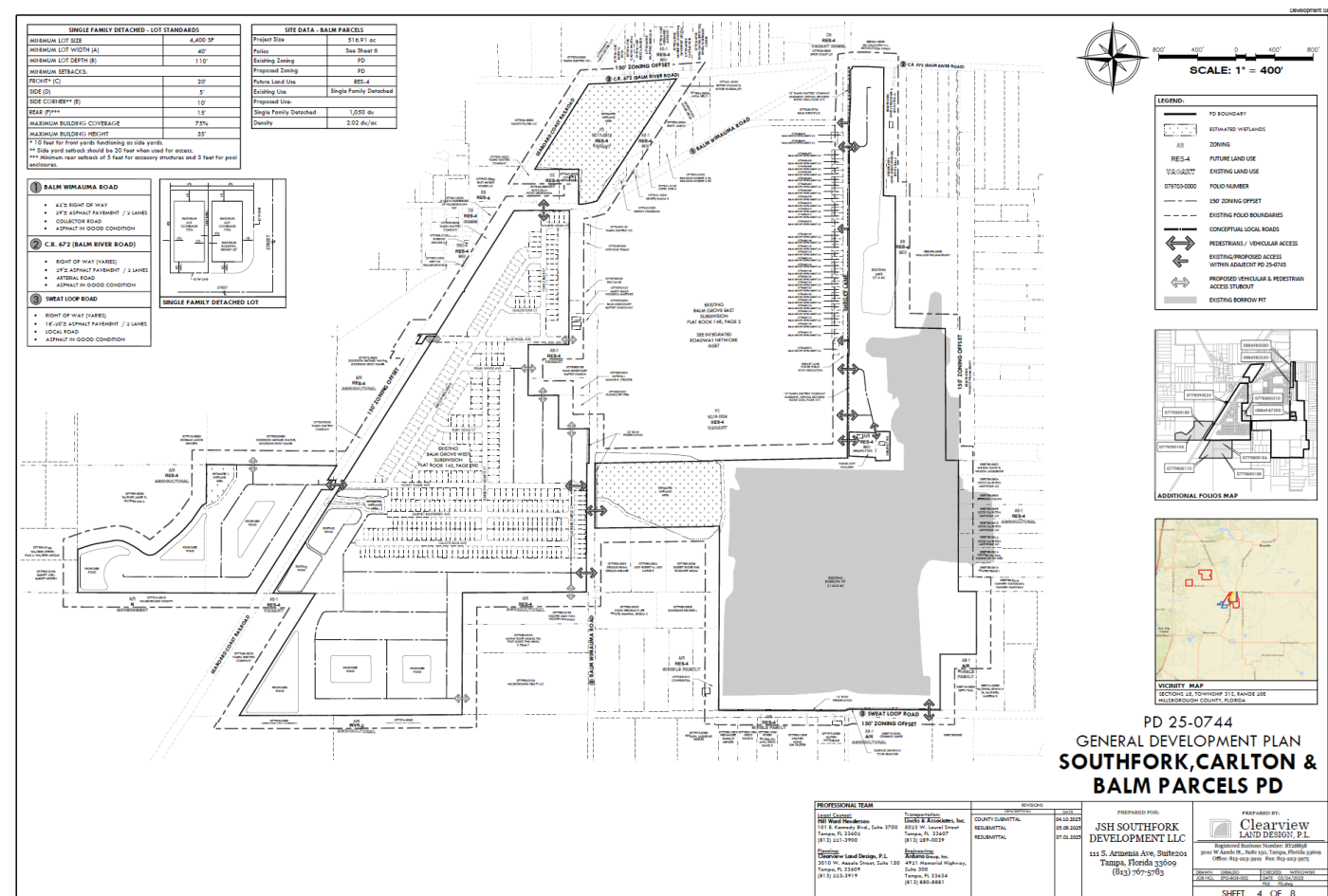
42. Access shall be provided as shown on the PD site plan unless otherwise provided for herein these conditions. Internal roadways may be public or private, and if private, roadways may be gated.
43. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and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

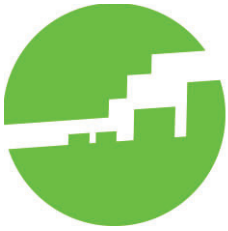
Zoning Administrator Sign Off:	
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits 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)



9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
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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 policies 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: SOUTHSORE 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>

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- WATER 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 (9) (.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-PARK (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/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only and is not intended for use in any legal proceeding. It is not intended to be used as a basis for any action without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. 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, use the appropriate source.



Map Printed from Rezoning System: 6/3/2025

Author: Beverly F. Daniels

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