



PD Modification Application: PRS 23-0030

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: March 7, 2023

1.0 APPLICATION SUMMARY

Applicant: TC Venture 2, LLC

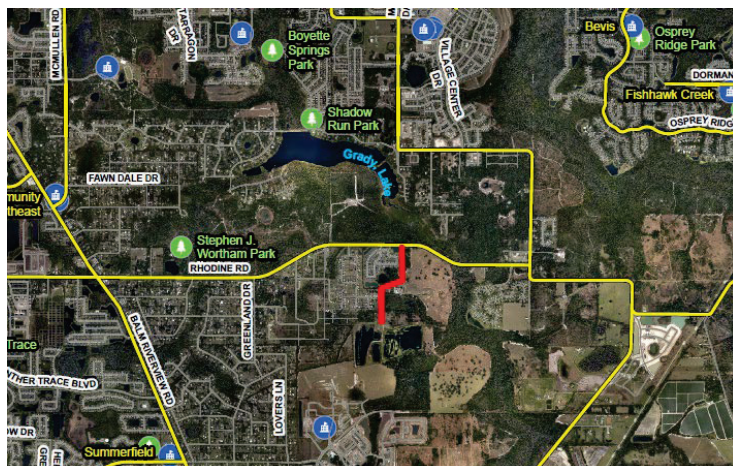
FLU Category: RES-4 and RP-2

Service Area: Urban and Rural

Site Acreage: 181 +/- (Rhodine)

Community Plan Area: Riverview

Overlay: None



Introduction Summary:

The subject site is zoned PD 18-0304, as most recently modified by MM 21-0033. The project is a non-contiguous, 358 acre PD with a northern area (Rhodine Borrow Pit) in the Riverview community and a southern area (The Grove) in the Balm community. The Rhodine Borrow Pit area is approved for 271 single-family homes in a Planned Village development form. No changes to “The Grove” portion is proposed.

The Rhodine Borrow Pit portion of the PD is accessed via Rhodine Road a strip of land that is currently an unimproved driveway serving the subject site and folio 77420.6000 as a Shared Access Facility. Folio 77420.6000 is developed with a radio/tv communications tower which requires access at all times. Underground utilities and fiber lines serving the tower are located within the driveway. Therefore, a phased construction of the roadway is proposed to allow for the construction of the residential project’s main roadway and accommodate the needs of the communication tower parcel.

Existing Approval(s):	Proposed Modification(s):
Construct Colonnade Vista Drive (aka Rhodine Road Connector) to serve both the subject site and folio 77420.6000	Construct Colonnade Vista Drive (aka Rhodine Road Connector) in two segments: <ul style="list-style-type: none"> • Bergstrom Bay Drive to the entrance of folio 77420.6000 (south segment) • the entrance of folio 77420.6000 to Rhodine Road (north segment)
Construct Colonnade Vista Drive (aka Rhodine Road Connector) to serve both the subject site and folio 77420.6000	Prohibit the filing of building permit applications for more than 75% of the residential units until substantial completion of the South Segment and a posted performance bond guaranteeing the completion of the North Segment is accepted by the County. Prohibit the issuance of building permits for more than 75% of the residential units until the substantial completion of the North Segment.

Additional Information:

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

APPLICATION NUMBER: PRS 23-0030

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: March 7, 2023

Case Reviewer: Michelle Heinrich, AICP

Planning Commission Recommendation:

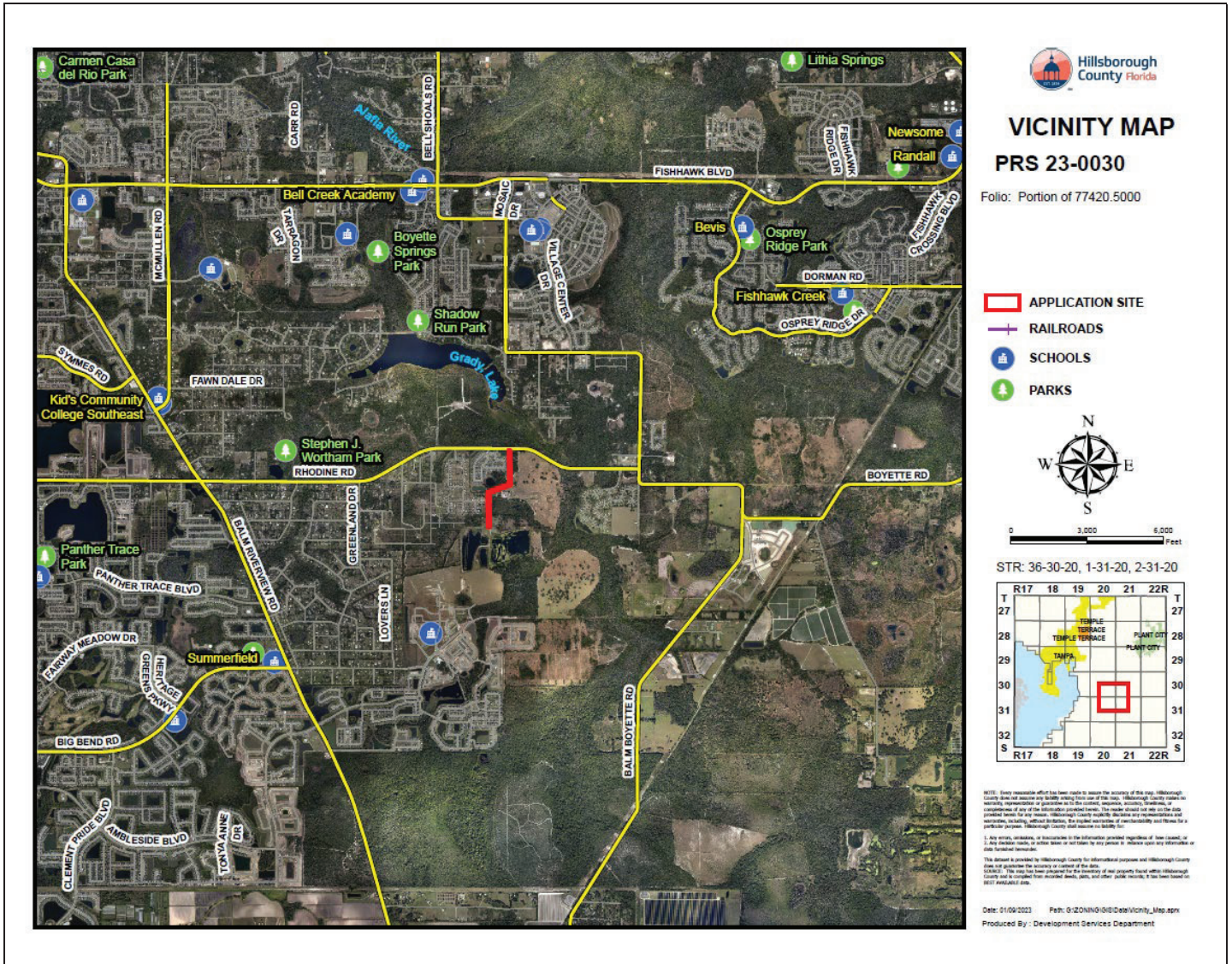
N/A

Development Services Recommendation:

Approvable, Subject to Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

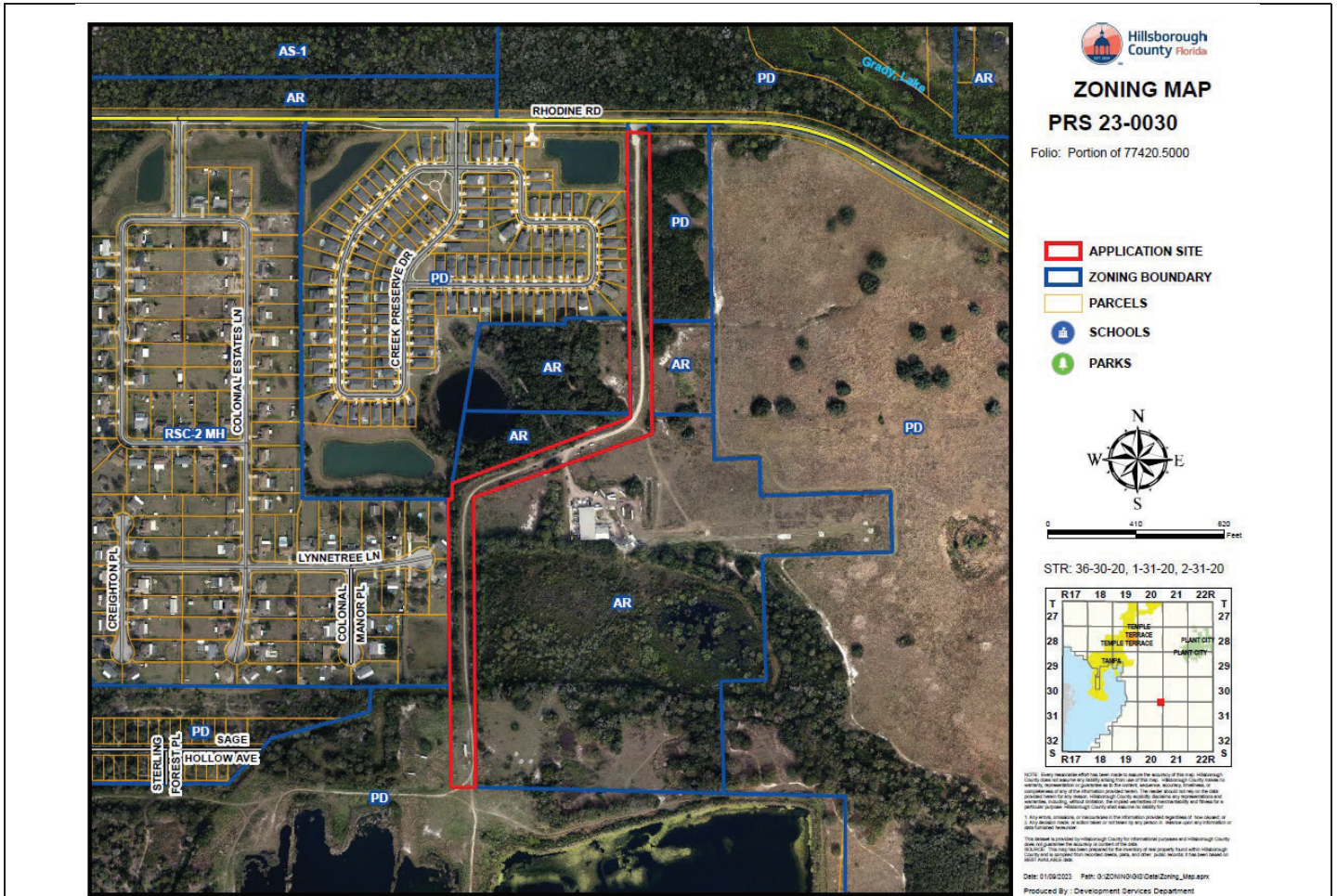


Context of Surrounding Area:

The site is located on the south side of Rhodine Road, east of Balm Riverview Road. The area consists of single-family residential developments and preservation/recreational areas. This project is interconnected with the Triple Creek development to the south/southwest.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

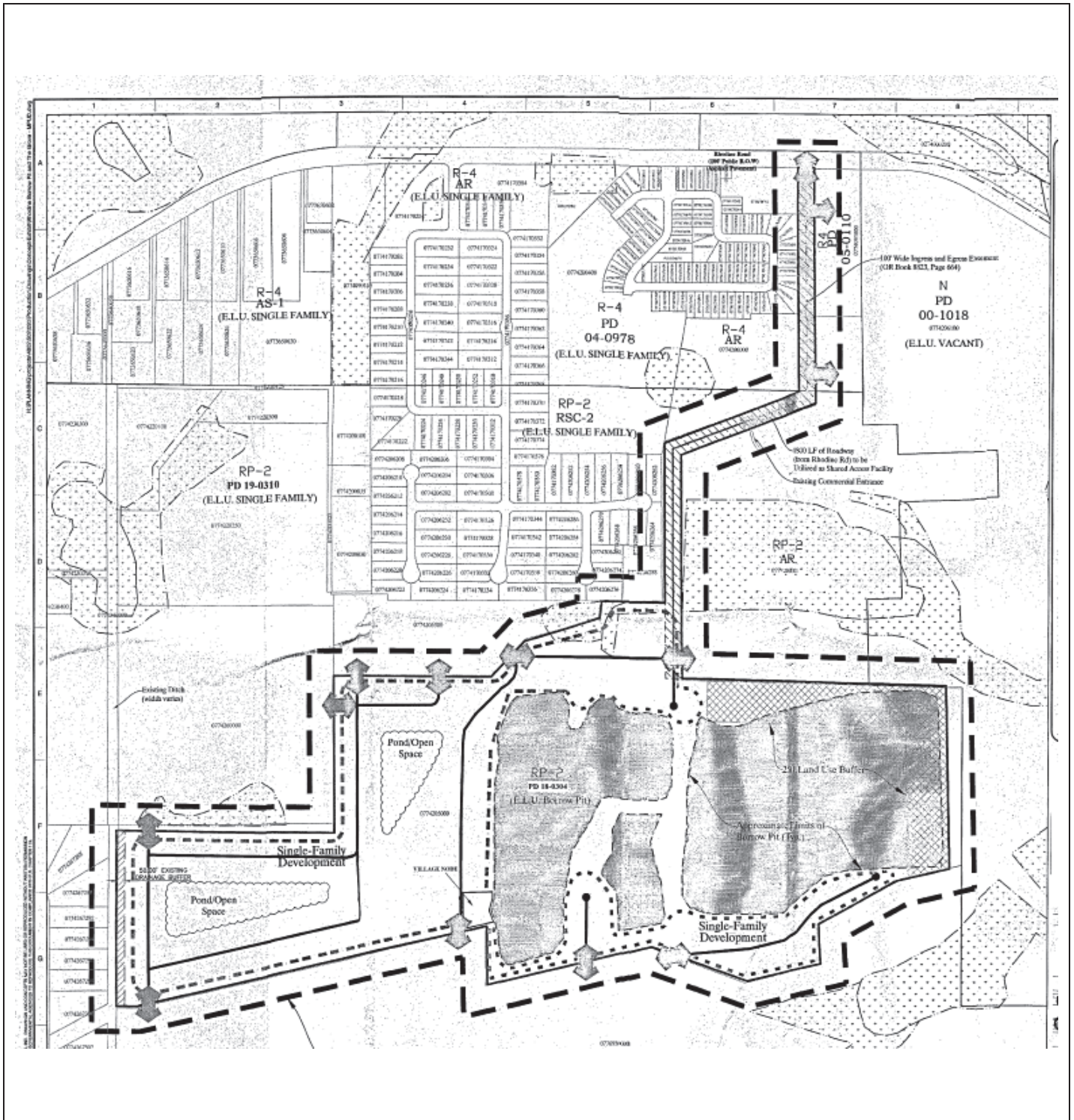


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 88-0153	n/a	Preservation	Preservation (Rhodine Scrub)
South	PD	2-4 units per acre	Single-Family Residential	Vacant
East	AR & PD 05-0110	AR: 1 unit per 5 acres PD: 4 units per acre	AR: Single-Family Residential & Agriculture PD: Single Family Residential	AR: Communications Tower PD: Vacant
West	AR & PD 04-0978	AR: 1 unit per 5 acres PD: 4 units per acre	AR: Single-Family Residential & Agriculture PD: Single Family Residential	AR: Vacant PD: Single-Family Residential

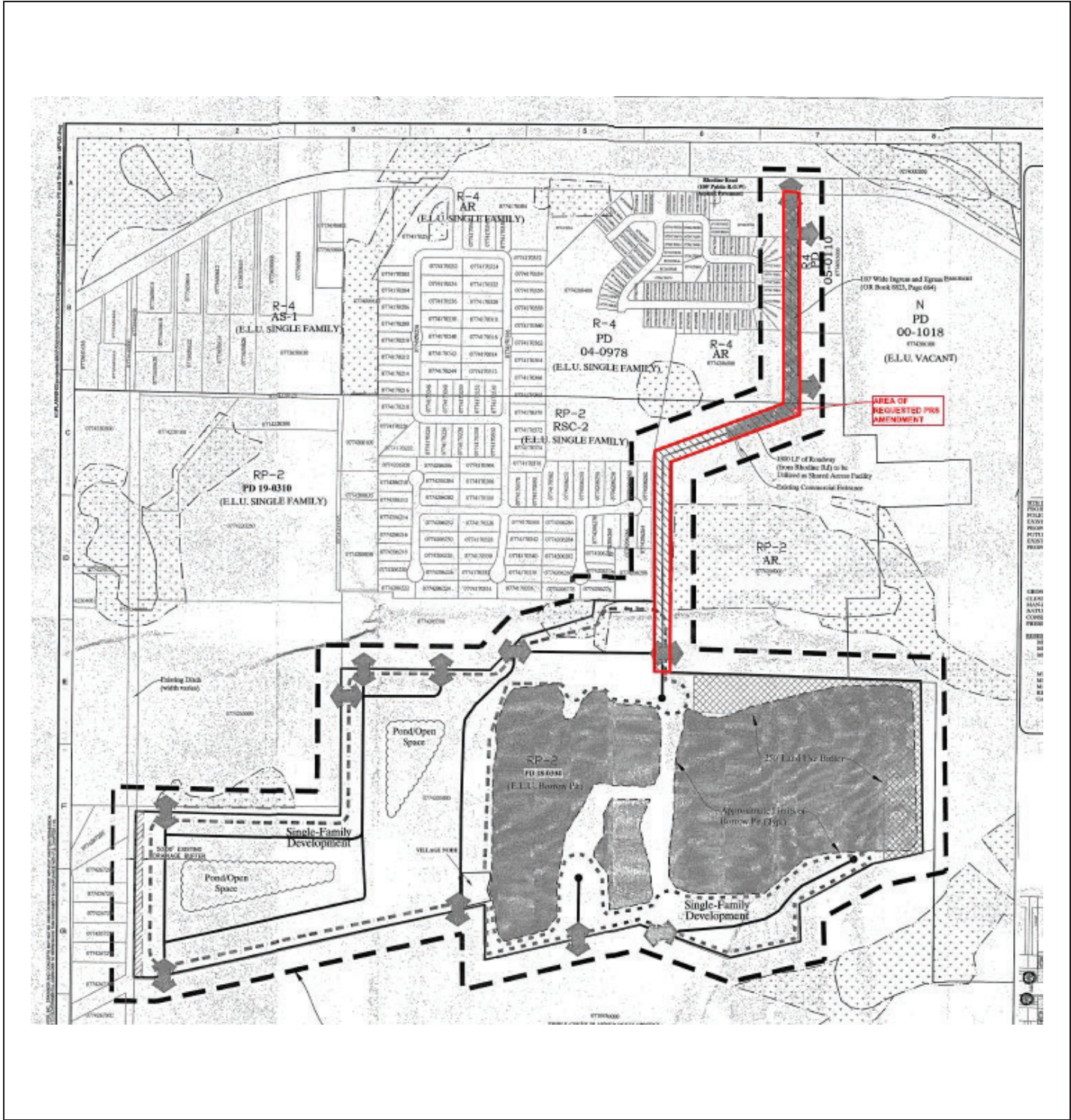
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Rhodine Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa (to the west) <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop the site’s roadway in two phases to allow for the relocation of utility and fiber lines while providing uninterrupted access to the adjacent communications tower site. To ensure the Rhodine Road Connector is completed as previously approved, and allow for residential development within the site, the issuance of building permits will be staged.

Based upon the above, no compatibility issues have been identified.

5.2 Recommendation

Supported, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 17, 2023.

- 1. The Rhodine Borrow Pit parcel shall be permitted a maximum of 271 single-family lots within a maximum residential development area of 77.17 acres and developed in accordance with the following development standards. The maximum number of units permitted in the Rhodine Borrow Pit parcel is identified as Critical Design Feature. Any change to this number will require a Major Modification to be reviewed in accordance with the procedures established in LDC Part 10.03.00.

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet
10 feet for front yards functioning as side yards*	
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*Garages accessed from front yards functioning as side yards shall be setback a minimum of 20 feet.

- 1.1 The project’s residential development area shall consist of a maximum of 77.17 acres. Correspondingly, the remaining 99.9 acres shall be utilized as open space in accordance with Comprehensive Plan Policy 14.2. A total of 0.23 acres shall be dedicated to the Village Node to provide a maximum FAR of 0.35 for the required on-site retail square footage. The Village Node acreage shall not be considered open space or residential development area.

- 1.2 Along the southern PD boundary of the Rhodine Borrow Pit area, adjacent to PD 98-0812 (Triple Creek), single-family residential lots/units shall be permitted to be partially located in both the subject PD and PD 98-0812 as part of a unified plan of development. At the time of platting, these lots shall be assigned to either the subject PD or PD 98-0812 and in no case shall the maximum number of permitted units in either PD be exceeded. These lots shall follow the development standards and any additional supplement requirements of the PD they are assigned to for accounting purposes. Vehicular and pedestrian cross access between the common boundary line shall be permitted.

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

- 2.1 Garages shall be setback a minimum of 25 feet. Garages accessed from a front yard functioning as a side yard shall be setback a minimum of 20 feet.
- 2.2 A 2-car garage and a minimum 18 foot wide driveway shall be provided for each unit.
- 2.3 All driveways shall be provided in an alternating pattern on the left or right side of the unit’s front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
- 2.4 A variety of garage door designs shall be provided and there shall be no two identical garage door designs adjacent to each other.

- 2.5 Each unit's primary entrance door shall face the roadway.
- 2.6 Street trees may include an alternating pattern of shade and ornamental trees, subject to final design and approval by Natural Resources staff.
3. A maximum of 3,658.5 square feet of neighborhood retail uses shall be provided within Commercial Pocket A (Rhodine Borrow Pit Village Node). Neighborhood retail uses shall include grocery stores, food/produce markets, convenience stores, pharmacies and other retail uses permitted in the CN zoning district.
4. The Rhodine Borrow Pit Village Node shall meet the following:
 - 4.1 The Village Node may also contain office uses, residential support uses (such as churches, adult care centers and daycare centers) and government uses (such as schools, government offices/services). Square footage for these uses shall not count towards the minimum square footage required for on-site neighborhood retail. The maximum F.A.R. permitted within the entire Village Node is 0.35.
 - 4.2 No minimum building setbacks shall be required.
 - 4.3 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height required.
 - 4.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent properties of differing land use classifications.
 - 4.5 Parking lots in the Village Node shall be located at the rear or to the side of buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a building and the roadway.
 - 4.6 Signage within the Village Node shall be limited to monument signs.
5. Prior to the issuance of building permits for more than 75% of the residential units (lots 203-271), Certificates of Occupancy shall be issued for a minimum of 50 percent of the 3,658.5 s.f. of required on-site neighborhood retail in the Village Node. Prior to the building permits for more than 95% of the residential units (lots 257-271), Certificates of Occupancy shall be issued for the remaining 3,658.5 square feet of neighborhood retail in the Village Node.
6. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways (a minimum of 5 feet in width) throughout the project with direct connections between the residential, open space and Village Node areas.
7. A 50-foot wide buffer shall be provided where depicted on the general site plan. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity. Within the buffer, screening shall be provided and shall be either 1) screening to consist of two or more of the following for an overall height of six feet: a berm (4:1 slope), a continuous row of evergreen shrubs at a minimum height of 24" and/or a solid wooden fence, PVC fence or wall architecturally finished on both sides; or 2) a six foot high wooden fence, PVC fence or wall architecturally finished on both sides and a row of evergreen shade trees at a minimum of 10 feet in height and minimum 2" caliper at the time of planting planted on 20 foot centers. Should the buffer abut a right-of-way, use of a six foot high wooden fence shall not be used. Additionally, should the buffer abut a right-of-way, hedges or trees shall not be blocked by a fence/wall from the view of the roadway and properties facing the village.

8. The parcel identified by Folio Number 77420.5000 is adjacent to the Triple Creek Preserve. Per LDC Section 4.01.00, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
9. As Rhodine Road is a substandard collector roadway, the developer shall improve Rhodine Road between the project driveway and the nearest standard roadway to current County standards unless otherwise approved in accordance with Section 6.04.02.B of the Hillsborough County Land Development Code (LDC). Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2 and other applicable sections of the Hillsborough County TTM.
10. Utilization of proposed access points along the project's southern boundary shall require modification of the adjacent Planned Development (to permit such cross access).
11. The developer shall construct the following site access improvements, unless otherwise approved by Hillsborough County Public Works:
 - a. An eastbound to southbound right turn lane on Rhodine Road into the project; and,
 - b. A westbound to southbound left turn lane on Rhodine Road into the project. Such improvements may require the developer to dedicate or otherwise acquire additional right-of-way.
12. The developer shall construct an internal project roadway beginning at Rhodine Road and continuing for a distance of approximately 3,650 ft (i.e. to the south most point of the area of modification shown on the PD site plan for PRS 23-0030, hereafter referred to as the "Rhodine Road Connector"). The Rhodine Road Connector shall be constructed in two segments: (1) first, the southernmost +/- 1,850 ft (i.e., between the southmost point of the Rhodine Road Connector and the existing entrance into Folio 77420.6000 (the "South Segment"); and, (2) second, from the existing entrance into Folio 77420.6000 to Rhodine Road (the "North Segment").
 - 12.1 Building permit applications for more than 75% of the residential units (i.e. for the 204th-270th residential unit) may not be filed by the developer until the developer has:
 - a. Substantially completed the South Segment of the Rhodine Road Connector and such facility is open to traffic; and,
 - b. Posted (and the County has accepted) a performance bond which guarantees construction of the North Segment. Such performance bond shall be issued in an amount equal to 125% of the estimated cost to construct the facility.
 - 12.2 Building permits for more than 75% of the residential units (i.e. for the 204th-270th residential unit) may not be issued by the County until the developer has substantially completed the North Segment of the Rhodine Road Connector and such facility is open to traffic.
 - ~~12.3.~~ The first 1,800 feet of the Rhodine Road Connector internal project roadway (south of Rhodine Road) shall be utilized as a shared access facility. The purpose of this shared access facility is to serve:

- a. Future development on folio 77409.3000, consistent with the adjacent PD 05-0110; and,
- b. Existing/future development on folio 77420.6000.

Notwithstanding anything shown on the PD site plan to the contrary, vehicular and pedestrian access may be taken anywhere along the project boundaries with folios 77409.3000 and 77420.6000, subject to the review and approval of Hillsborough County Public Works.

- 13. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 5 feet of right-of-way along its Rhodine Road frontage, such that a minimum of 55 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

The following shall apply to the Grove parcel:

- 14. The Grove parcel shall be permitted a maximum of 356 single-family lots and developed in accordance with the following development standards. The maximum number of units permitted in the Grove parcel is identified as Critical Design Feature. Any change to this number will require a Major Modification to be reviewed in accordance with the procedures established in LDC Part 10.03.00.

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet
	10 feet for front yards functioning as side yards*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*Garages accessed from front yards functioning as side yards shall be setback a minimum of 20 feet.

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

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

- 15. For lots at a width of less than 50 feet, the following shall apply:
 - 15.1 Garages shall be setback a minimum of 25 feet. Garages accessed from a front yard functioning as a side yard shall be setback a minimum of 20 feet.
 - 15.2 A 2-car garage and a minimum 18 foot wide driveway shall be provided for each unit.

- 15.3 All driveways shall be provided in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
 - 15.4 A variety of garage door designs shall be provided and there shall be no two identical garage door designs adjacent to each other.
 - 15.5 Each unit's primary entrance door shall face the roadway.
 - 15.6 Street trees may include an alternating pattern of shade and ornamental trees, subject to final design and approval by Natural Resources staff.
16. This PD approves a waiver to the provision of 4,806 s.f. of on-site neighborhood retail. A total of 5,038 square feet is provided off-site on folios 77886.0000 (a 3,238 square foot convenience store) and 77857.0000 (a 1,800 square foot post office).
- 16.1 The 5,038 square feet on folios 77886.0000 and 77857.0000 shall not be used for any future on-site commercial waiver requests for other proposed Planned Villages.
17. The Grove Village Node (amenity/specialty retail depicted area) shall meet the following:
- 17.1 The Village Node may contain a maximum of 5,000 square feet of neighborhood-retail uses, office uses, residential support uses (such as churches, adult care centers and daycare centers) and government uses (such as schools, government offices/services). A maximum of 497 square feet of this 5,000 square feet may be developed with neighborhood-retail uses permitted in the CN zoning district. The maximum F.A.R. permitted within the entire Village Node is 0.35.
 - 17.2 The Village Node may also contain neighborhood amenity uses, such as a pool, amenity area and clubhouse which shall not count towards the maximum F.A.R. permitted in the Village Node.
 - 17.2 No minimum building setbacks shall be required.
 - 17.3 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height required.
 - 17.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent properties of differing land use classifications.
 - 17.5 Parking lots in the Village Node shall be located at the rear or to the side of buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a building and the roadway.
 - 17.6 Signage within the Village Node shall be limited to monument signs.
18. A Village Square/Green (minimum size of 4,806 square feet) shall be provided where depicted on the general site plan. The Village Square/Green shall be bound on all sides by streets and improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by village residents.


19. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways (a minimum of 5 feet in width) throughout the project with direct connections between the residential, open space, Village Square/Green and Village Node areas.
20. A 50-foot wide buffer shall be provided where depicted on the general site plan. Should the buffer be adjacent to a roadway requiring right-of-way preservation, the buffer shall be measured from the future right-of-way line. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity. Within the buffer, screening shall be provided and shall be either: 1) screening to consist of two or more of the following for an overall height of six feet: a berm (4:1 slope), a continuous row of evergreen shrubs at a minimum height of 24" and/or a solid wooden fence, PVC fence or wall architecturally finished on both sides; or 2) a six foot high wooden fence, PVC fence or wall architecturally finished on both sides and a row of evergreen shade trees at a minimum of 10 feet in height and minimum 2" caliper at the time of planting planted on 20 foot centers. Should the buffer abut a right-of-way, use of a six foot high wooden fence shall not be used. Additionally, should the buffer abut a right-of-way, hedges or trees shall not be blocked by a fence/wall from the view of the roadway and properties facing the village. Any buffers abutting a right-of-way shall be measured from the roadway's preservation line.
 - 20.a Should any portion of Balm-Wimauma Road be vacated (Option 1 and Option 2 in condition 17.d), the 50-foot wide buffer and screening shall not be required.
21. A 250-foot wide buffer shall be provided adjacent to folio 77850.0000, as depicted on the general site plan.
22. The developer shall construct the following site access improvements, of which 22.a, 22.b or 22.c shall be constructed only if warranted per Section 6.04.04.D. of the Hillsborough County Land Development Code or unless otherwise approved in accordance the Section 6.04.02.B. administrative variance process:
 - 22.a An eastbound to southbound right turn lane on CR 672 at Shelley Ln.;
 - 22.b A westbound to southbound left turn lane on CR 672 at Shelley Ln.;
 - 22.c A southbound to eastbound left turn lane on Balm Wimauma Rd. into the project's southernmost entrance; and,
 - 22.d One (1) of the following options (as depicted on the on the PD site plan) relating to site access and roadway reconfigurations proposed by the developer:
 - i. Option 1 – The developer shall construct an extension of Balm Wimauma Rd. (between its intersection with Balm Rd. and CR 672) as a 2-lane collector roadway. Within 6 months of acceptance of the roadway extension, the developer shall remove up to a +/- 1,300-foot long segment of existing Balm Wimauma Rd. south of CR 672. Specific limits of the segment to be removed shall be determined and approved by Hillsborough County Public Works. Utilization of this option is contingent upon the developer's ability to, at its sole cost, design the facility, obtain all required permits for construction, and acquire any additional right-of-way necessary for the proposed extension and related improvements. Utilization of this option is also contingent upon review and approval of the proposed roadway by Hillsborough County Public Works, including any turn lanes that may be required by the County at the intersection of the roadway extension with CR 672. In no event shall removal of the roadway section occur until such time as a cul-de-sac or other end of roadway treatment acceptable to Hillsborough County Public Works is constructed and open to public traffic; or,

- ii. Option 2 – The developer shall realign up to +/- 1,300 feet of Balm Wimauma Rd. (i.e. that portion immediately south of CR 672) such that it connects to Shelley Ln. Concurrent with the opening of the realigned roadway extension, the developer shall close the old/realigned roadway and, within 6 months, complete removal of the old/unutilized roadway. Specific limits of the segment to be realigned/removed shall be determined and approved by Hillsborough County Public Works. Utilization of this option is contingent upon the developer's ability to, at its sole cost, design the facility, obtain all required permits for construction, and acquire any additional right-of-way necessary for the proposed extension and related improvements. Utilization of this option is also contingent upon review and approval of the proposed roadway by Hillsborough County Public Works, including any turn lanes that may be required by the County at the newly created intersection of Balm Wimauma Rd. and Shelley Ln. The applicant shall also be responsible for preserving sufficient right-of-way necessary to accommodate a 2-lane enhanced roadway segment between the new intersection and CR 672; or,
 - iii. Option 3 – The developer shall construct a roundabout at the intersection of CR 672, Balm Wimauma Rd., Shelley Ln., and Balm Boyette Rd. This option may require the developer to dedicate or otherwise acquire additional right-of-way necessary to accommodate the roundabout. Notwithstanding anything herein to the contrary, utilization of this option shall relieve the developer of its obligation to construct the improvements listed in 1.a. and 1.b., above. Utilization of this option is also contingent upon review and approval of the proposed roundabout by Hillsborough County Public Works.
23. As Shelley Ln. is a substandard local roadway the developer will be required to improve Shelley Ln., between its southernmost access connection and CR 672, to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.
24. As Balm Wimauma Rd. may be a substandard collector roadway, the developer will be required to coordinate with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
25. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 23 feet of right-of-way along its Balm Wimauma Rd. frontages, such that a minimum of 54 feet of right-of-way is preserved east and south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
26. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 14 feet of right-of-way along its CR 672 frontage, such that a minimum of 54 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
27. Notwithstanding anything shown on the PD site plan to the contrary, the relocation of the southernmost access on Balm Wimauma Rd. such that it is located a minimum of 330 feet from the nearest adjacent access connection, shall be made. However, the access point shall not be located any further than 600 feet from the southern boundary of folio 77850.0000. Alternatively, the developer shall obtain a Section 6.04.02.B. administrative variance from the Section 6.04.07 access spacing requirements.

The following shall apply to both Planned Villages:

- 28. Access shall be provided as shown on the PD site plan unless otherwise provided herein these conditions. Internal roadways may be public or private, and if private, and if private, roadways may be gated (except for those portions functioning as shared access roadways, as required herein these conditions).
- 29. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 30. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 31. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 32. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 33. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 34. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Zoning Administrator Sign Off:



J. Brian Grady
Thu Feb 16 2023 16:08:16

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

Figure 7.1 Project Roadways (provided by applicant)

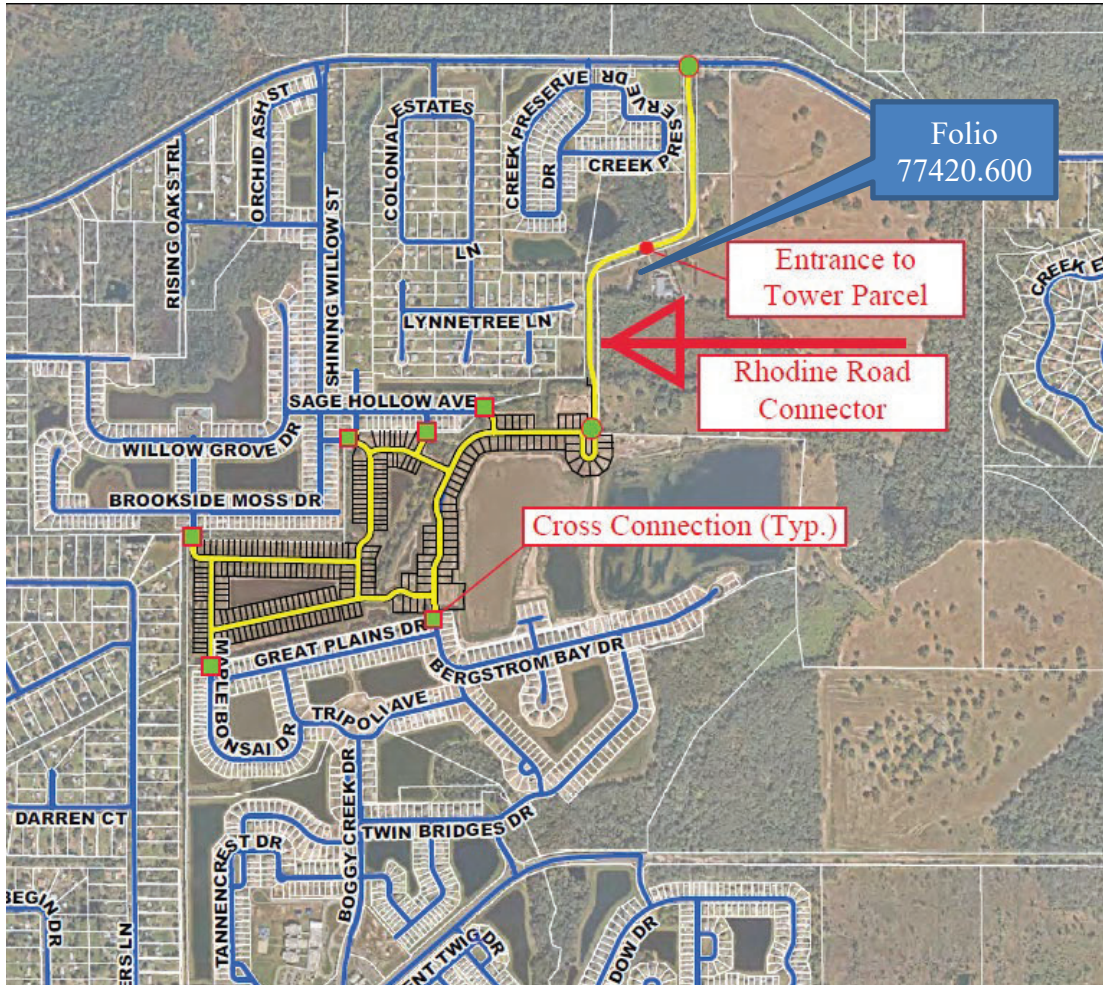
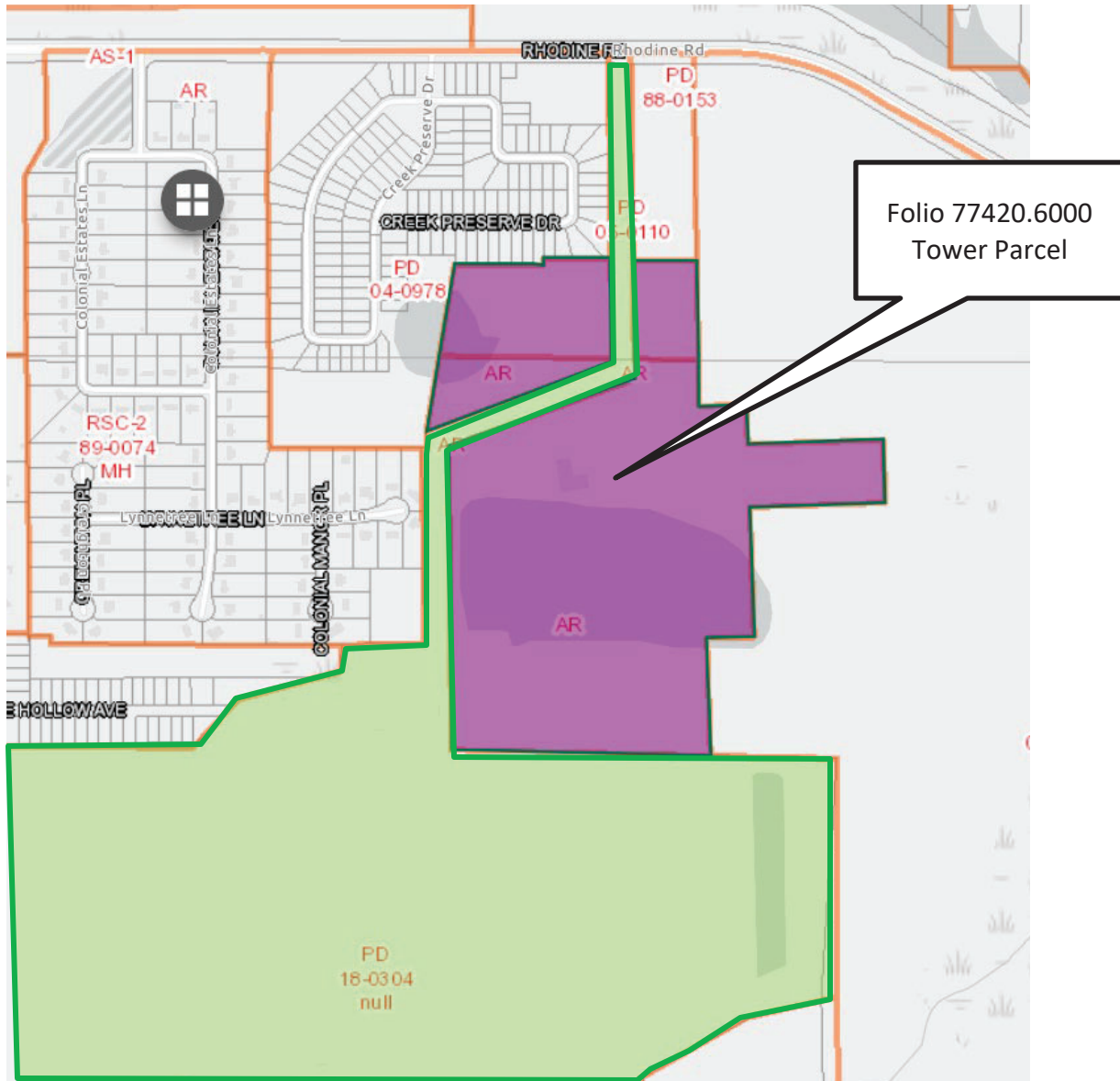
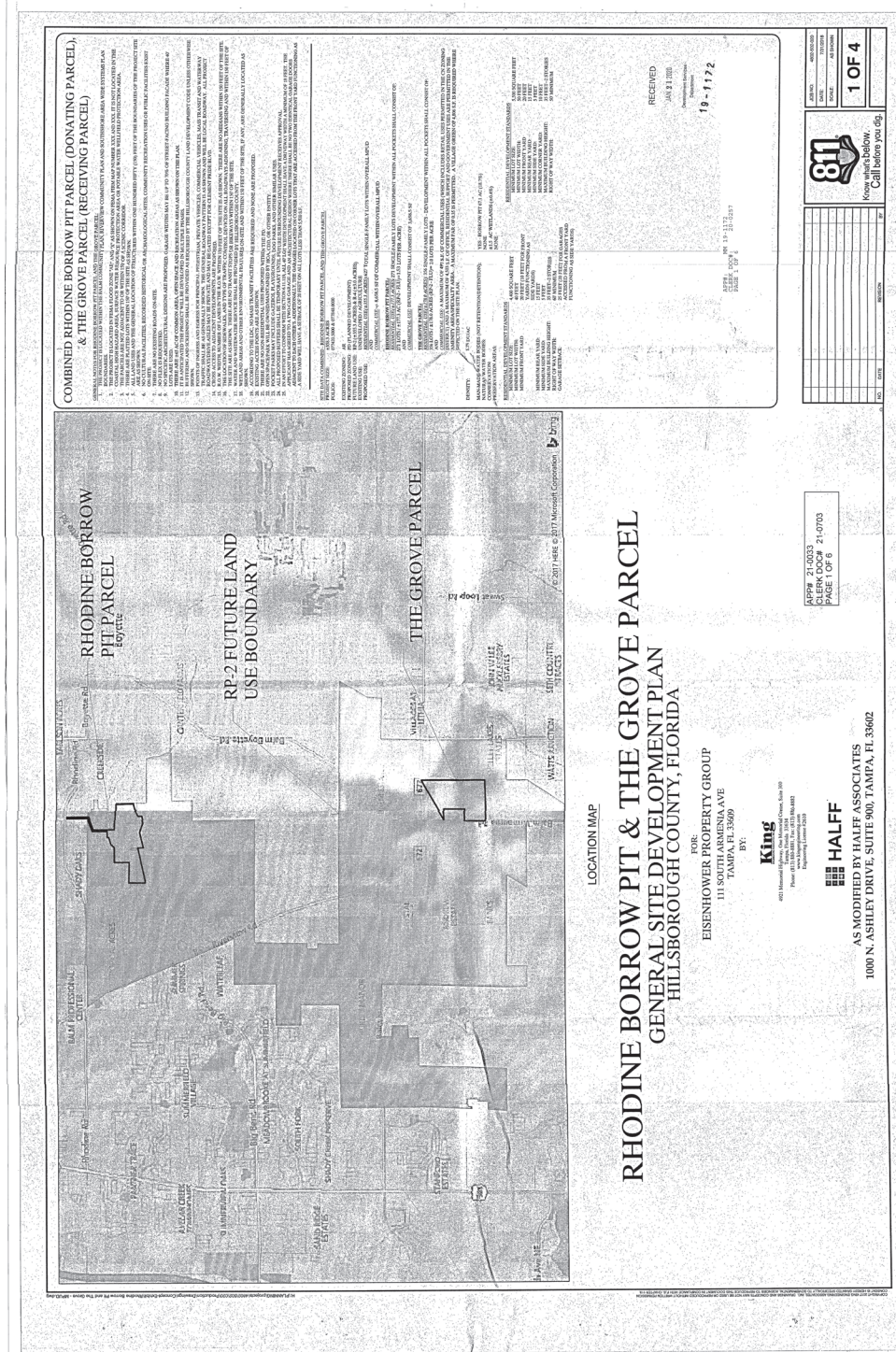


Figure 7.2 Subject PD Location / Tower Parcel Location



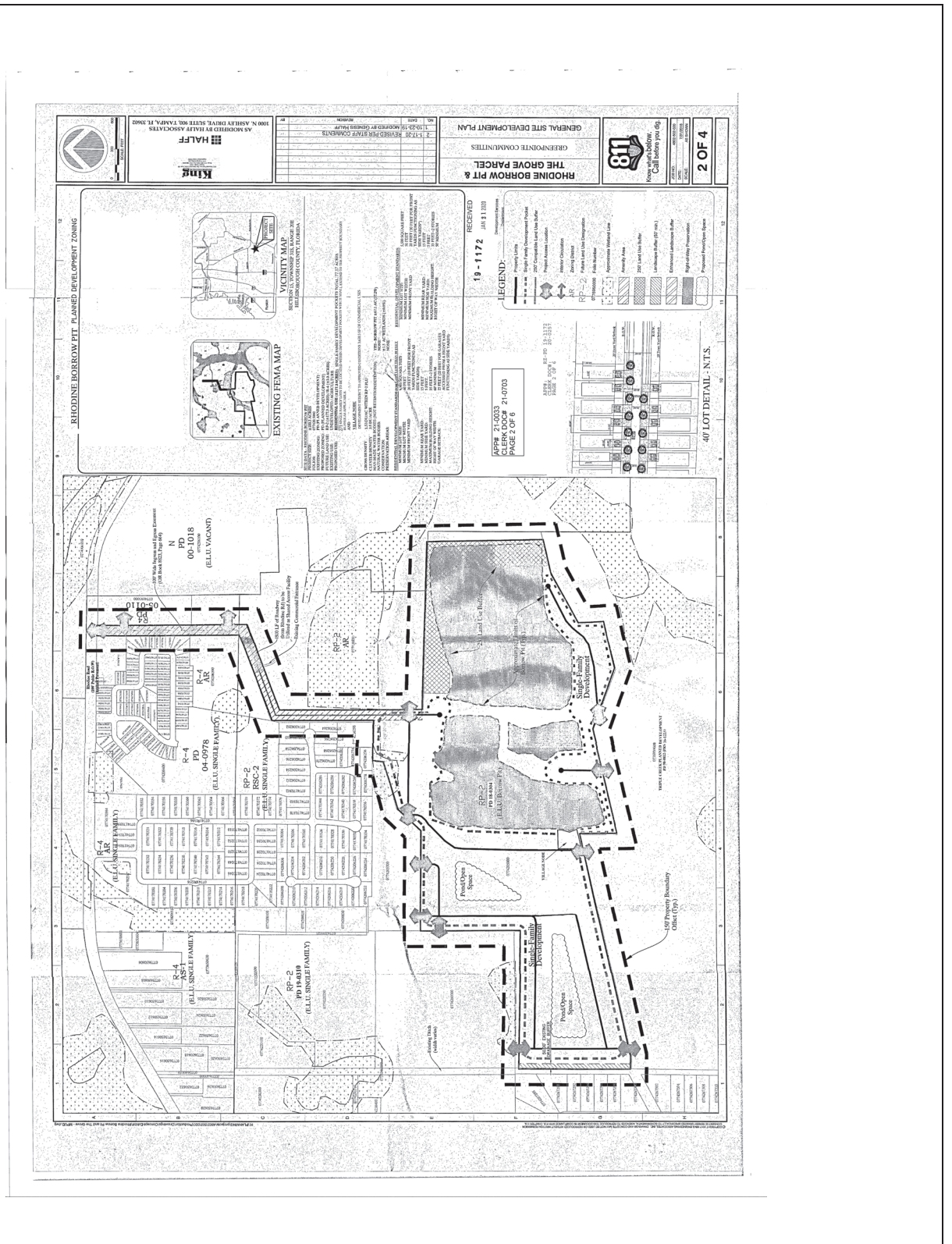
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



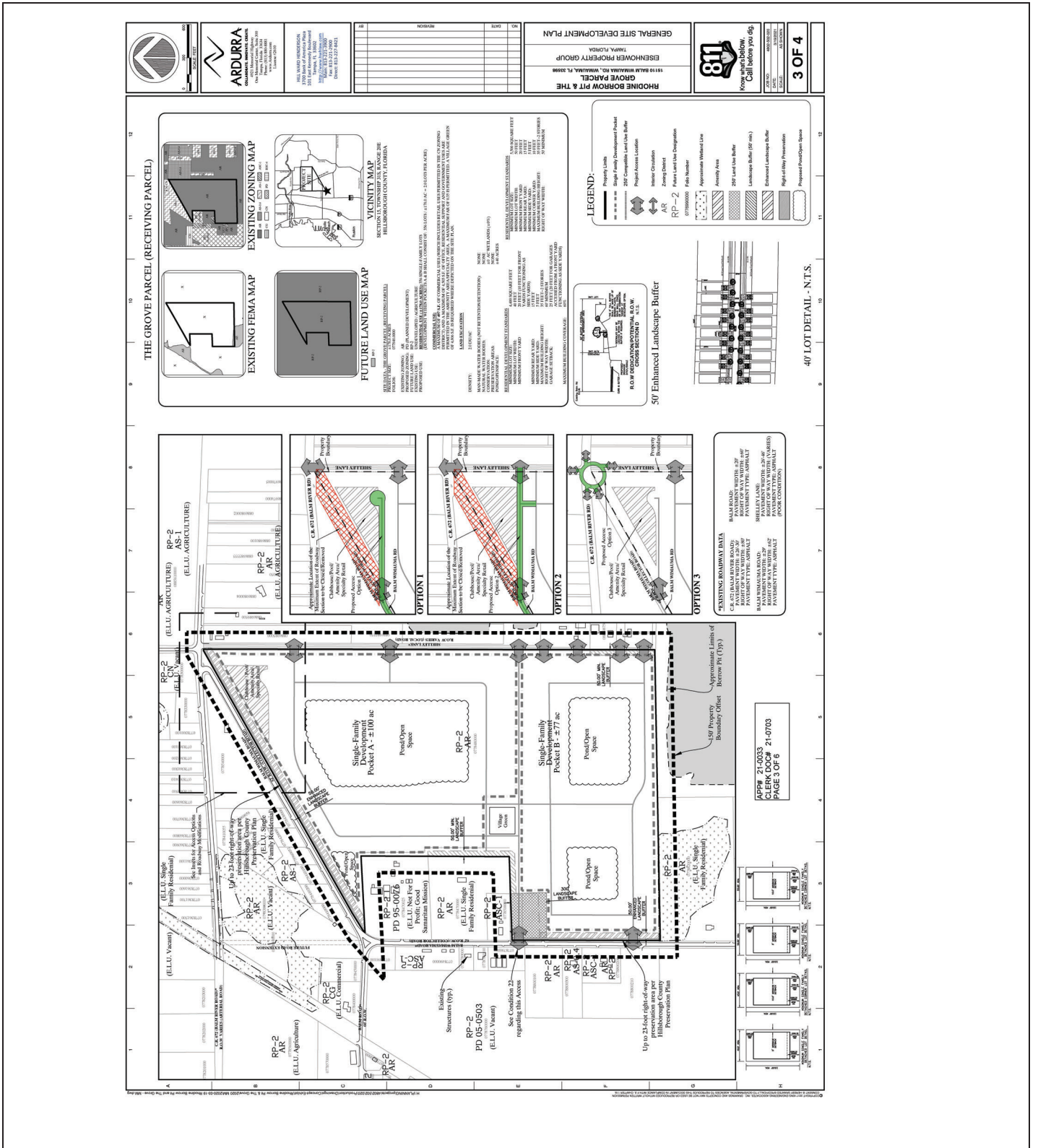
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



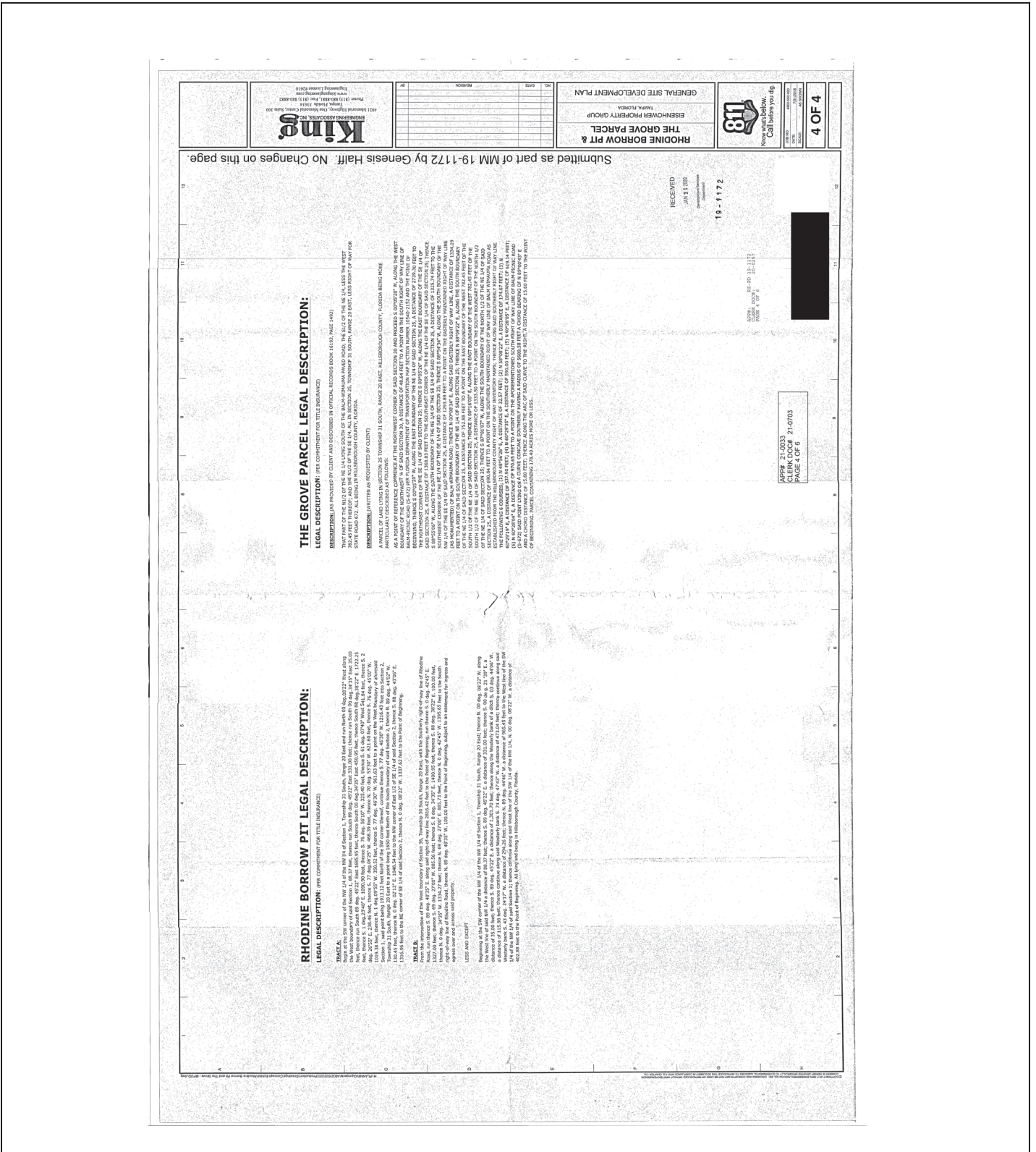
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



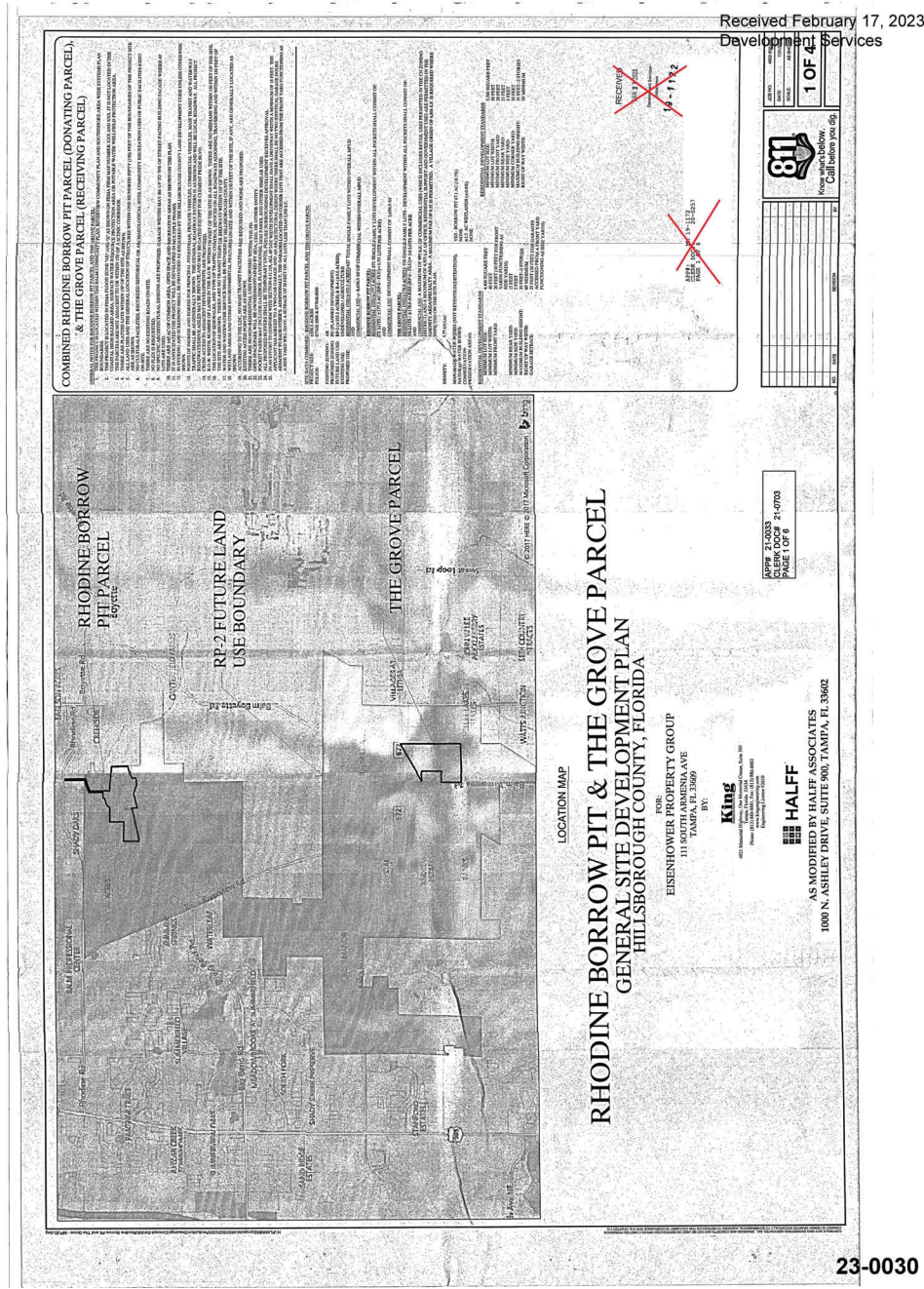
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



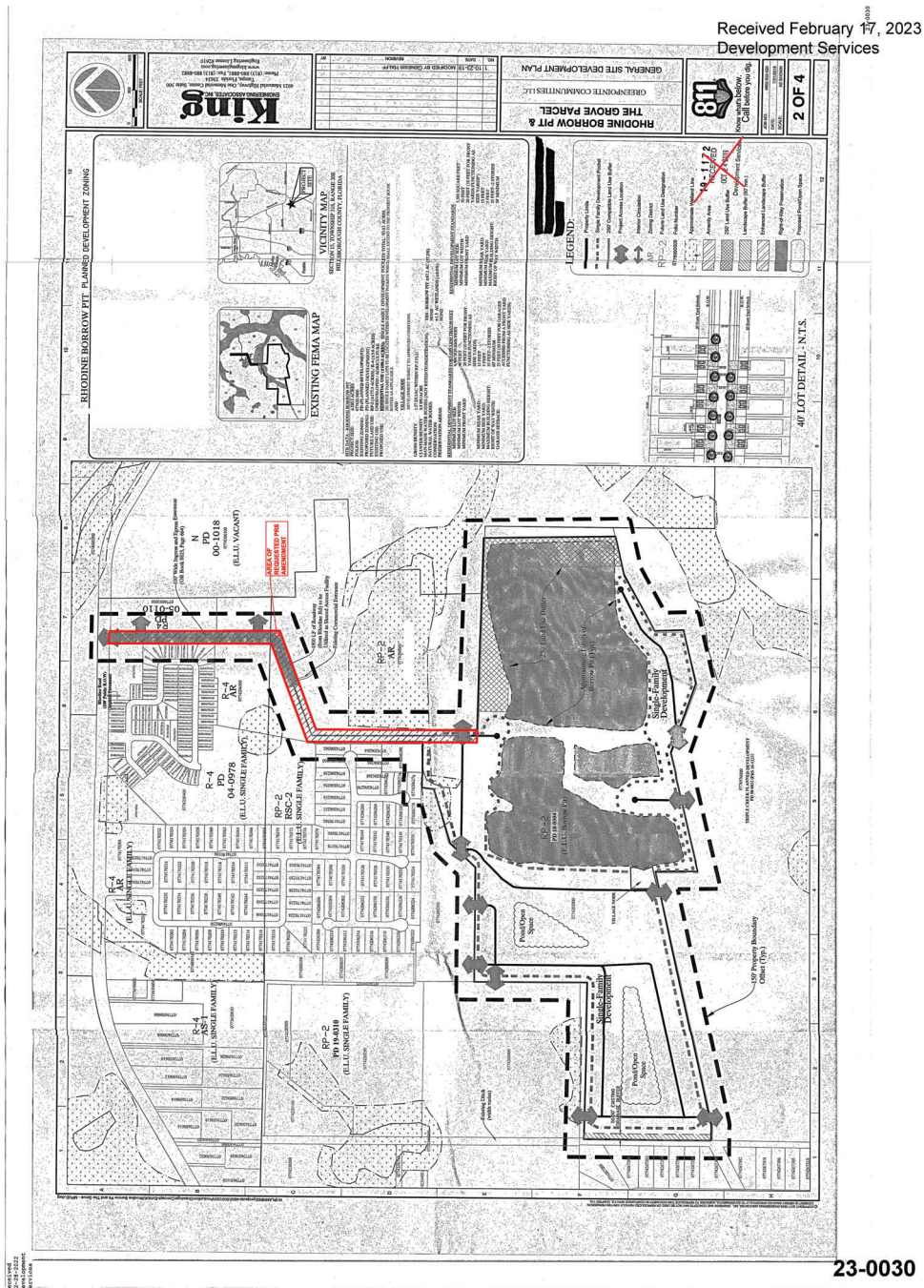
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



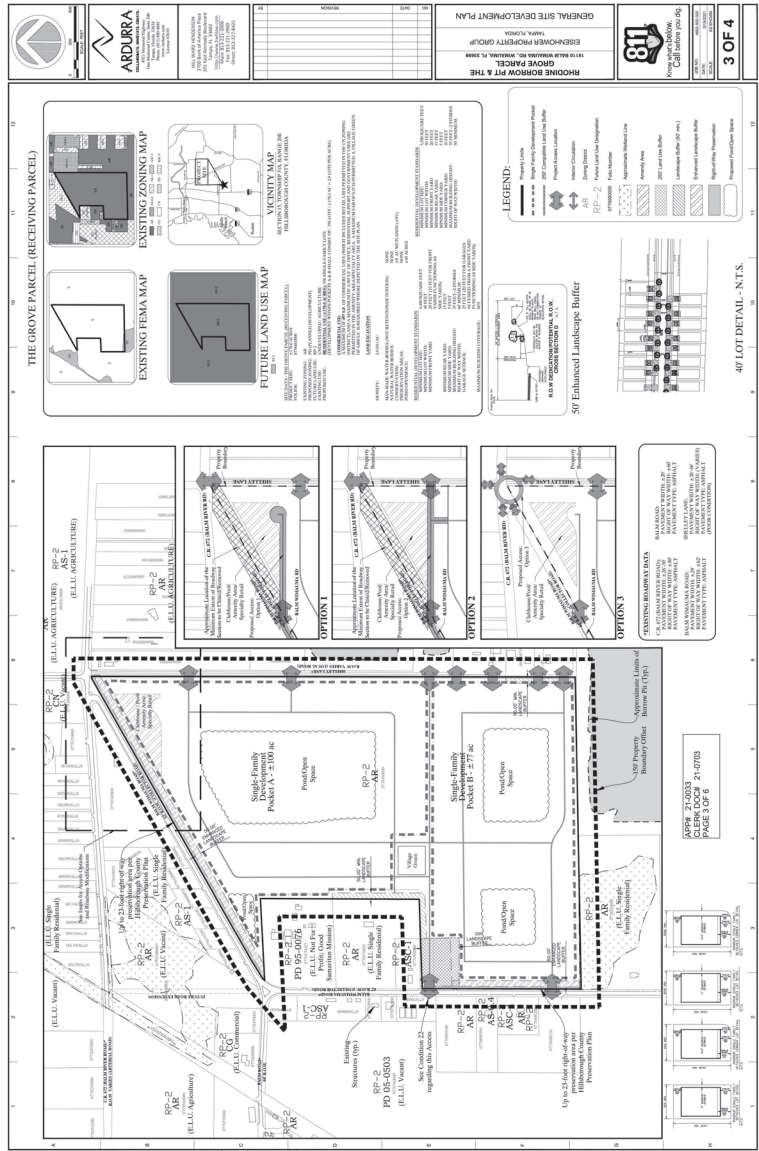
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

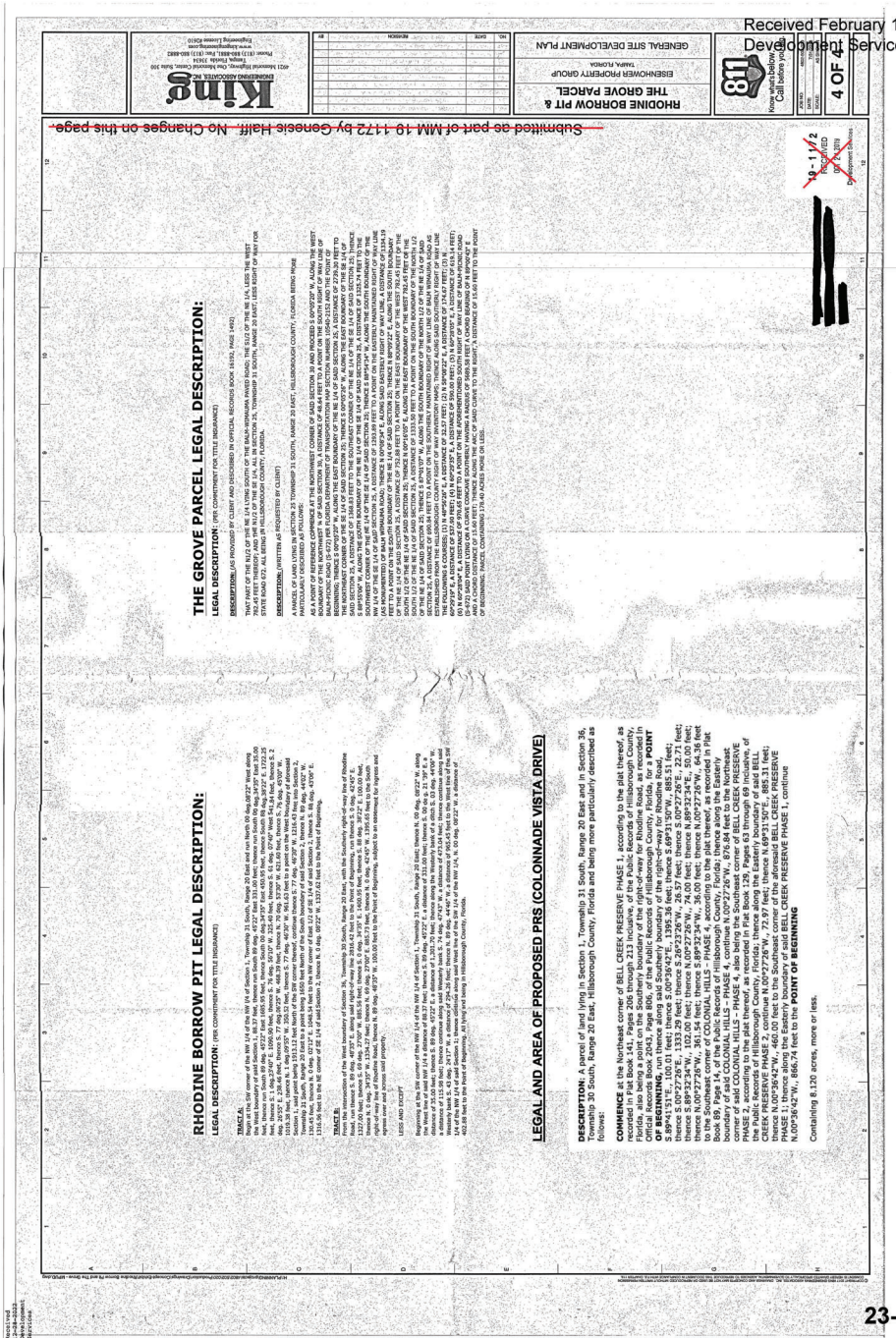
8.2 Proposed Site Plan (Full)



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8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

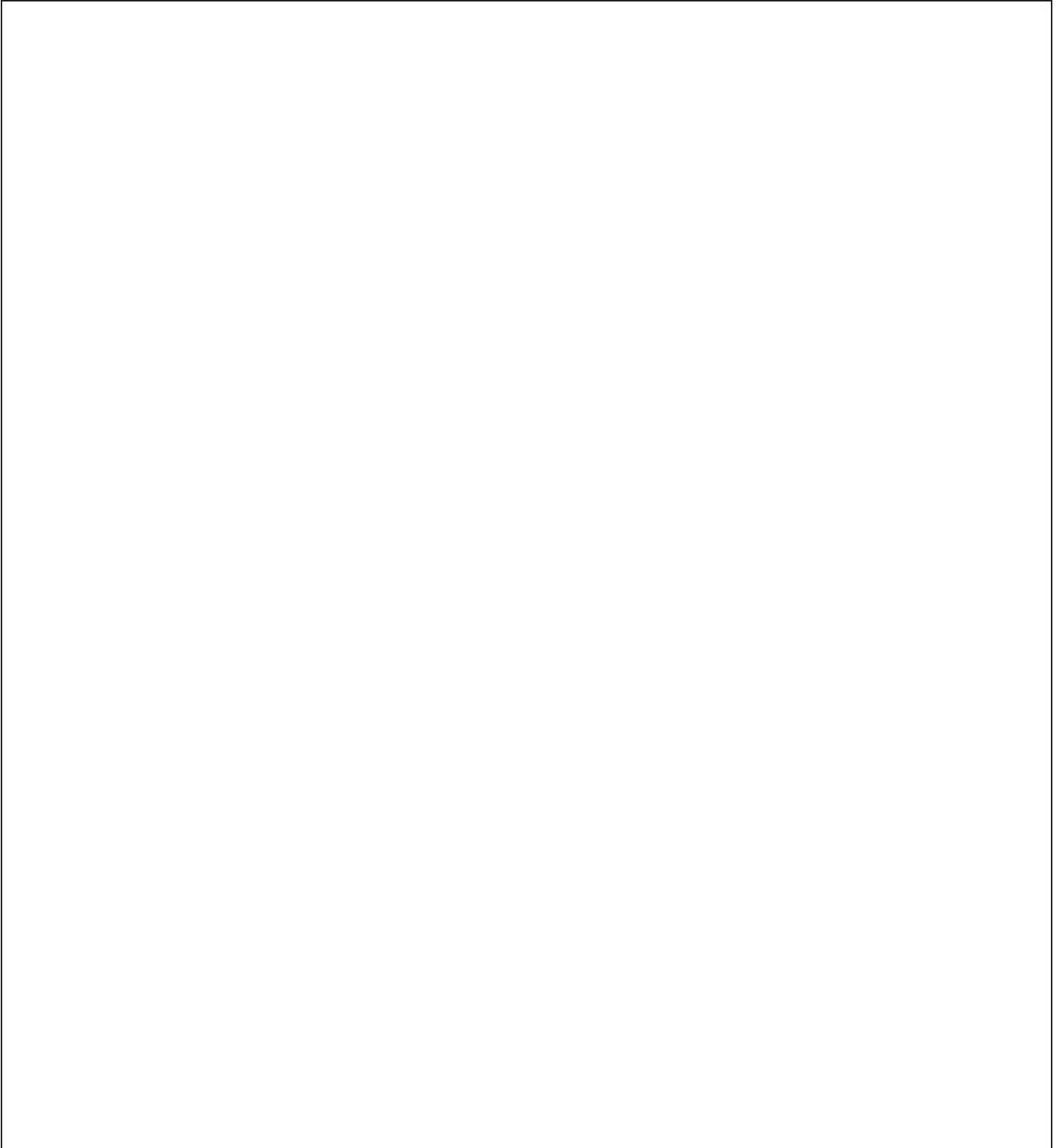


Received February 17, 2023
Development Services

23-0030

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 02/16/2023

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: RV

PETITION NO: PRS 23-0030

- 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.

CONDITIONS OF APPROVAL

12. The developer shall construct an internal project roadway beginning at Rhodine Road and continuing for a distance of approximately 3,650 ft (i.e. to the south most point of the area of modification shown on the PD site plan for PRS 23-0030, hereafter referred to as the “Rhodine Road Connector”). The Rhodine Road Connector shall be constructed in two segments: (1) first, the southernmost +/- 1,850 ft (i.e., between the southmost point of the Rhodine Road Connector and the existing entrance into Folio 77420.6000 (the “South Segment”); and, (2) second, from the existing entrance into Folio 77420.6000 to Rhodine Road (the “North Segment”).

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

- a. Substantially completed the South Segment of the Rhodine Road Connector and such facility is open to traffic; and,
- b. Posted (and the County has accepted) a performance bond which guarantees construction of the North Segment. Such performance bond shall be issued in an amount equal to 125% of the estimated cost to construct the facility.

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

REVISED CONDITION

12.3+ The first 1,800 feet of the Rhodine Road Connector ~~internal project roadway~~ (south of Rhodine Road) shall be utilized as a Sshared Access Facility. The purpose of this shared access facility is to serve:

- a. Future development on folio 77409.3000, consistent with the adjacent PD 05-0110; and,
- b. Existing/future development on folio 77420.6000.

[Staff recommends revising this condition to make it consistent with the new conditions of approval for the Rhodine Road Connector.]

PROJECT OVERVIEW

The applicant is requesting a minor modification (PRS) to previously approved PD 18-0304. The applicant is proposing to modify the planned development approval to provide for an alternative completion schedule for construction of the internal connector road to Rhodine Road. This connector road is referred to as the “Rhodine Road Connector.” The applicant also proposes to modify the approved conditions to restrict the number of residential units to be developed in connection with the timing of the construction of two segments of the Rhodine Road Connector. No new entitlements are proposed. No changes in access are proposed by the applicant. All previously approved locations of access and connectivity remain the same as previously approved.

Given that no new entitlements are proposed, and that access is not changing, no trip generation or site access analysis was required to process this modification request. Staff has no objections to the proposed modification, subject to revised and new conditions included in this report.

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

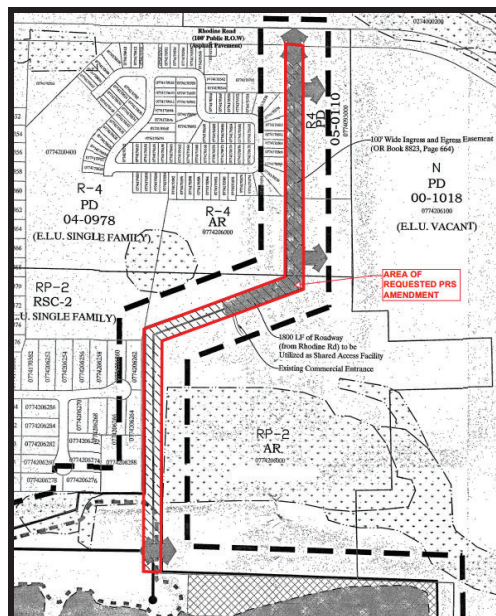
Rhodine Road is a 2-lane, Hillsborough County maintained, substandard, collector road, characterized by +/-10-foot travel lanes. The existing right-of-way on Rhodine Road in the vicinity of the project is +/-100 feet. There are no bike lanes either side and intermittent sidewalk along the south side of Rhodine Road in the vicinity of the project.

RHODINE ROAD CONNECTOR

PD 18-0304 includes a requirement to construct an internal project roadway beginning at Rhodine Road and continuing for a distance of approximately 3,650 ft (i.e. to the south most point of the area of modification shown below and on the PD site plan for PRS 23-0030 referred to as the “Rhodine Road Connector”). The applicant proposes in the subject PRS to split the required internal project roadway into two segments. The first segment proposed is the southernmost +/- 1,850 ft (i.e. between the southmost point of the Rhodine Road Connector and the existing entrance into Folio 77420.6000 (the “South Segment”). The second segment starts from the existing entrance into Folio 77420.6000 to Rhodine Road (the “North Segment”).

The applicant also proposes specific conditions that connect the construction of the Rhodine Road Connector to the issuance of building permits for the last 25% of the approved residential units. The revised conditions allow for 75% of building permits for the previously approved residential units to be issued without the Rhodine Road Connector. Building permits for the remaining 25% of the residential units may be applied for (but not issued by the County) when the first segment of the Rhodine Road Connector is substantially completed, and a performance bond is posted (and accepted by the County) for the second segment of the Rhodine Road Connector. The building permits for the remaining 25% of the residential units may be issued when the second segment of the Rhodine Roadway Connector is substantially completed. The applicant is required to modify the subdividers agreement to include the proposed revised condition language in the subject PRS. The applicant has worked with staff on the proposed revised conditions and the two-segment approach for the Rhodine Road Connector. As a result, transportation staff does not object to PRS 23-0030 subject to the included revised condition and new conditions of approval.

The image below depicts the entire Rhodine Road Connector, which is the area of requested PRS amendment for the subject PRS.



Transportation Comment Sheet

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
Rhodine Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 31, 2020.

1. The Rhodine Borrow Pit parcel shall be permitted a maximum of 271 single-family lots within a maximum residential development area of 77.17 acres and developed in accordance with the following development standards. The maximum number of units permitted in the Rhodine Borrow Pit parcel is identified as Critical Design Feature. Any change to this number will require a Major Modification to be reviewed in accordance with the procedures established in LDC Part 10.03.00.

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet
	10 feet for front yards functioning as side yards*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*Garages accessed from front yards functioning as side yards shall be setback a minimum of 20 feet.

- 1.1 The project's residential development area shall consist of a maximum of 77.17 acres. Correspondingly, the remaining 99.9 acres shall be utilized as open space in accordance with Comprehensive Plan Policy 14.2. A total of 0.23 acres shall be dedicated to the Village Node to provide a maximum FAR of 0.35 for the required on-site retail square footage. The Village Node acreage shall not be considered open space or residential development area.

- 1.2 Along the southern PD boundary of the Rhodine Borrow Pit area, adjacent to PD 98-0812 (Triple Creek), single-family residential lots/units shall be permitted to be partially located in both the subject PD and PD 98-0812 as part of a unified plan of development. At the time of platting, these lots shall be assigned to either the subject PD or PD 98-0812 and in no case shall the maximum number of permitted units in either PD be exceeded. These lots shall follow the development standards and any additional supplement requirements of the PD they are assigned to for accounting purposes. Vehicular and pedestrian cross access between the common boundary line shall be permitted.

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

- 2.1 Garages shall be setback a minimum of 25 feet. Garages accessed from a front yard functioning as a side yard shall be setback a minimum of 20 feet.

- 2.2 A 2-car garage and a minimum 18 foot wide driveway shall be provided for each unit.

- 2.3 All driveways shall be provided in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.

- 2.4 A variety of garage door designs shall be provided and there shall be no two identical garage door designs adjacent to each other.

- 2.5 Each unit's primary entrance door shall face the roadway.

- 2.6 Street trees may include an alternating pattern of shade and ornamental trees, subject to final design and approval by Natural Resources staff.
3. A maximum of 3,658.5 square feet of neighborhood retail uses shall be provided within Commercial Pocket A (Rhodine Borrow Pit Village Node). Neighborhood retail uses shall include grocery stores, food/produce markets, convenience stores, pharmacies and other retail uses permitted in the CN zoning district.
4. The Rhodine Borrow Pit Village Node shall meet the following:
 - 4.1 The Village Node may also contain office uses, residential support uses (such as churches, adult care centers and daycare centers) and government uses (such as schools, government offices/services). Square footage for these uses shall not count towards the minimum square footage required for on-site neighborhood retail. The maximum F.A.R. permitted within the entire Village Node is 0.35.
 - 4.2 No minimum building setbacks shall be required.
 - 4.3 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height required.
 - 4.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent properties of differing land use classifications.
 - 4.5 Parking lots in the Village Node shall be located at the rear or to the side of buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a building and the roadway.
 - 4.6 Signage within the Village Node shall be limited to monument signs.
5. Prior to the issuance of building permits for more than 75% of the residential units (lots 203-271), Certificates of Occupancy shall be issued for a minimum of 50 percent of the 3,658.5 s.f. of required on-site neighborhood retail in the Village Node. Prior to the building permits for more than 95% of the residential units (lots 257-271), Certificates of Occupancy shall be issued for the remaining 3,658.5 square feet of neighborhood retail in the Village Node.
6. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways (a minimum of 5 feet in width) throughout the project with direct connections between the residential, open space and Village Node areas.
7. A 50-foot wide buffer shall be provided where depicted on the general site plan. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity. Within the buffer, screening shall be provided and shall be either 1) screening to consist of two or more of the following for an overall height of six feet: a berm (4:1 slope), a continuous row of evergreen shrubs at a minimum height of 24" and/or a solid wooden fence, PVC fence or wall architecturally finished on both sides; or 2) a six foot high wooden fence, PVC fence or wall architecturally finished on both sides and a row of evergreen shade trees at a minimum of 10 feet in height and minimum 2" caliper at the time of planting planted on 20 foot centers. Should the buffer abut a right-of-way, use of a six foot high wooden

fence shall not be used. Additionally, should the buffer abut a right-of-way, hedges or trees shall not be blocked by a fence/wall from the view of the roadway and properties facing the village.

8. The parcel identified by Folio Number 77420.5000 is adjacent to the Triple Creek Preserve. Per LDC Section 4.01.00, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
9. As Rhodine Road is a substandard collector roadway, the developer shall improve Rhodine Road between the project driveway and the nearest standard roadway to current County standards unless otherwise approved in accordance with Section 6.04.02.B of the Hillsborough County Land Development Code (LDC). Deviations from Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2 and other applicable sections of the Hillsborough County TTM.
10. Utilization of proposed access points along the project's southern boundary shall require modification of the adjacent Planned Development (to permit such cross access).
11. The developer shall construct the following site access improvements, unless otherwise approved by Hillsborough County Public Works:
 - a. An eastbound to southbound right turn lane on Rhodine Road into the project; and,
 - b. A westbound to southbound left turn lane on Rhodine Road into the project. Such improvements may require the developer to dedicate or otherwise acquire additional right-of-way.
12. The first 1,800 feet of the internal project roadway (south of Rhodine Road) shall be utilized as a shared access facility. The purpose of this shared access facility is to serve:
 - a. Future development on folio 77409.3000, consistent with the adjacent PD 05-0110; and,
 - b. Existing/future development on folio 77420.6000.

Notwithstanding anything shown on the PD site plan to the contrary, vehicular and pedestrian access may be taken anywhere along the project boundaries with folios 77409.3000 and 77420.6000, subject to the review and approval of Hillsborough County Public Works.

13. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 5 feet of right-of-way along its Rhodine Road frontage, such that a minimum of 55 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

The following shall apply to the Grove parcel:

14. The Grove parcel shall be permitted a maximum of 356 single-family lots and developed in accordance with the following development standards. The maximum number of units permitted in the Grove parcel is identified as Critical Design Feature. Any change to this number will require a Major Modification to be reviewed in accordance with the procedures established in LDC Part 10.03.00.

Minimum lot size:	4,400 square feet / 5,500 square feet
Minimum lot width:	40 feet / 50 feet
Minimum front yard setback:	20 feet
	10 feet for front yards functioning as side yards*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*Garages accessed from front yards functioning as side yards shall be setback a minimum of 20 feet.

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

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

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

15.1 Garages shall be setback a minimum of 25 feet. Garages accessed from a front yard functioning as a side yard shall be setback a minimum of 20 feet.

15.2 A 2-car garage and a minimum 18 foot wide driveway shall be provided for each unit.

15.3 All driveways shall be provided in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.

15.4 A variety of garage door designs shall be provided and there shall be no two identical garage door designs adjacent to each other.

15.5 Each unit's primary entrance door shall face the roadway.

15.6 Street trees may include an alternating pattern of shade and ornamental trees, subject to final design and approval by Natural Resources staff.

16. This PD approves a waiver to the provision of 4,806 s.f. of on-site neighborhood retail. A total of 5,038 square feet is provided off-site on folios 77886.0000 (a 3,238 square foot convenience store) and 77857.0000 (a 1,800 square foot post office).

- 16.1 The 5,038 square feet on folios 77886.0000 and 77857.0000 shall not be used for any future on-site commercial waiver requests for other proposed Planned Villages.
17. The Grove Village Node (amenity/specialty retail depicted area) shall meet the following:
- 17.1 The Village Node may contain a maximum of 5,000 square feet of neighborhood-retail uses, office uses, residential support uses (such as churches, adult care centers and daycare centers) and government uses (such as schools, government offices/services). A maximum of 497 square feet of this 5,000 square feet may be developed with neighborhood-retail uses permitted in the CN zoning district. The maximum F.A.R. permitted within the entire Village Node is 0.35.
- 17.2 The Village Node may also contain neighborhood amenity uses, such as a pool, amenity area and clubhouse which shall not count towards the maximum F.A.R. permitted in the Village Node.
- 17.2 No minimum building setbacks shall be required.
- 17.3 Building height shall be limited to a maximum of 35 feet with no additional setback for buildings over 20 feet in height required.
- 17.4 Buffering and screening in accordance with Land Development Code Section 6.06.06 shall be provided along adjacent properties of differing land use classifications.
- 17.5 Parking lots in the Village Node shall be located at the rear or to the side of buildings, or to the interior of a block. Not more than two rows of angled parking shall be located between a building and the roadway.
- 17.6 Signage within the Village Node shall be limited to monument signs.
18. A Village Square/Green (minimum size of 4,806 square feet) shall be provided where depicted on the general site plan. The Village Square/Green shall be bound on all sides by streets and improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by village residents.
19. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways (a minimum of 5 feet in width) throughout the project with direct connections between the residential, open space, Village Square/Green and Village Node areas.
20. A 50-foot wide buffer shall be provided where depicted on the general site plan. Should the buffer be adjacent to a roadway requiring right-of-way preservation, the buffer shall be measured from the future right-of-way line. This buffer is to be platted as a separate tract to be owned and maintained by the Homeowner's Association, or other similar entity. Within the buffer, screening shall be provided and shall be either: 1) screening to consist of two or more of the following for an overall height of six feet: a berm (4:1 slope), a continuous row of evergreen shrubs at a minimum height of 24" and/or a solid wooden fence, PVC fence or wall architecturally finished on both sides; or 2) a six foot high wooden fence, PVC fence or wall architecturally finished on both sides and a row of evergreen shade trees at a minimum of 10 feet in height and minimum 2" caliper at the time of planting planted on 20 foot centers. Should the buffer abut

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

- 20.a Should any portion of Balm-Wimauma Road be vacated (Option 1 and Option 2 in condition 17.d), the 50-foot wide buffer and screening shall not be required.
21. A 250-foot wide buffer shall be provided adjacent to folio 77850.0000, as depicted on the general site plan.
22. The developer shall construct the following site access improvements, of which 22.a, 22.b or 22.c shall be constructed only if warranted per Section 6.04.04.D. of the Hillsborough County Land Development Code or unless otherwise approved in accordance the Section 6.04.02.B. administrative variance process:
- 22.a An eastbound to southbound right turn lane on CR 672 at Shelley Ln.;
- 22.b A westbound to southbound left turn lane on CR 672 at Shelley Ln.;
- 22.c A southbound to eastbound left turn lane on Balm Wimauma Rd. into the project's southernmost entrance; and,
- 22.d One (1) of the following options (as depicted on the on the PD site plan) relating to site access and roadway reconfigurations proposed by the developer:
- i. Option 1 – The developer shall construct an extension of Balm Wimauma Rd. (between its intersection with Balm Rd. and CR 672) as a 2-lane collector roadway. Within 6 months of acceptance of the roadway extension, the developer shall remove up to a +/- 1,300-foot long segment of existing Balm Wimauma Rd. south of CR 672. Specific limits of the segment to be removed shall be determined and approved by Hillsborough County Public Works. Utilization of this option is contingent upon the developer's ability to, at its sole cost, design the facility, obtain all required permits for construction, and acquire any additional right-of-way necessary for the proposed extension and related improvements. Utilization of this option is also contingent upon review and approval of the proposed roadway by Hillsborough County Public Works, including any turn lanes that may be required by the County at the intersection of the roadway extension with CR 672. In no event shall removal of the roadway section occur until such time as a cul-de-sac or other end of roadway treatment acceptable to Hillsborough County Public Works is constructed and open to public traffic; or,
 - ii. Option 2 – The developer shall realign up to +/- 1,300 feet of Balm Wimauma Rd. (i.e. that portion immediately south of CR 672) such that it connects to Shelley Ln. Concurrent with the opening of the realigned roadway extension, the developer shall close the old/realigned roadway and, within 6 months, complete removal of the old/unutilized roadway. Specific limits of the segment to be realigned/removed shall be determined and approved by Hillsborough County Public Works. Utilization of this option is contingent upon the developer's ability to, at its sole cost, design the facility, obtain all required permits for construction, and acquire any additional right-of-way necessary for the proposed extension

and related improvements. Utilization of this option is also contingent upon review and approval of the proposed roadway by Hillsborough County Public Works, including any turn lanes that may be required by the County at the newly created intersection of Balm Wimauma Rd. and Shelley Ln. The applicant shall also be responsible for preserving sufficient right-of-way necessary to accommodate a 2-lane enhanced roadway segment between the new intersection and CR 672; or,

- iii. Option 3 – The developer shall construct a roundabout at the intersection of CR 672, Balm Wimauma Rd., Shelley Ln., and Balm Boyette Rd. This option may require the developer to dedicate or otherwise acquire additional right-of-way necessary to accommodate the roundabout. Notwithstanding anything herein to the contrary, utilization of this option shall relieve the developer of its obligation to construct the improvements listed in 1.a. and 1.b., above. Utilization of this option is also contingent upon review and approval of the proposed roundabout by Hillsborough County Public Works.
23. As Shelley Ln. is a substandard local roadway the developer will be required to improve Shelley Ln., between its southernmost access connection and CR 672, to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County LDC. Deviations from TTM standards may be considered in accordance with Section 1.7.2. and other applicable sections of the Hillsborough County TTM.
 24. As Balm Wimauma Rd. may be a substandard collector roadway, the developer will be required to coordinate with Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval.
 25. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 23 feet of right-of-way along its Balm Wimauma Rd. frontages, such that a minimum of 54 feet of right-of-way is preserved east and south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
 26. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 14 feet of right-of-way along its CR 672 frontage, such that a minimum of 54 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
 27. Notwithstanding anything shown on the PD site plan to the contrary, the relocation of the southernmost access on Balm Wimauma Rd. such that it is located a minimum of 330 feet from the nearest adjacent access connection, shall be made. However, the access point shall not be located any further than 600 feet from the southern boundary of folio 77850.0000. Alternatively, the developer shall obtain a Section 6.04.02.B. administrative variance from the Section 6.04.07 access spacing requirements.

The following shall apply to both Planned Villages:

28. Access shall be provided as shown on the PD site plan unless otherwise provided herein these conditions. Internal roadways may be public or private, and if private, roadways may be gated (except for those portions functioning as shared access roadways, as required herein these conditions).
29. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
30. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
31. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
32. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
33. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
34. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 02/16/2023

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: RV

PETITION NO: PRS 23-0030

- 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.

CONDITIONS OF APPROVAL

12. The developer shall construct an internal project roadway beginning at Rhodine Road and continuing for a distance of approximately 3,650 ft (i.e. to the south most point of the area of modification shown on the PD site plan for PRS 23-0030, hereafter referred to as the “Rhodine Road Connector”). The Rhodine Road Connector shall be constructed in two segments: (1) first, the southernmost +/- 1,850 ft (i.e., between the southmost point of the Rhodine Road Connector and the existing entrance into Folio 77420.6000 (the “South Segment”); and, (2) second, from the existing entrance into Folio 77420.6000 to Rhodine Road (the “North Segment”).

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

- a. Substantially completed the South Segment of the Rhodine Road Connector and such facility is open to traffic; and,
- b. Posted (and the County has accepted) a performance bond which guarantees construction of the North Segment. Such performance bond shall be issued in an amount equal to 125% of the estimated cost to construct the facility.

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

REVISED CONDITION

12.3+ The first 1,800 feet of the Rhodine Road Connector ~~internal project roadway~~ (south of Rhodine Road) shall be utilized as a Sshared Access Facility. The purpose of this shared access facility is to serve:

- a. Future development on folio 77409.3000, consistent with the adjacent PD 05-0110; and,
- b. Existing/future development on folio 77420.6000.

[Staff recommends revising this condition to make it consistent with the new conditions of approval for the Rhodine Road Connector.]

PROJECT OVERVIEW

The applicant is requesting a minor modification (PRS) to previously approved PD 18-0304. The applicant is proposing to modify the planned development approval to provide for an alternative completion schedule for construction of the internal connector road to Rhodine Road. This connector road is referred to as the “Rhodine Road Connector.” The applicant also proposes to modify the approved conditions to restrict the number of residential units to be developed in connection with the timing of the construction of two segments of the Rhodine Road Connector. No new entitlements are proposed. No changes in access are proposed by the applicant. All previously approved locations of access and connectivity remain the same as previously approved.

Given that no new entitlements are proposed, and that access is not changing, no trip generation or site access analysis was required to process this modification request. Staff has no objections to the proposed modification, subject to revised and new conditions included in this report.

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

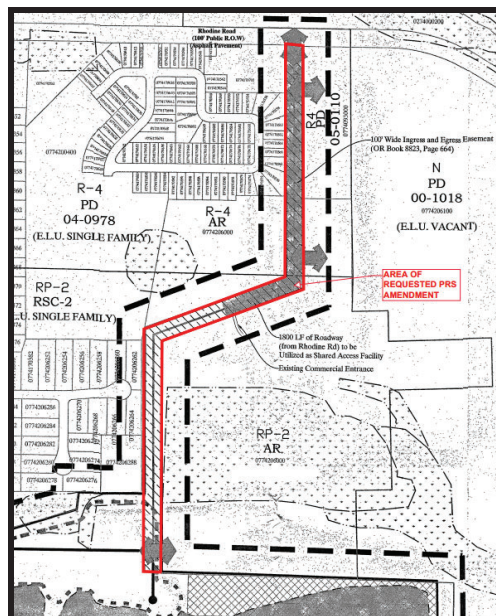
Rhodine Road is a 2-lane, Hillsborough County maintained, substandard, collector road, characterized by +/-10-foot travel lanes. The existing right-of-way on Rhodine Road in the vicinity of the project is +/-100 feet. There are no bike lanes either side and intermittent sidewalk along the south side of Rhodine Road in the vicinity of the project.

RHODINE ROAD CONNECTOR

PD 18-0304 includes a requirement to construct an internal project roadway beginning at Rhodine Road and continuing for a distance of approximately 3,650 ft (i.e. to the south most point of the area of modification shown below and on the PD site plan for PRS 23-0030 referred to as the “Rhodine Road Connector”). The applicant proposes in the subject PRS to split the required internal project roadway into two segments. The first segment proposed is the southernmost +/- 1,850 ft (i.e. between the southmost point of the Rhodine Road Connector and the existing entrance into Folio 77420.6000 (the “South Segment”). The second segment starts from the existing entrance into Folio 77420.6000 to Rhodine Road (the “North Segment”).

The applicant also proposes specific conditions that connect the construction of the Rhodine Road Connector to the issuance of building permits for the last 25% of the approved residential units. The revised conditions allow for 75% of building permits for the previously approved residential units to be issued without the Rhodine Road Connector. Building permits for the remaining 25% of the residential units may be applied for (but not issued by the County) when the first segment of the Rhodine Road Connector is substantially completed, and a performance bond is posted (and accepted by the County) for the second segment of the Rhodine Road Connector. The building permits for the remaining 25% of the residential units may be issued when the second segment of the Rhodine Roadway Connector is substantially completed. The applicant is required to modify the subdividers agreement to include the proposed revised condition language in the subject PRS. The applicant has worked with staff on the proposed revised conditions and the two-segment approach for the Rhodine Road Connector. As a result, transportation staff does not object to PRS 23-0030 subject to the included revised condition and new conditions of approval.

The image below depicts the entire Rhodine Road Connector, which is the area of requested PRS amendment for the subject PRS.



Transportation Comment Sheet

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
Rhodine Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

COMMISSION

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 Donna Cameron Cepeda
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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: March 7, 2023</p> <p>PETITION NO.: 23-0030</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 X1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: February 3, 2023</p> <p>PROPERTY ADDRESS: 13621 Rhodine Rd, Riverview</p> <p>FOLIO #: 0774205000</p> <p>STR: 01-31S-20E</p>
<p>REQUESTED ZONING: PRS for PD19-1172</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	n/a
WETLAND LINE VALIDITY	10-22-2026
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands/other surface waters ditches and borrow pits located within property
<p>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:</p> <ul style="list-style-type: none"> 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 	

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labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Aow/

ec: jmcgowan@greenpointellc.com
mbrooks@bsrfirm.com