

Rezoning Application: PD 25-1250
Zoning Hearing Master Date: December 15, 2025
BOCC Land Use Meeting Date: February 10, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hill Ward Henderson, P.A.
FLU Category: RES-4
Service Area: Urban
Site Acreage: 20.04
Community Plan Area: Balm, Riverview and Southshore Areawide Systems
Overlay: None



Introduction Summary:

The applicant requests to rezone property from AR (Agriculture, Rural) and RSC-2 MH SB (Residential, Single-Family Residential, Mobile Home Overlay, Show Business Overlay) to PD to allow for the development of 60 single-family detached dwelling units.

Zoning:	Existing		Proposed
District(s)	AR	RSC-2 MH	PD
Typical General Use(s)	Single-Family Residential Detached Conventional or Mobile Home	Single-Family Residential Detached Conventional or Mobile Home	Single-Family Residential Detached Conventional
Acreage	19.21	0.83	20.04
Density/Intensity	5 units per acre	2 units per acre	3 units per acre
Mathematical Maximum*	3 units	1 unit	60 units

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AR	RSC-2 MH	PD
Lot Size / Lot Width	217,800 sf / 150'	21,780 sf / 100'	4,000 sf / 40'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 10' Sides	23-15' Front 15' Rear 5' Sides
Height	50'	35'	35'

Additional Information:

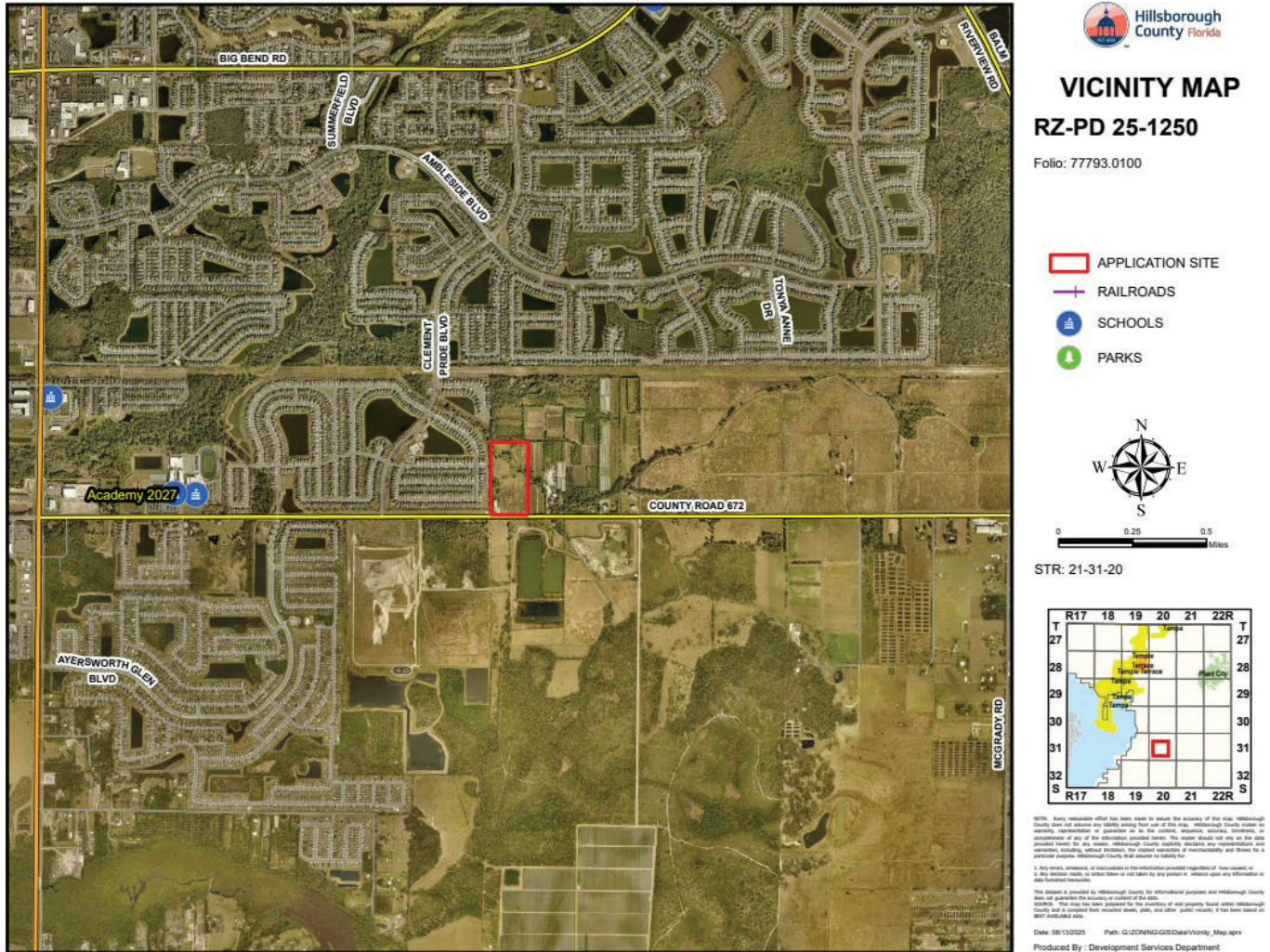
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

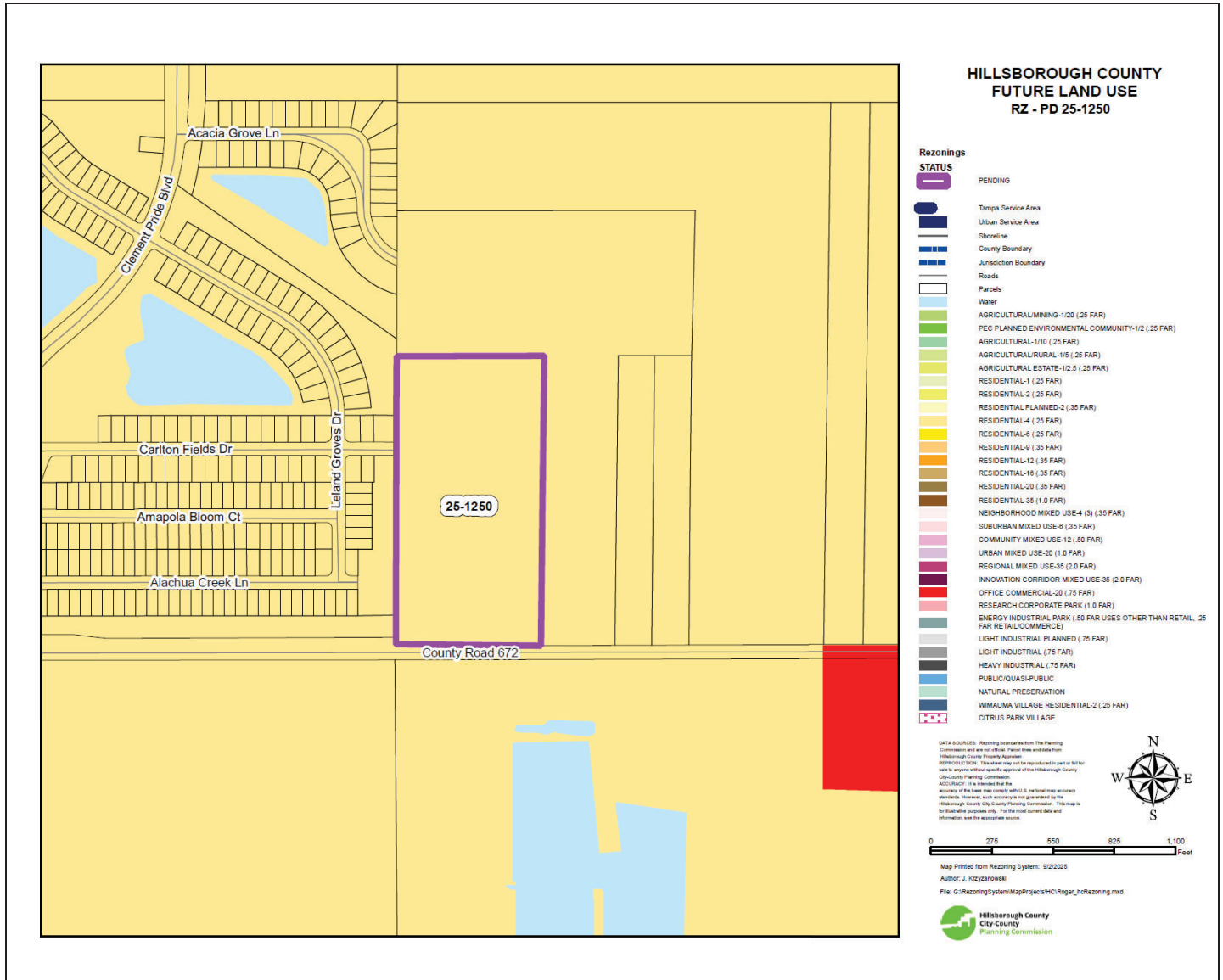


Context of Surrounding Area:

The site is located on County Road 672, east of Highway 301 South. The general area is developed with residential and agricultural uses. Large areas of conservation can be found further to the east and southeast. Interstate 75 North is located approximately 3.25 miles to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 units per acre
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



ZONING MAP

RZ-PD 25-1250

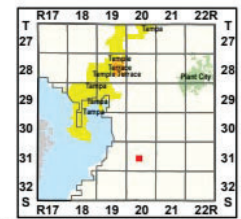
Folio: 77793.0100

- ▭ APPLICATION SITE
- ▭ ZONING BOUNDARY
- ▭ PARCELS
- SCHOOLS
- PARKS



0 280 560 Feet

STR: 21-31-20



NOTES: Every reasonable effort has been made to insure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, reliability, timeliness, or completeness of any information provided herein. The reader should not rely on this map for any purpose. Hillsborough County expressly disclaims any liability for any and all damages, including, without limitation, any damages resulting from reliance on this map for any purpose. Hillsborough County shall assume no liability for any errors or omissions.

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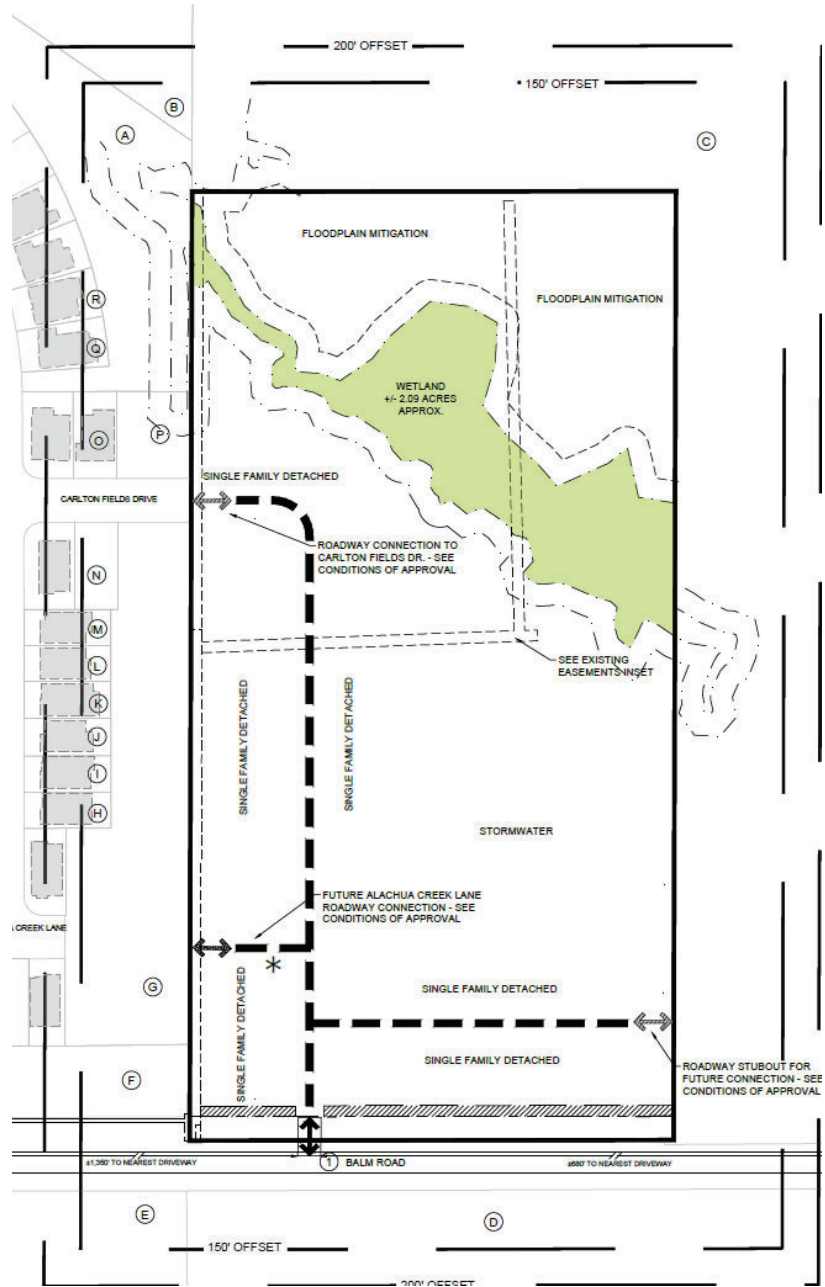
Date: 08/13/2025 Path: G:\ZONING\GIS\Dev\Zoning_Map.aprx
Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 unit per 5 acres	Agriculture/Single-Family Residential	Agriculture
South	AR	1 unit per 5 acres	Agriculture/Single-Family Residential	Agriculture
East	AR	1 unit per 5 acres	Agriculture/Single-Family Residential	Agriculture
West	PD 25-0744	2.64 units per acre	Single-Family Residential	Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Balm Rd (CR 672)	County Collector - Rural	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Carlton Field Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	4	4
Proposed	750	45	60
Difference (+/-)	+712	+41	+56

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South	X	Choose an item.	Choose an item.	Choose an item.
East		Pedestrian & Vehicular	Choose an item.	Choose an item.
West	X	Pedestrian & Vehicular	Choose an item.	Choose an item.

Notes:

Design Exception/Administrative Variance ☒ Not applicable for this request

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

Notes:

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 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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" 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 checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$13,038 * 60 = \$782,280 Parks: \$2,145 * 60 = \$128,700 School: \$8,227 * 60 = \$493,620 Fire: \$335 * 60 = \$20,100 Total per House: \$23,745 * 60 = \$1,424,700				
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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located within an area developed with residential uses permitting a maximum density of 4 units per acre. Suburban development is adjacent to the west and a quarter mile north of the area – both areas accessed via Clement Pride Boulevard. The master developed residential subdivision to the west is approved for lot sizes at 4,400 – 5,000 sf and lot widths at 40 – 50 feet. This project will have interconnection with the adjacent development via Carlton Fields Drive. Proposed height will not exceed 35 feet. Properties to the north, south, and east are currently utilized for agriculture and do not contain residential development.

Staff finds the project to be compatible with the surrounding development pattern.

5.2 Recommendation

Support, subject to proposed conditions of approval.

Requirements for Certification:

1. The applicant shall revise PD site plan note #11 to state "Internal streets will be public and not gated."

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 21, 2025.

1. The site shall be limited to a maximum of 60 single-family detached units.
2. Development standards shall be as follows:

Minimum Lot Size:	4,000 sf
Minimum Lot Width:	40 ft
Minimum Front Yard Setback – Principal Structure:	15 ft
Minimum Front Yard Setback – Garage:	23 ft
Minimum Front Yard Setback, Functioning as a Side Yard:	15 ft*
Minimum Rear Yard Setback:	15 ft
Minimum Side Yard Setback:	5 ft
Maximum Building Height:	35 feet

*No garage access permitted from the front yard functioning as a side yard unless principal structure has a minimum 15 foot setback and garage has a minimum 23 foot setback.
3. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal.
3. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
4. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
6. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code
7. 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.

8. 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.
9. 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).
10. 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.
11. Primary vehicular access to the project shall be provided from Balm Road (CR 672), as shown on the PD Site Plan.
 - a. As Balm Rd. (CR 672) is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.
12. A roadway connection shall be constructed to terminus of Carlton Fields Drive to the west of the subject property, as shown on the PD Site Plan.
 - a. With the initial increment of development, the developer shall construct a southbound to eastbound left turn lane at the intersection of Clement Pride Blvd. and Carlton Fields Dr. as warranted by the applicant's site access analysis.
13. A roadway stub out with a Temporary T-Type Turnaround (per TTM, TD-3) shall be constructed to folio# 77793.0025 to the east of the subject property, as shown on the PD Site Plan. The vehicular and pedestrian connection stub out shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage that identifies the roadway stub-out as a "Future Roadway Connection."
14. Future access may be taken by folio #77796.0498 to the west of the proposed internal project roadway adjacent to the parcel at such time that Folio #77796.0498 develops. Said proposed adjacent roadway shall be designed and platted such that the right of way shall abut folio #77796.0498, and no intervening common area or other parcel (i.e. "spite strip") shall be platted between the roadway such that it would prevent future access to be taken. The developer of folio #77796.0498 shall be responsible for the construction of any future access. The subject property developer shall install signage in the general location of the future potential connection that identifies a "Future Roadway Connection."
15. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.
16. Site construction access shall not be permitted via Carlton Fields Dr.

17. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

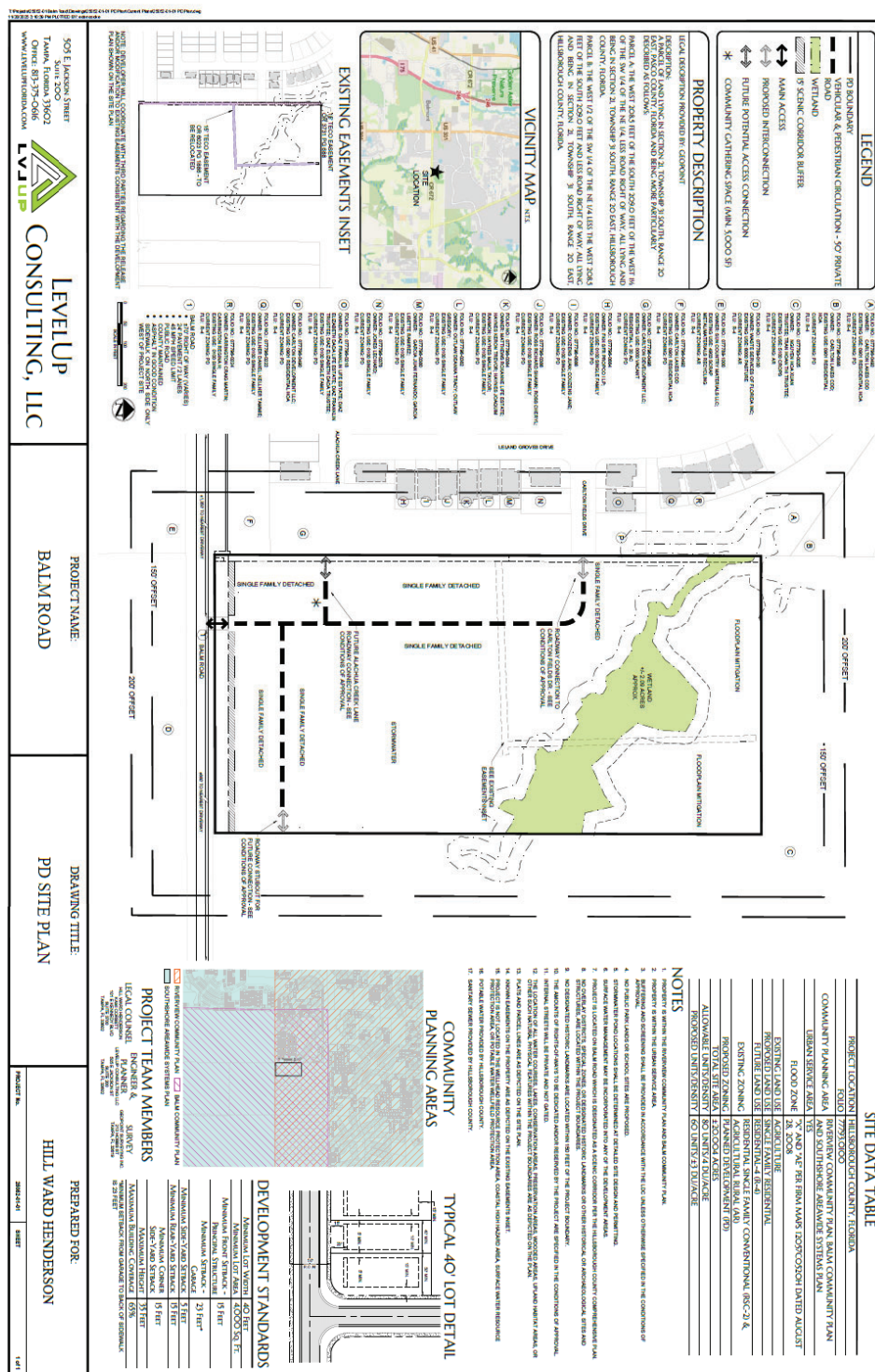
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 25-1250

ZHM HEARING DATE: December 15, 2025

BOCC LUM MEETING DATE: February 10, 2026

Case Reviewer: James Baker, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP, Executive Planner
PLANNING AREA: Riverview

DATE: 12/05/2025
AGENCY/DEPT: Transportation
PETITION NO: PD 25-1250

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

3. Primary vehicular access to the project shall be provided from Balm Road (CR 672), as shown on the PD Site Plan.
 - a. As Balm Rd. (CR 672) is a substandard collector roadway, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or otherwise obtain a Section 6.04.02.B. administrative variance. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered in accordance with Section 1.7.2. and other applicable sections of the TTM.
4. A roadway connection shall be constructed to terminus of Carlton Fields Drive to the west of the subject property, as shown on the PD Site Plan.
 - a. With the initial increment of development, the developer shall construct a southbound to eastbound left turn lane at the intersection of Clement Pride Blvd. and Carlton Fields Dr. as warranted by the applicant's site access analysis.
5. A roadway stub out with a Temporary T-Type Turnaround (per TTM, TD-3) shall be constructed to folio# 77793.0025 to the east of the subject property, as shown on the PD Site Plan. The vehicular and pedestrian connection stub out shall be constructed to the property line. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Devices (MUTCD), the developer shall place signage that identifies the roadway stub-out as a "Future Roadway Connection."
6. Future access may be taken by folio #77796.0498 to the west of the proposed internal project roadway adjacent to the parcel at such time that Folio #77796.0498 develops. Said proposed adjacent roadway shall be designed and platted such that the right of way shall abut folio #77796.0498, and no intervening common area or other parcel (i.e. "spite strip") shall be platted between the roadway such that it would prevent future access to be taken. The developer of folio #77796.0498 shall be responsible for the construction of any future access. The subject property

developer shall install signage in the general location of the future potential connection that identifies a “Future Roadway Connection.”

7. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.

8. Site construction access shall not be permitted via Carlton Fields Dr.

OTHER CONDITIONS:

- Prior to certification, the applicant shall revise PD site plan note #11 to state “Internal streets will be public and not gated.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Agricultural Residential (AR) and Residential Single Family Conventional 2 (RSC-2) to a new PD zoning to construct 60 single family residential lots on +/-20 acres. The site is located on the north side of CR 672., approximately 1,878 feet east of Clement Pride Blvd. The Future Land Use designation of the site is Residential Planned 2 (RP-2).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 3 Units, Single Family Detached (ITE 210)	28	3	3
RSC-2: 1 Units, Single Family Detached (ITE 210)	10	1	1
Total	38	4	4

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 60 Units, Single Family Detached (ITE 210)	750	45	60

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+712	+41	+56

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts on the northside CR 672/ Balm Rd. Carlton Fields Dr. dead-ends at the western property boundary. Alachua Creek Rd. to the west is planned to connect to the subject property in the future with the buildout of the undeveloped parcels with PD 25-0744 adjacent to the subject property.

Balm Rd. (CR 672)

Balm Rd. is a substandard 2-lane, undivided, County rural arterial roadway. The roadway consists of +/- 11-foot lanes with +/-4 foot paved shoulders and no sidewalks along the project frontage. There are swales on both sides of the road. The roadway lies within +/- 61 and 63 feet of right-of-way.

Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector/arterial roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 foot paved, and 5-foot wide sidewalks on both sides and swales within a minimum of 96 feet of right-of-way. The applicant has elected to defer addressing the substandard roadway conditions until the time of site development review.

This segment of Balm Rd. is not included in the Hillsborough County Corridor Preservation Plan.

Carlton Fields Dr.

Carlton Fields Dr. is a standard 2-lane urban local roadway under County jurisdiction. The roadway consists of +/-10-foot lanes, curb and gutter, and sidewalks. The roadway lies within +/- 50 feet of right-of-way that stubs out to the subject property's western boundary. However, the roadway improvements end +/-90 from the subject property's boundary.

At the time of site construction, the developer will construct the +/-90 foot section of roadway to connect to the improved segment of Carlton Fields Dr.

SITE ACCESS & CONNECTIVITY

The proposed PD site plan provides for vehicular and pedestrian access to Balm Rd. and Carlton Fields Dr. A stubout connection to the eastern boundary for future connection to the adjacent property will be constructed by the developer with a t-type temporary turnaround and right of way will be designed and platted to the west for future connection to Alachua Creek Dr. to be constructed by others.

Based on the applicant's site access analysis, a southbound to eastbound left turn lane is warranted at the intersection of Clement Pride Blvd. and Carlton Fields Dr. to serve project traffic taking access via the Carlton Fields Dr. project entrance.

A 5-foot sidewalk is required to be constructed along the project frontage on Balm Rd. as required per the County Land Development Code (LDC) and along all internal project roadways.

Internal roadways are proposed to be public local roadways constructed to the County Transportation Technical Manual TS-3, typical standard.

In addition to any end-of-way treatment and signage required by the Manual of Uniform Traffic (MUTCD) for the roadway stubout to the east and platted future roadway to the west, the developer will be required to place signage which identifies the "Future Roadway Connection".

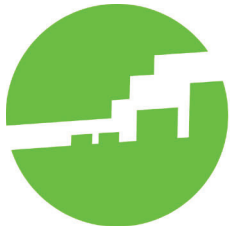
Staff proposes conditions of approval to allow pedestrian access anywhere along the project boundary in the event the developer chooses to seek additional pedestrian access and to prohibit site construction access from Carlton Fields Dr. to prevent disruption to the adjacent residential neighborhood.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
CR 672/ Balm Rd.	Clement Pride Blvd	Balm Riverview Rd	D	C

Source: Hillsborough County 2024 Level of Service Report.



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: December 15, 2025 Report Prepared: December 4, 2025	Case Number: PD 25-1250 Folio(s): 77793.0100 General Location: North of Balm Road and east of Clement Pride Boulevard
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential – 4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Balm, Riverview + Southshore Areawide Systems
Rezoning Request	Residential, Single Family Conventional (RSC-2) and Agricultural Rural (AR) to Planned Development (PD) to allow 60 single family detached homes
Parcel Size	+/- 20 acres
Street Functional Classification	Balm Road – County Arterial Clement Pride Boulevard – County Collector
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	AR + RSC-2	Agricultural
North	Residential-2 + Residential-4	AR + PD	Agricultural, Single Family + Public Communications/Utilities
South	Residential-4, Natural Preservation + Office Commercial-20	AR	Agricultural, Heavy Industrial + Public/Quasi-Public/Institutions
East	Residential-4 + Natural Preservation	AR + PD	Single Family
West	Residential-4	AR + PD	Agricultural + Public/Quasi-Public/Institutions

Staff Analysis of Goals, Objectives, and Policies:

The 20 ± acre subject site is located north of Balm Road and east of Clement Pride Boulevard. The site is in the Urban Service Area (USA) and is located within the limits of the Riverview and Balm Community Plans and the Southshore Areawide Systems Plan. The applicant is requesting to rezone the site from Residential, Single Family Conventional (RSC-2) and Agricultural Rural (AR) to Planned Development (PD) to allow 60 single family detached homes.

The subject 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. FLUS 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." Additionally, the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 requires new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The surrounding area and current development pattern mainly consists of single family residential and agricultural uses, with some public/quasipublic/institutional and heavy industrial uses in the area. The proposal for additional single-family homes is compatible with the existing development pattern and is sensitive to the existing community character; therefore, the proposed Planned Development is consistent with the FLUS Objective and Policies on compatibility and neighborhood protection.

FLUS Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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. The Residential-4 Future Land Use category allows for the consideration of up to 4 dwelling units per gross acre. With approximately 20 acres, the subject site can be considered for up to 80 dwelling units (20 acres x 4 du/ga = 80 units). The applicant has proposed only 60 single-family units, which is within the maximum permitted density allowed on the site. The proposal meets the requirements of Objective 2.1 and its accompanying policies as well as the criteria for the RES-4 Future Land Use category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Hillsborough County Development Services Department and Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Balm and Riverview Community Plans and the Southshore Areawide Systems Plan.

The vision of the Balm Community Plan seeks to maintain the laid-back atmosphere and relaxed lifestyle, allow large and small property owners to work together to achieve their mutual desire to maintain a rustic atmosphere, and ensure Balm's natural assets, including its scrub lands, water bodies, and wildlife, continue to be preserved. The proposed density of approximately 3 dwelling units per strives to maintain the current surrounding community characteristics of the adjacent residential area with a lower density than allowed under the existing Future Land Use. Additionally, the approximately 2.09 acres of wetland preservation on site seeks to maintain and preserve important environmental features on the site. The proposal meets the intent of the vision of the Balm Community Plan in addition to furthering Goal 3 and Objective 3.5 of the Environmental and Sustainability Section of the *Unincorporated Hillsborough County Comprehensive Plan* to support the preservation and conservation of natural resources, specifically wetlands.

The site is also located within the limits of the Riverview Community Plan. The subject site is located within the Residential Character District, which according to Goal 2 of the Riverview Community Plan, seeks to encourage attractive residential development that complements the surrounding character and promotes housing diversity. The proposal for 60 single-family detached units within the Residential Character District furthers Goal 2 of the plan by providing additional residential development that is in line with the existing density of the surrounding community and increases the housing stock and diversity within the River Community Plan area.

There are no applicable goals or strategies in the Southshore Areawide Systems Plan.

Overall, staff finds that the proposed single-family development is compatible with the existing development pattern found within the surrounding area and supports the visions of the Balm and Riverview Community Plans. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed 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.

Land Use Categories

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 described in Appendix A, that establish permitted land uses and maximum densities and intensities.

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.

Community Context and Compatibility

Policy 3.1.3: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Objective 3.2: Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.

Relationship to Land Development Regulations

Policy 3.2.4: The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element

Development

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 4.1.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 4.1.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Policy 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 and 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

Policy 4.8.1: *High-intensity non-residential development shall be located external to emerging and established residential neighborhoods and accessed on arterial or collector roadways.*

LIVABLE COMMUNITIES ELEMENT: BALM COMMUNITY PLAN

Vision: *The community of Balm's success in retaining its rural character envisioned by residents and stakeholders came true. The laid back atmosphere and relaxed lifestyle continue to be cherished attributes of the community. Large and small property owners worked together to achieve their mutual desire to maintain a rustic atmosphere. Balm's natural assets including its scrub lands, water bodies, and wildlife continue to be preserved. New residential development has been compatible with the existing housing styles, creating an eclectic, low-density mix of housing options. Consequently, Balm has managed to distinguish itself from other communities that have medium and high density subdivision development.*

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

Goal 2: *Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts".*

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

- 1. Hwy 301 Corridor – Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.*
- 2. Downtown – Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.*
- 3. Riverfront – Recognize the historical, environmental, scenic, and recreational value of the Alafia River.*
- 4. Mixed Use – Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.*
- 5. Residential – Encourage attractive residential development that complements the surrounding character and promotes housing diversity.*
- 6. Industrial–Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.*
- 7. Open Space – Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.*

ENVIRONMENTAL AND SUSTAINABILITY SECTION

Goal 3: *Support the preservation, conservation, restoration, and management of natural resources while maintaining or enhancing environmental quality.*

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

This is an aerial map of a residential neighborhood. A specific parcel is highlighted with a purple border and labeled '25-1250'. The map includes several streets: Acacia Grove Ln, Clement Pride Blvd, Leland Groves Dr, Carlton Fields Dr, Amapola Bloom Ct, and Alachua Creek Ln. There are also some blue areas representing water or parks. A red rectangle is located in the top right corner of the map.

0

0

Urban Service Area

County Boundary

Roads

Water

AGRICULTURAL/MIL
REGULATED CARS

AGRICULTURAL-1/1

AGRICULTURAL ES

RESIDENTIAL-2 (.25)

RESIDENTIAL-4 (.25)

RESIDENTIAL 0/200

RESIDENTIAL-12 (.3)

RESIDENTIAL-20 (.3)

NEIGHBORHOOD M

COMMUNITY MIXED

REGIONAL MIXED U

OFFICE OF COMMERCIAL
INNOVATION CORP.OFFICE COMMERCIAL
DEPARTMENT COMMERCIALENERGY/INDUSTRY
FAR RETAIL/COMM

LIGHT INDUSTRIAL

HEAVY INDUSTRIES
PUBLIC AFFAIRS
DIVISION

NATURAL PRESERVATION

CITRUS PARK VILLAGE

CS: Rezoning boundaries from Th...

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is intended that the base map comply with U.S. national

purposes only. For the most current information, consult the appropriate source.

275

from Rezoning System:

Rzyżanowski

Mittelschwere Aufgaben

Planning Commission

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

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ACCURACY: The map was prepared in accordance with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

275	550
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Map Printed from Rezoning System: 9/2/2025
Author: J. Krzyzanowski
File: G:\RezoningSystem\MapProjects\HCR\Roger ho



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City-County
Planning Commission**