

PD Modification Application: PRS 26-0621 (Rev.)

Zoning Hearing Master Date:

NA

BOCC Land Use Meeting Date:

May 12, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mac McCraw – Mattamy Homes
USA

FLU Category: Residential – 4 (Res - 4)

Service Area: Urban

Site Acreage: 100.0

Community
Plan Area: Riverview

Overlay: None



Introduction Summary

PD 20-1265 was approved in 2023 to allow for 204 single-family residential units to be developed as a Planned Village in Envelope A and an interim use of one single-family unit and AR uses within Envelope B. The applicant requests modifications to reconfigure the general site plan and alter the development requirements, to include removing RP-2 design requirements, for Envelope A due to the approval of a comprehensive plan amendment to change the future land use designation from RP – 2 to Res – 4. The applicant is not proposing changes to the approved density.

Existing Approvals	Proposed Modifications
Building Envelope A Standards	
Minimum lots size: 4,000 SF	Minimum lot size: 5,000 SF
Minimum internal lot width: 40 feet Minimum corner lot width: 50 feet	Minimum internal lot width: 50 feet Minimum corner lot width: 60 feet
Minimum front yard setback (required front yard/garage in front): 25 feet, measure from property line to façade	Minimum front yard setback (garage): 20 feet, measured from back of sidewalk
Minimum front yard setback (corner side functioning as a front yard) 10 feet, measured from property line to façade	Minimum front yard setback (porch or stoop: 10 feet, measured from back of sidewalk
Minimum side yard setback (required and corner side functioning as a side yard) 5 feet, measured from property line to façade	Minimum front yard setback (functioning as a side yard): 15 feet, measured from back of sidewalk
Design standards for 1 and 2-story homes are required.	Remove design standards for 1 and 2-story homes.
Development standards for lots less than 50 feet wide.	Remove development standards for lots less than 50 feet wide.
50-foot ((1) portion of northern boundary and (2) portion of western boundary), 100-foot and 250-foot perimeter buffers are required	Remove 50-foot buffer along northern portion of property, remove all 100-foot and 250-foot perimeter buffer requirements.
A 0.88-acre Village Node and 2,767 SF Commercial Area are included on the General Site Plan.	Replace the Village Node and Commercial area and all associated development standards with a park and amenity area.

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Case Reviewer: Sam Ball

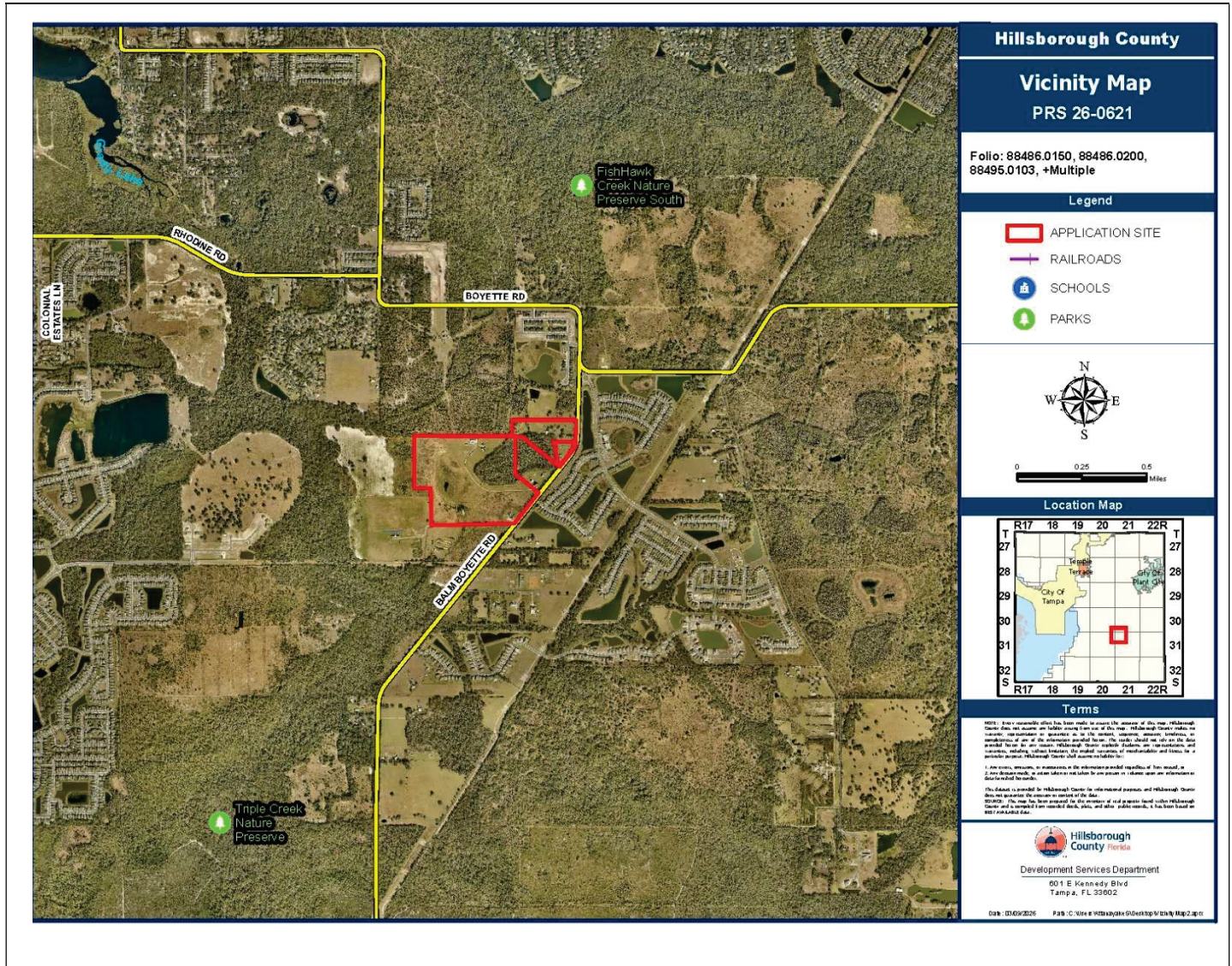
Existing Approvals	Proposed Modifications
Building Envelope A Standards	
The southern portion of the site is designated for stormwater and residential development.	Reconfigure stormwater areas and enlarge residential tracts in the southern portion of the site.
Development to comply with Planned Village clustering standards	Remove conditions to comply with Planned Village clustering standards
Development standards restrict non-residential use within the project to 5,600 SF.	Remove development standards restricting non-residential development to 5,600 SF.
General site plan includes a future access connection to the west.	Remove future access connection to the property to the west from general site plan.

Additional Information	
PD Variations	None Requested as part of this application

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

2.1 Vicinity Map

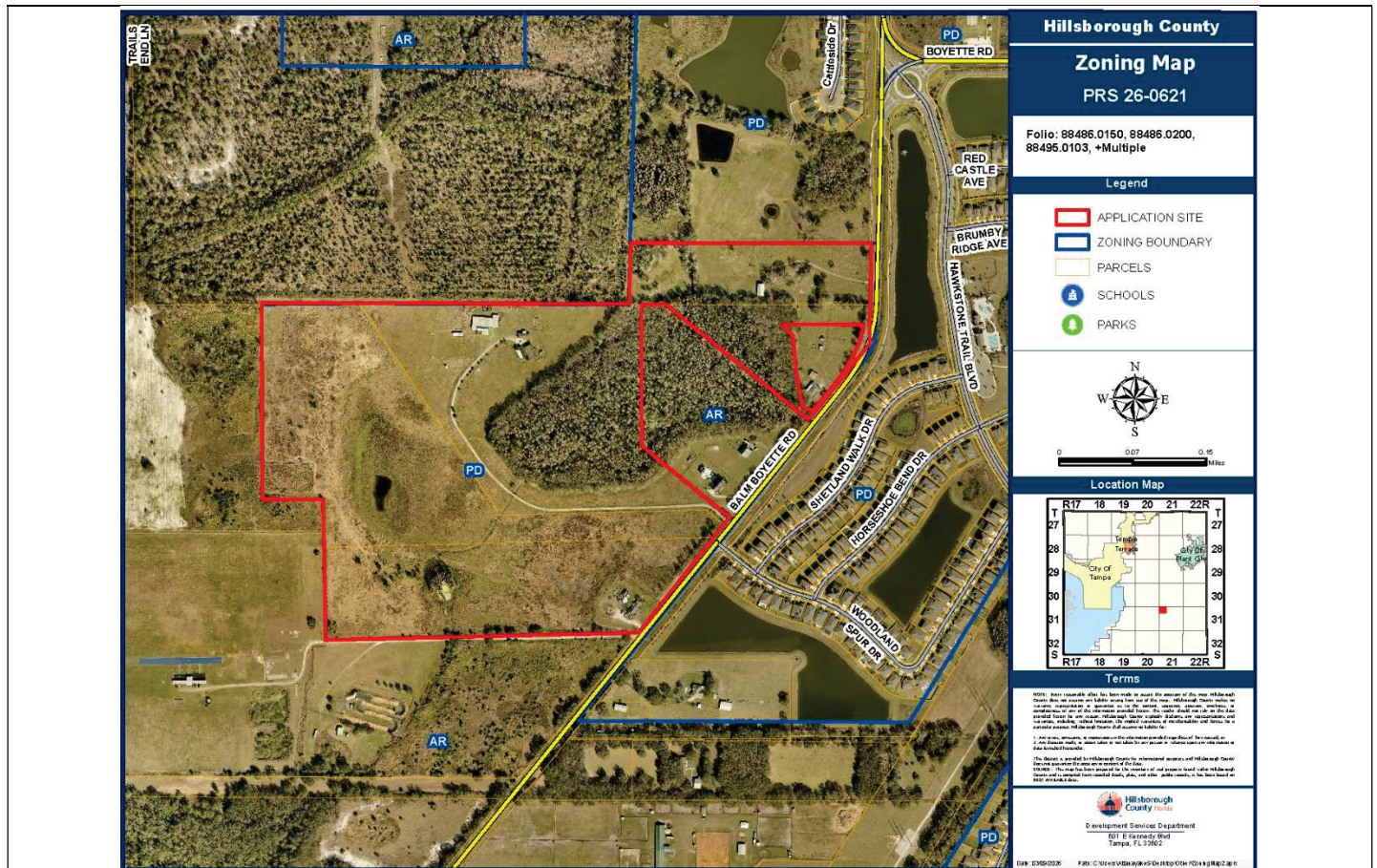


Context of Surrounding Area:

The properties in the area are primarily developed or in the process of being developed for rural and suburban residential densities. The adjoining property the south and west, the Triple Creek Nature Preserve, covers approximately 95 acres and is currently used as a remote control air field to the west and a bicycle motocross track to the south. Construction of the 291-unit single-family subdivision to the west of Balm Boyette construction activities were completed in 2023. The single-family subdivision under construction to the north is approved for up to 136 units.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 20-0479	2 DU/GA FAR: NA	Single-Family, Conventional	Single-Family (Subdivision under construction)
	AR	1 DU/5 GA FAR: NA	Agricultural & residential	TV communication tower, wetlands and wetland mitigation ponds
South	AR	1 DU/5 GA FAR: NA	Agricultural & residential	Bicycle motocross racing & radio controlled airfield (County owned)
East	PD 17-1399	2 DU/GA FAR: NA	Agricultural & residential	Single-family, conventional
	AR	1 DU/5 GA FAR: NA	Agricultural & residential	Single-family, conventional
	PD 20-1265	1 DU/5 GA FAR: NA	Agricultural and interim single-family	Single-family, conventional
West	AR	1 DU/5 GA FAR: NA	Agricultural & residential	Bicycle motocross racing & radio controlled airfield (County owned)

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

Road Name	Classification	Current Conditions	Select Future Improvements
Balm Boyette Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,526	256	295
Proposed	1,920	143	186
Difference (+/-)	- 606	- 113	- 109

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☒ Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	
Conservation & Environmental Lands Management	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☒ Adjacent to ELAPP property ☐ Other _____				
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☐ No	☒ Yes ☐ No	
Impact/Mobility Fees: NA				
Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS**5.1 Compatibility**

The proposed modification would not result in a change of density or allowable use for single-family development, however, would result in 25% increase to the minimum lot size and allow for single-story development throughout the development. The development standards would also include buffering, wetlands and design features to mitigate impacts to the neighboring properties and the public right-of-way. Development would be separated from the Triple Creek Greenway to the west with a 230-foot-wide storm water facility that covers 5.44 acres along the northwestern boundary, a 50-foot-wide buffer along the southern portion of the western boundary, and a 2.70 acre stormwater facility in the southwest corner of the property, which would also provide separation from the Triple Creek Greenway to the south. Development would also be separated from the Triple Creek Greenway to the south with a 30-foot-wide buffer along the eastern two-thirds of the site. The residential development to the north would be separated from proposed development with 7.5 acres of floodplain compensation area, and approximately 18.1 acres of wetlands. Development will also be separated from Balm Boyette Road with a 30-foot-wide buffer.

Based on the proposed use and development requirements, staff finds the proposed modifications compatible with the zoning and development pattern of the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval subject to conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted on ~~December 21, 2020~~ April 14, 2025.

- The project shall be permitted for a maximum of 204 single-family lots in Development Envelope A and 1 single-family lot and AR uses in Development Envelope B. If and when the single-family use in Development Envelope B ceases, the area shall be utilized as open space.
- Single-family lots shall be developed in accordance with the following:

Minimum lot size:	4,000 5,000 sf
Minimum lot width:	40 50 ft
Minimum front yard setback (required front yard/garage in front Garage):	25 20 ft*
Minimum front yard setback (required front yard/garage behind Principal Structure – Non-Garage):	15 ft*
Minimum front yard setback (corner side functioning as a front yard Porch or Stoop):	10 ft*
Minimum side yard setback (required and corner side functioning as a side yard):	5 ft
Minimum side corner setback (front functioning as a side yard):	15 ft
Minimum rear yard setback (required and corner side functioning as a rear yard):	10 ft
Minimum covered porch front yard setback:	10 ft**
Minimum garage setback:	20 ft***
Maximum building height:	35 ft/2-stories

* This setback shall be measured from the property line to the back of sidewalk. ~~residential façade. The residential façade shall be considered the portion of the street facing façade that does not contain the garage façade. Additionally, the residential façade does not include a covered porch, if provided. The residential façade may or may not contain the primary entrance. The garage façade shall be considered the portion of the street facing façade that contains the garage door and any façade portions around the garage door that are not flush with the residential façade.~~

** Covered porches, as defined in the Land Development Code, attached to the residential façade of the home. Covered porches are not included in the front yard setback/residential façade setback.

*** Garages access from the front yard or the side yard functioning as a front yard (corner lot). This setback shall be measured from the property line to the garage façade portion of the street facing façade. The garage façade shall be considered the portion of the street facing façade that contains the garage door and any façade portions around the garage door that are not flush with the residential façade.

- ~~A maximum of 50% of the under 50 foot wide lots shall be developed with homes featuring primary entrances that do not face the street. A minimum of 50% of the under 50 foot wide lots shall be developed with home featuring primary entrances that do face the street. If the project will be platted by tract or phase, individual tracts or phases shall meet this requirement. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number of and percentage of non-street facing entrance and street facing entrance homes proposed and approved within the entire PD. If when blending, an individual tract or phase will exceed the percentage of non-street facing entrance homes, the permissibility for non-street facing entrance homes will be restricted accordingly elsewhere in the PD.~~

4. The following shall apply to any lot developed under 50 feet in width:

4.1 ~~A maximum of 50% of the under 50 foot wide lots shall be developed with 1-story homes. A minimum of 50% of the under 50 foot wide lots shall be developed with 2-story homes. If the project will be platted by tract or phase, individual tracts or phases shall meet this requirement. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number of and percentage of 1-story and 2-story homes proposed and approved within the entire PD. If when blending an individual tract or phase will exceed the number of 1-story homes, the permissibility for 1-story homes will be restricted accordingly elsewhere in the PD.~~

4.2 ~~All 1 and 2-story homes shall be provided with a 2-car garage in accordance with the following:~~

- a. ~~The garage door shall not exceed 60% of the unit's total façade width (for front yard and front functioning as a side yard loading garages).~~
- b. ~~A driveway of at least 16 feet in width shall be provided.~~
- c. ~~All driveways shall be located 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) as the adjacent home. The alternating pattern may be adjusted to accommodate corner lots as necessary.~~

4.3 ~~All 1 and 2-story homes with primary entrances facing the street shall comply with the following:~~

- a. ~~The garage façade shall be permitted to extend a maximum of 10 feet in front of the residential façade for 2-story homes and a maximum of 8 feet in front of the residential façade for 1-story homes. The garage façade shall meet the minimum setback of 20 feet and the residential façade shall meet the minimum setback of 25 feet. The offset created between the garage and residential facades shall be a minimum of 5 feet. When the garage façade extends beyond the residential façade, a covered porch along the entire length of the residential façade shall be provided. The depth of the covered porch shall be at least 50% of the offset between the garage and residential facades. In no case shall a covered porch front yard setback be less than 10 feet. When the garage façade extends beyond the residential façade, the garage façade shall have a distinct roof treatment than the residential façade, such as but not limited its own side gable roof, hip gable roof or a lean to roof to break up the overall façade. This can also be accomplished for 2-story homes using condition 4.6.~~
- b. ~~1 and 2-story homes with primary entrances facing the street are not required to provide a covered porch when the garage is placed behind the residential façade. In such cases, the minimum garage façade setback shall be 20 feet and minimum residential façade setback shall be 15 feet. The offset created between the garage and residential facades shall be a minimum of 5 feet. Covered porches, if provided, may extend into the required front yard at a minimum setback of 10 feet.~~

4.4 ~~All 1 and 2-story homes with primary entrances not facing the street shall comply with the following:~~

- a. ~~The garage façade shall be permitted to extend a maximum of 7 feet in front of the residential façade. The garage façade shall meet the minimum setback of 20 feet and the residential façade shall meet the minimum setback of 25 feet. The offset created between the garage and residential facades shall be a minimum of 5 feet. When the garage façade extends beyond the residential façade, at least 40% of the residential façade's area shall contain one or more windows. When the garage façade extends beyond the residential façade, the garage façade shall have a distinct roof treatment than the residential façade, such as but not limited its own side gable roof, hip gable roof or a lean to roof to break up the overall façade. This can also be accomplished for 2-story homes using condition 4.6. Covered porches, if provided, may extend into the required front yard at a minimum setback of 10 feet.~~
- b. ~~Alternatively, the garage façade may be placed behind the residential façade. The garage façade shall meet the minimum setback of 20 feet and the residential façade shall meet the minimum setback of 15~~

feet. The offset created between the garage and residential facades shall be a minimum of 5 feet. When the garage façade is placed behind the residential façade, at least 40% of the residential façade's area shall contain one or more windows. When the garage façade is behind the residential façade, the garage façade shall have a distinct roof treatment than the residential façade, such as but not limited to its own side gable roof, hip gable roof or a lean to roof to break up the overall façade. This can also be accomplished for 2-story homes using condition 4.6. Covered porches, if provided, may extend into the required front yard at a minimum setback of 10 feet.

4.5 — Garages accessed from a front yard functioning as a side yard (corner lots) shall have a minimum setback of 20 feet and may be located behind or flush with the residential façade. No required offset between the garage and residential façade is required.

4.6 — All 2-story homes shall be developed in accordance with the following:

a. — A transition between the first and second floors to break up the façade shall be provided using one or more of the following:

A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.

A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.

A change in materials between the first and second floors.

4.7 — Street trees may include alternating shade and ornamental trees, subject to review and approval by Natural Resources staff.

5. — Notwithstanding conditions 2, 3 and 4, lots developed at a lot width at or exceeding 50 feet shall comply with the following:

Minimum lot size: 4,000 SF

Minimum lot width: 50 ft

Minimum front yard setback: 20 ft

Minimum side yard setback: 5 ft

Minimum rear yard setback: 10 ft

Minimum covered porch front yard setback: 10 ft

Maximum building height: 35 ft/2-stories

6. — To comply with the Planned Village minimum clustering ratio of 3.5, the development of 205 residential units is permitted on 58.51 acres or less (developable acreage). At least 43.21 acres +/- of open space (as defined in Policy 14.2 of the Comprehensive Plan) within the project shall be provided. Stormwater ponds located within a 250 foot wide perimeter buffer and not in compliance with Comprehensive Plan Policy 14.2 shall not be counted as open space per the Comprehensive Plan, but such ponds are permitted to be located within a 250 foot wide perimeter buffer when the slope does not exceed 4:1 and are therefore then part of the developable acreage rather than open space acreage. If the project will be platted by tract or phase, each plat shall provide the amount of open space to be provided and already approved.

7.3. Residential lots shall be arranged as generally depicted on the general site plan to provide views of the project's open space, ponds, and perimeter buffers.

8.4. Stormwater ponds and open space shall be provided where generally depicted on the general site plan.

9. — Until the single family use within Development Envelope B ceases, at least 65% of the PD's boundaries shall be

provided with a 250 foot wide buffer. Once the single family use within Development Envelope B ceases, at least 70% of the PD's boundaries shall be provided with a 250 foot wide buffer. In both instances, the following shall also be provided.

~~9.1 A 100 foot wide buffer shall be provided were depicted on the general site plan. Within this buffer, plantings in compliance with the Suburban Scenic Corridor requirements, and one additional evergreen shade tree (2" caliper at time of planting on 40 foot centers) shall be provided.~~

5. The subject property shall adhere to buffer and screening standards as depicted on the general site plan.

~~9.2~~ 5.1 ~~A 50 foot wide~~ 50-foot-wide buffer shall be provided were depicted on the general site plan. Within this buffer, plantings shall be provided to consist of one evergreen shade tree (2" caliper at time of planting on 40-foot centers).

~~9.3~~ 5.2 ~~30 foot wide~~ 30-foot-wide buffers shall be provided where depicted on the general site plan. Within the buffer located along Balm-Boyette Road, plantings in compliance with the Suburban Scenic Corridor requirements, and one additional evergreen shade tree (2" caliper at time of planting on 40-foot centers) shall be provided. Within the buffer located along the southern PD boundary, plantings shall be provided to consist of one evergreen shade tree (2" caliper at time of planting on 40-foot centers).

~~9.4 These buffers shall not be platted as part of the individual lots; rather, the buffers shall be platted as separate tracts to be owned and maintained by the homeowner's association or similar entity.~~

~~10. A 0.88 acre Village Node shall be provided where depicted on the general site plan. Within the Village Node, 2,767.5 square feet of the following uses shall be provided: art galleries, retail establishments (such as but not limited to an art supplies store, florist shop, pet stores and news stands), business services, professional services, catering services and an indoor/outdoor market. The catering service shall be open the public with the on site sales of prepared food, in addition to client services. The sales and activity areas of the outdoor portions of an indoor/outdoor market (or a solely outdoor market) shall count towards meeting the 2,767.5 square foot requirement and contributing to the maximum square footage permitted in the Village Node. Parking areas shall not be considered sales and activity areas.~~

~~10.1 The Village Node may also contain a Village Green and residential support uses. The maximum square footage for the 0.88 acre Village Node shall be limited to 5,600 square feet total based upon the transportation analysis submitted with this application.~~

~~10.2 Neighborhood amenity uses, such as a clubhouse, pool or tennis courts, and mail kiosks may be located within the Village Node but shall not count towards the required 2,767.5 square feet. Such uses if located within the Village Node shall be subject to the maximum FAR of 0.35.~~

~~10.3 The Village Node shall be bound on at least two sides by streets. If the Village Node is provided using more than one block, each block shall be bound on at least two sides by streets.~~

~~10.4 Buildings within the Village Node shall have a minimum front yard setback of 10 feet. The maximum height shall be 35 feet, with an additional setback of 2 feet for every 1 foot over 20 feet in height.~~

~~10.5 Buffering and screening where adjacent to residential uses shall be provided.~~

~~10.6 A Village Green, if provided, shall be improved with amenities, such as but not limited to, one or more of the following: landscaping, walkways, benches, fountains, gazebos, bark park, playground equipment and/or similar amenities.~~

~~11.6.~~ Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.

- ~~12-7.~~ 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.
- ~~13-8.~~ 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.
- ~~14-9.~~ 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).
- ~~15-10.~~ 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.
- ~~16.~~ Non-residential uses within the project shall be limited to a maximum of 5,600 s.f.
- ~~17-11.~~ Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- ~~18-12.~~ The developer shall construct one (1) roadway stubout to the northern project boundary, and one (1) roadway stubout to the western project boundary. In addition to any end-of-roadway treatment/signage required by the MUTCD, the developer shall place signage which identifies the stub-out as a "Future Roadway Connection".
- ~~19-13.~~ Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, dead end roadway segments (temporary or otherwise) greater than 150 feet in length will be required to construct a Transportation Technical Manual (TTM) compliant cul-de-sac (in addition to any proposed roadway stubout, where applicable).
- ~~20-14.~~ The developer shall construct a southbound to westbound right turn lane on Balm Boyette Rd. into the southernmost project access.
- ~~21-15.~~ Concurrent with each increment of development, the developer shall submit a trip generation and site access analysis with each plat/site/construction plan submittal, which examines cumulative traffic impacts. Such analysis will be utilized to determine whether Section 6.04.04.D. LDC turn lane warrants are met for the northbound to westbound left turning movement at the southernmost project access, as well as length of the required southbound to westbound right turn lane into the southernmost project access. If warrants are met, the developer shall construct a northbound to westbound left turn lane into the project's southernmost project access.
- ~~22-16.~~ As Balm Boyette Rd. is a substandard roadway collector roadway, the developer will be required to make certain improvements to Balm Boyette Rd., consistent with the Design Exception submitted by the applicant on December 23, 2020, and recommended for approval by the County Engineer on January 11, 2021. Specifically, the developer shall:
- a. Within Segment A (i.e. between the southernmost project access and a point +/- 500 feet to its north), Segment B (i.e. between the northern boundary of folio 0088495.0102 and the northern project boundary, and between the southernmost project driveway and the southern project boundary), and Segment C (i.e. between a point +/- 500 feet north of the southernmost project access and the northern boundary of folio 0088495.0102), the developer shall construct 6-foot wide stabilized shoulders of which 4 feet shall be paved, in lieu of the 8-foot wide stabilized shoulders of which 5 feet is required to be paved per TS-7; and,
 - b. Within Segments A, B and C, the developer shall be permitted to utilize the existing 10- foot wide travel lanes

in lieu of the 12-foot-wide travel lanes required by Typical Section – 7 (TS-7) within the Transportation Technical Manual (TTM).

The following requirements, associated with PRS 26-0621, shall apply to ~~Tract A~~ Development Envelope A.

17. 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.
18. The construction and location of any proposed environmental impacts are not approved by this Planned Development, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
19. The subject application is adjacent to the Triple Creek Nature Preserve. Per LDC4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.

(End of requirements specifically associated with PRS 26-0621)

- ~~23-20.~~ If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

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

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

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ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Sam Ball

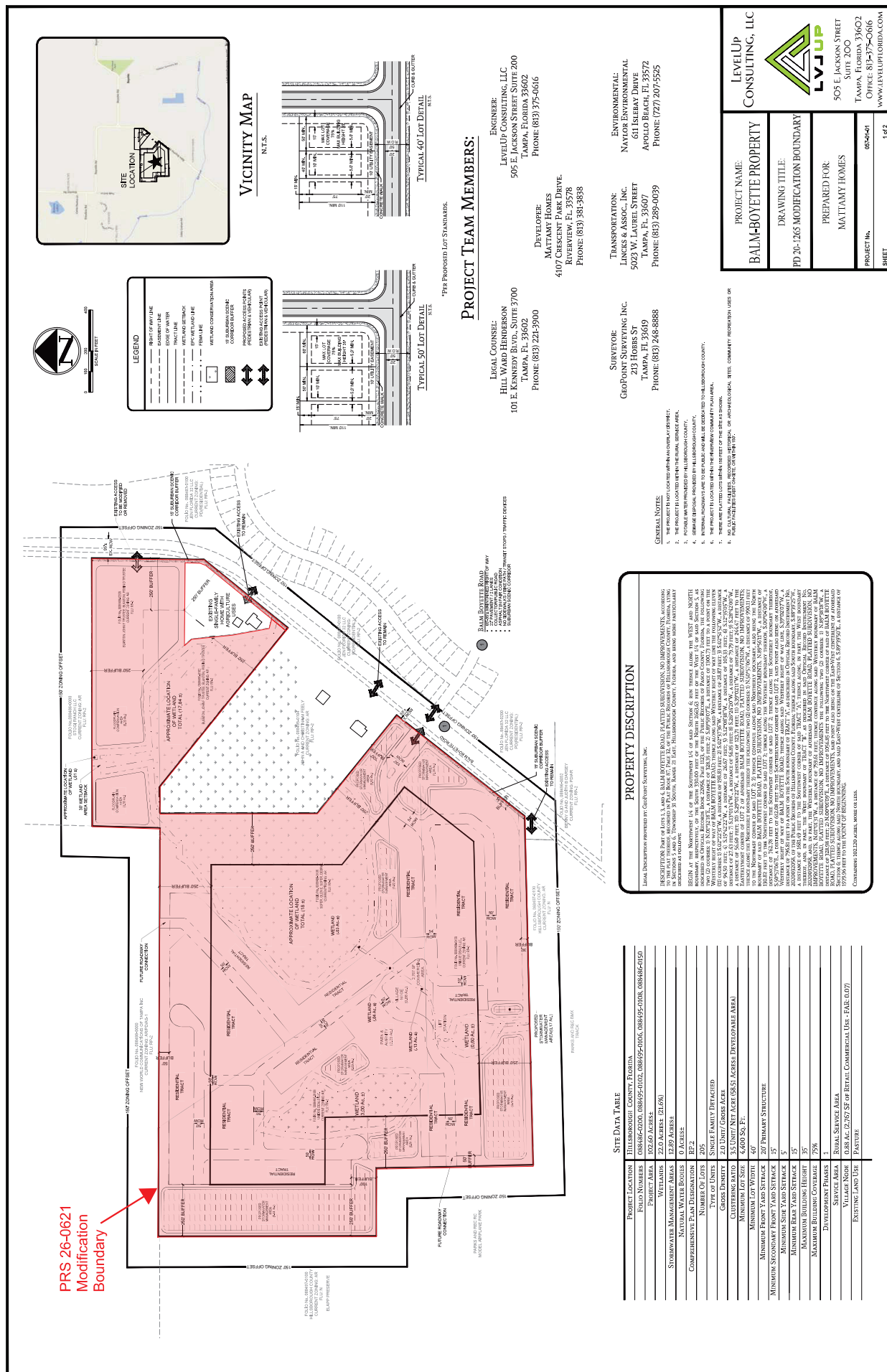
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

(See following page.)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

(See following page.)

SITE DATA TABLE

PROJECT LOCATION:	HILSBOURGH COUNTY, FLORIDA
FLOOD	088495C02, 088495C01, 088495C06, 088495C08, 088486C05O, & 088495C02 (NOT INCLUDED IN PPS)
URBAN SERVICE AREA	YES
COMMUNITY PLANNING AREA	SOUTHWEST AND BREVARD
FLOOD ZONE	ZONES "A" AND "AE" PER FIRMA MAPS 12057C04OH AND 12057C05OH DATED 8/28/2008
EXISTING LAND USE	PATURE
PROPOSED LAND USE	RESIDENTIAL
FUTURE LAND USE	1-4
EXISTING ZONING	PLANNED DEVELOPMENT (PD 20-4155)
PROPOSED ZONING	PLANNED DEVELOPMENT
TOTAL PPS AREA	1422.2 A
TOTAL PPS WFT AREA	1420 ACRES
TOTAL PPS WFT AREA	1420 ACRES
ALLOWABLE UNITS / DENSITY	397 = 1 DU/ACRE
PROPOSED UNITS / DENSITY	205 = 2 DU/ACRE

NOTES

1. PRESENTLY ZONED TO R20-SUB-205
2. PROPERTY IS WITHIN THE SOUTHSHORE AND RIVERVIEW COMMUNITY PLANNING AREA.
3. PROPERTY IS WITHIN THE URBAN SERVICE AREA.
4. SURFACING AND CONCRETE WORK WILL BE PROVIDED IN ACCORDANCE WITH THE LOCAL MAJOR STREETWIDE DESIGN GUIDELINES.
5. NO PUBLIC PARKING OR LOADING AREAS ARE PROVIDED.
6. STORMWATER RUN-OFF DRAINAGE SHALL BE TERMINATED AT DETAILED SITE DESIGN AND PERMITTING REQUIREMENTS.
7. SURFACE WATER MANAGEMENT MAY BE INCORPORATED INTO ANY OF THE DEVELOPMENT AREAS.
8. ADJACENT WATERWAYS AND FLOOD ZONES ARE LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS. THE PROPOSED DEVELOPMENT SHALL BE LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS.
9. BLM ROUTE 6 IS A DESIGNATED SUBURBAN SCENIC CORRIDOR.
10. NO NATURAL WATER BODIES ARE LOCATED ON SITE.
11. NO DESIGNATED HISTORIC LANDMARKS ARE LOCATED WITHIN 50 FEET OF THE PROJECT BOUNDARY.
12. THE CONTINGENT DEVELOPMENT PLAN IS TO BE DELETED AND/OR REDESIGNED BY THE PROJECT DEVELOPER.
13. INTERNAL STREETS SHALL REMAIN PRIVATE.
14. THE CONTINGENT WATER CONSERVATION PLAN, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, AND OPEN SPACE ARE TO BE DELETED AND/OR REDESIGNED BY THE PROJECT DEVELOPER.
15. PLATS AND PARCEL LINES ARE AS SHOWN ON THE SITE PLAN.
16. THE PROJECT IS NOT LOCATED ON THE VULNERABLE REDUCED PROTECTION AREA, SURFACE WATER RESOURCE AREA, OR FLOOD HAZARD AREA.
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DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	5000 SQUARE FEET
MINIMUM LOT WIDTH	50'
FRONT YARD SETBACK TO GARAGE	20'
FRONT YARD SETBACK TO PRINCIPAL	15'
FRONT YARD SETBACK TO PORCH/STOOP	10'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE CORNER YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	75%

PROJECT TEAM MEMBERS

DEVELOPER: Crescent Park Drive,
Orlando, FL 32878

LEGAL COUNSEL: Hill Ward Henderson
101 E Kennedy Blvd Suite 3100
Tampa, FL 33602

SURVEY: GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, FL 33619

ENGINEER & PLANNER: Levulup Consulting, LLC
505 E. Jackson Street 200
Tampa, Florida 33602

TRANSPORTATION: Traffic & Mobility Consultants
5023 W Laurel Street
Tampa, FL 33607

PREPARED FOR:

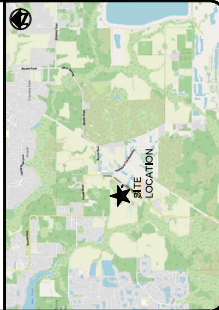
MATTAMY HOMES USA

PROJECT No.	057-01-01	SHEET	2 of 2
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DRAWING TITLE:
PD SITE PLAN

PROJECT NAME: BALM BOYETT

LEVELUP CONSULTING, LLC
505 E. JACKSON STREET, SUITE 200
TAMPA, FLORIDA 33602

VICINITY MAP ^{N.T.S.}

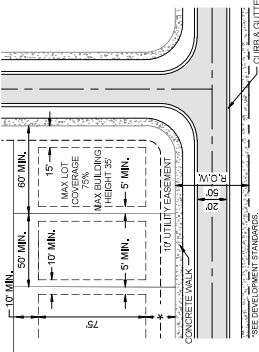
PROPERTY DESCRIPTION

[illegible]

LEGEND

-  PO 324-325 BOUNDARY
 FRS BOUNDARY
 RIGHT OF WAY LINE
 TRACT LINE
 EPC WETLAND LINE
 WETLAND SETBACK
-  15' SUBURBAN SCIENCE CORRIDOR
 BUFFER
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TYPICAL 50' LOT DETAIL N.T.S.



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APPLICATION NUMBER: PRS 26-0621 (Rev.)

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: May 12, 2026

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/23/2026

REVIEWER: Richard L. Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Riverview

PETITION NO: PRS 26-0621

☐

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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification (PRS) to PD 20-1265 to remove RP-2 requirements from the Conditions of Approval (COAs), remove the option for lots less than 50 feet in width, eliminate one future roadway connection, and update the PD Site Plan.

The approved PD encompasses multiple parcels, totaling +/- 102.6 ac. entitled for up to 205 single-family detached dwelling units and a minimum of 2,767 s.f. of certain commercial uses, with a maximum of 13,416 s.f. of certain commercial uses (based upon the maximum Floor Area Ratio (FAR) of 0.35 allowable within mixed use projects within RP-2). The proposed change would eliminate the approved commercial uses.

A trip generation and site access analysis for the proposed modification was not required as the change will result in a decrease in trip generation. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 205 Single-Family Detached Dwelling Units (ITE LUC 210)	1,920	143	186
PD, 5,600 s.f. Child Care Center (160 students) (ITE LUC 565)	606	113	109
Total:	2,526	256	295

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 205 Single-Family Detached Dwelling Units (ITE LUC 210)	1,920	143	186

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 606	(-) 113	(-) 109

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Balm Boyette Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 10-foot-wide lanes with +/-3-foot paved shoulders. The roadway lies within a +/- 98-foot-wide right-of-way. There is a sidewalk along south side Balm Boyette Rd. in the vicinity of the proposed project.

The PD Zoning is approved to make certain improvements to Balm Boyette Rd. per the previously approved conditions of approval.

SITE ACCESS AND CONNECTIVITY

The approved PD has two (2) access connections to Balm Boyette Rd. The northernmost connection serves an existing single-family home (with agricultural uses), which is isolated from the main portion of the site via wetlands and proposed floodplain compensation ponds. The southernmost connection will serve as the main project access. There is another existing access to the northmost quadrant, where large flood plan compensation areas will be constructed, that has the option to remain or be modified to serve as a maintenance access.

The approved PD is required to construct a southbound to westbound right turn lane on Balm Boyette Rd. into the southernmost project access. The need for a northbound to westbound left turn lane at the southernmost project access will be determined at the time of site development.

The PD is approved to construct one (1) vehicular and pedestrian roadway stubout along the project's northern boundary. Given that there is no timeframe for development of the adjacent property, the developer will be required to construct a cul-de-sac at the end of the roadway in addition to the stubout.

Along the project's western and southern boundary, the previously approved vehicular and pedestrian roadway stubout is proposed to be removed. The adjacent property is County owned (ELAPP) lands and according to the County Conservation and Environmental Lands Management Department there are no plans to accommodate a future roadway.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

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

Source: Hillsborough County 2024 Level of Service Report.

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 21, 2020.

1. The project shall be permitted for a maximum of 204 single-family lots in Development Envelope A and 1 single-family lot and AR uses in Development Envelope B. If and when the single-family use in Development Envelope B ceases, the area shall be utilized as open space.

2. Single-family lots shall be developed in accordance with the following:

Minimum lot size:	4,000 sf
Minimum lot width:	40 ft
Minimum front yard setback (required front yard/garage in front):	25 ft*
Minimum front yard setback (required front yard/garage behind):	15 ft*
Minimum front yard setback (corner side functioning as a front yard):	10 ft
Minimum side yard setback (required and corner side functioning as a side yard):	5 ft
Minimum rear yard setback (required and corner side functioning as a rear yard):	10 ft
Minimum covered porch front yard setback:	10 ft**
Minimum garage setback:	20 ft***
Maximum building height:	35 ft/2-stories

*This setback shall be measured from the property line to the residential façade. The residential façade shall be considered the portion of the street facing façade that does not contain the garage façade. Additionally, the residential façade does not include a covered porch, if provided. The residential façade may or may not contain the primary entrance. The garage façade shall be considered the portion of the street facing façade that contains the garage door and any façade portions around the garage door that are not flush with the residential façade.

**Covered porches, as defined in the Land Development Code, attached to the residential façade of the home. Covered porches are not included in the front yard setback/residential façade setback.

***Garages access from the front yard or the side yard functioning as a front yard (corner lot). This setback shall be measured from the property line to the garage façade portion of the street facing façade. The garage façade shall be considered the portion of the street facing façade that contains the garage door and any façade portions around the garage door that are not flush with the residential façade.

3. A maximum of 50% of the under 50 foot wide lots shall be developed with homes featuring primary entrances that do not face the street. A minimum of 50% of the under 50 foot wide lots shall be developed with home featuring primary entrances that do face the street. If the project will be platted by tract or phase, individual tracts or phases shall meet this requirement. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number of and percentage of non-street facing entrance and street facing entrance homes proposed and approved within the entire PD. If when blending, an individual tract or phase will exceed the percentage of non-street facing entrance homes, the permissibility for non-street facing entrance homes will be restricted accordingly elsewhere in the PD.

4. The following shall apply to any lot developed under 50 feet in width:
- 4.1 A maximum of 50% of the under 50 foot wide lots shall be developed with 1-story homes. A minimum of 50% of the under 50 foot wide lots shall be developed with 2-story homes. If the project will be platted by tract or phase, individual tracts or phases shall meet this requirement. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number of and percentage of 1-story and 2-story homes proposed and approved within the entire PD. If when blending an individual tract or phase will exceed the number of 1-story homes, the permissibility for 1-story homes will be restricted accordingly elsewhere in the PD.
- 4.2 All 1 and 2-story homes shall be provided with a 2-car garage in accordance with the following:
- a. The garage door shall not exceed 60% of the unit's total façade width (for front yard and front functioning as a side yard loading garages).
 - b. A driveway of at least 16 feet in width shall be provided.
 - c. All driveways shall be located 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) as the adjacent home. The alternating pattern may be adjusted to accommodate corner lots as necessary.
- 4.3 All 1 and 2-story homes with primary entrances facing the street shall comply with the following:
- a. The garage façade shall be permitted to extend a maximum of 10 feet in front of the residential façade for 2-story homes and a maximum of 8 feet in front of the residential façade for 1-story homes. The garage façade shall meet the minimum setback of 20 feet and the residential façade shall meet the minimum setback of 25 feet. The offset created between the garage and residential facades shall be a minimum of 5 feet. When the garage façade extends beyond the residential façade, a covered porch along the entire length of the residential façade shall be provided. The depth of the covered porch shall be at least 50% of the offset between the garage and residential facades. In no case shall a covered porch front yard setback be less than 10 feet. When the garage façade extends beyond the residential façade, the garage façade shall have a distinct roof treatment than the residential façade, such as but not limited its own side gable roof, hip gable roof or a lean-to roof to break up the overall façade. This can also be accomplished for 2-story homes using condition 4.6.
 - b. 1 and 2-story homes with primary entrances facing the street are not required to provide a covered porch when the garage is placed behind the residential façade. In such cases, the minimum garage façade setback shall be 20 feet and minimum residential façade setback shall be 15 feet. The offset created between the garage and residential facades shall be a minimum of 5 feet. Covered porches, if provided, may extend into the required front yard at a minimum setback of 10 feet.
- 4.4 All 1 and 2-story homes with primary entrances not facing the street shall comply with the following:

- a. The garage façade shall be permitted to extend a maximum of 7 feet in front of the residential façade. The garage façade shall meet the minimum setback of 20 feet and the residential façade shall meet the minimum setback of 25 feet. The offset created between the garage and residential facades shall be a minimum of 5 feet. When the garage façade extends beyond the residential façade, at least 40% of the residential façade's area shall contain one or more windows. When the garage façade extends beyond the residential façade, the garage façade shall have a distinct roof treatment than the residential façade, such as but not limited its own side gable roof, hip gable roof or a lean-to roof to break up the overall façade. This can also be accomplished for 2-story homes using condition 4.6. Covered porches, if provided, may extend into the required front yard at a minimum setback of 10 feet.
 - b. Alternatively, the garage façade may be placed behind the residential façade. The garage façade shall meet the minimum setback of 20 feet and the residential façade shall meet the minimum setback of 15 feet. The offset created between the garage and residential facades shall be a minimum of 5 feet. When the garage façade is placed behind the residential façade, at least 40% of the residential façade's area shall contain one or more windows. When the garage façade is behind the residential façade, the garage façade shall have a district roof treatment than the residential façade, such as but not limited its own side gable roof, hip gable roof or a lean-to roof to break up the overall façade. This can also be accomplished for 2-story homes using condition 4.6. Covered porches, if provided, may extend into the required front yard at a minimum setback of 10 feet.
- 4.5 Garages accessed from a front yard functioning a side yard (corner lots) shall have a minimum setback of 20 feet and may be located behind or flush with the residential façade. No required offset between the garage and residential façade is required.
- 4.6 All 2-story homes shall be developed in accordance with the following:
 - a. A transition between the first and second floors to break up the façade shall be provided using one or more of the following:
 - A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
 - A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
 - A change in materials between the first and second floors.
- 4.7 Street trees may include alternating shade and ornamental trees, subject to review and approval by Natural Resources staff.
5. Notwithstanding conditions 2, 3 and 4, lots developed at a lot width at or exceeding 50 feet shall comply with the following:

Minimum lot size:	4,000 sf
Minimum lot width:	50 ft
Minimum front yard setback:	20 ft
Minimum side yard setback:	5 ft

Minimum rear yard setback:	10 ft
Minimum covered porch front yard setback:	10 ft
Maximum building height:	35 ft/2-stories

6. To comply with the Planned Village minimum clustering ratio of 3.5, the development of 205 residential units is permitted on 58.51 acres or less (developable acreage). At least 43.21 acres +/- of open space (as defined in Policy 14.2 of the Comprehensive Plan) within the project shall be provided. Stormwater ponds located within a 250 foot wide perimeter buffer and not in compliance with Comprehensive Plan Policy 14.2 shall not be counted as open space per the Comprehensive Plan, but such ponds are permitted to be located within a 250 foot wide perimeter buffer when the slope does not exceed 4:1 and are therefore then part of the developable acreage rather than open space acreage. If the project will be platted by tract or phase, each plat shall provide the amount of open space to be provided and already approved.
7. Residential lots shall be arranged as generally depicted on the general site plan to provide views of the project's open space, ponds, and perimeter buffers.
8. Stormwater ponds and open space shall be provided where generally depicted on the general site plan.
9. Until the single family use within Development Envelope B ceases, at least 65% of the PD's boundaries shall be provided with a 250 foot wide buffer. Once the single family use within Development Envelope B ceases, at least 70% of the PD's boundaries shall be provided with a 250 foot wide buffer. In both instances, the following shall also be provided.
 - 9.1 A 100 foot wide buffer shall be provided were depicted on the general site plan. Within this buffer, plantings in compliance with the Suburban Scenic Corridor requirements, and one additional evergreen shade tree (2" caliper at time of planting on 40 foot centers) shall be provided.
 - 9.2 A 50 foot wide buffer shall be provided were depicted on the general site plan. Within this buffer, plantings shall be provided to consist of one evergreen shade tree (2" caliper at time of planting on 40 foot centers).
 - 9.3 30 foot wide buffers shall be provided where depicted on the general site plan. Within the buffer located along Balm-Boyette Road, plantings in compliance with the Suburban Scenic Corridor requirements, and one additional evergreen shade tree (2" caliper at time of planting on 40 foot centers) shall be provided. Within the buffer located along the southern PD boundary, plantings shall be provided to consist of one evergreen shade tree (2" caliper at time of planting on 40 foot centers).
 - 9.4 These buffers shall not be platted as part of the individual lots; rather, the buffers shall be platted as separate tracts to be owned and maintained by the homeowner's association or similar entity.
10. A 0.88 acre Village Node shall be provided where depicted on the general site plan. Within the Village Node, 2,767.5 square feet of the following uses shall be provided: art galleries, retail establishments (such as but not limited to an art supplies store, florist shop, pet stores and news stands), business services, professional services, catering services and an indoor/outdoor market. The catering service shall be open the public with the on-site sales of prepared food, in addition to client services. The sales

and activity areas of the outdoor portions of an indoor/outdoor market (or a solely outdoor market) shall count towards meeting the 2,767.5 square foot requirement and contributing to the maximum square footage permitted in the Village Node. Parking areas shall not be considered sales and activity areas.

- 10.1 The Village Node may also contain a Village Green and residential support uses. The maximum square footage for the 0.88 acre Village Node shall be limited to 5,600 square feet total based upon the transportation analysis submitted with this application.
- 10.2 Neighborhood amenity uses, such as a clubhouse, pool or tennis courts, and mail kiosks may be located within the Village Node but shall not count towards the required 2,767.5 square feet. Such uses if located within the Village Node shall be subject to the maximum FAR of 0.35.
- 10.3 The Village Node shall be bound on at least two sides by streets. If the Village Node is provided using more than one block, each block shall be bound on at least two sides by streets.
- 10.4 Buildings within the Village Node shall have a minimum front yard setback of 10 feet. The maximum height shall be 35 feet, with an additional setback of 2 feet for every 1 foot over 20 feet in height.
- 10.5 Buffering and screening where adjacent to residential uses shall be provided.
- 10.6 A Village Green, if provided, shall be improved with amenities, such as but not limited to, one or more of the following: landscaping, walkways, benches, fountains, gazebos, bark park, playground equipment and/or similar amenities.
11. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
12. 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.
13. 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.
14. 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).

15. 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.
16. Non-residential uses within the project shall be limited to a maximum of 5,600 s.f.
17. 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.
18. The developer shall construct one (1) roadway stubout to the northern project boundary and one (1) roadway stubout to the western project boundary. In addition to any end-of-roadway treatment/signage required by the MUTCD, the developer shall place signage which identifies the stub-out as a “Future Roadway Connection”.
19. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, dead end roadway segments (temporary or otherwise) greater than 150 feet in length will be required to construct a Transportation Technical Manual (TTM) compliant cul-de-sac (in addition to any proposed roadway stubout, where applicable).
20. The developer shall construct a southbound to westbound right turn lane on Balm Boyette Rd. into the southernmost project access.
21. Concurrent with each increment of development, the developer shall submit a trip generation and site access analysis with each plat/site/construction plan submittal, which examines cumulative traffic impacts. Such analysis will be utilized to determine whether Section 6.04.04.D. LDC turn lane warrants are met for the northbound to westbound left turning movement at the southernmost project access, as well as length of the required southbound to westbound right turn lane into the southernmost project access. If warrants are met, the developer shall construct a northbound to westbound left turn lane into the project’s southernmost project access.
22. As Balm Boyette Rd. is a substandard roadway collector roadway, the developer will be required to make certain improvements to Balm Boyette Rd., consistent with the Design Exception submitted by the applicant on December 23, 2020, and recommended for approval by the County Engineer on January 11, 2021. Specifically, the developer shall:
 - a. Within Segment A (i.e. between the southernmost project access and a point +/- 500 feet to its north), Segment B (i.e. between the northern boundary of folio 0088495.0102 and the northern project boundary, and between the southernmost project driveway and the southern project boundary), and Segment C (i.e. between a point +/- 500 feet north of the southernmost project access and the northern boundary of folio 0088495.0102), the developer shall construct 6-foot wide stabilized shoulders of which 4 feet shall be paved, in lieu of the 8-foot wide stabilized shoulders of which 5 feet is required to be paved per TS-7; and,
 - b. Within Segments A, B and C, the developer shall be permitted to utilize the existing 10- foot wide travel lanes in lieu of the 12-foot wide travel lanes required by Typical Section – 7 (TS-7) within the Transportation Technical Manual (TTM).

23. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/23/2026

REVIEWER: Richard L. Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Riverview

PETITION NO: PRS 26-0621

☐

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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification (PRS) to PD 20-1265 to remove RP-2 requirements from the Conditions of Approval (COAs), remove the option for lots less than 50 feet in width, eliminate one future roadway connection, and update the PD Site Plan.

The approved PD encompasses multiple parcels, totaling +/- 102.6 ac. entitled for up to 205 single-family detached dwelling units and a minimum of 2,767 s.f. of certain commercial uses, with a maximum of 13,416 s.f. of certain commercial uses (based upon the maximum Floor Area Ratio (FAR) of 0.35 allowable within mixed use projects within RP-2). The proposed change would eliminate the approved commercial uses.

A trip generation and site access analysis for the proposed modification was not required as the change will result in a decrease in trip generation. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 205 Single-Family Detached Dwelling Units (ITE LUC 210)	1,920	143	186
PD, 5,600 s.f. Child Care Center (160 students) (ITE LUC 565)	606	113	109
Total:	2,526	256	295

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 205 Single-Family Detached Dwelling Units (ITE LUC 210)	1,920	143	186

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 606	(-) 113	(-) 109

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Balm Boyette Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 10-foot-wide lanes with +/-3-foot paved shoulders. The roadway lies within a +/- 98-foot-wide right-of-way. There is a sidewalk along south side Balm Boyette Rd. in the vicinity of the proposed project.

The PD Zoning is approved to make certain improvements to Balm Boyette Rd. per the previously approved conditions of approval.

SITE ACCESS AND CONNECTIVITY

The approved PD has two (2) access connections to Balm Boyette Rd. The northernmost connection serves an existing single-family home (with agricultural uses), which is isolated from the main portion of the site via wetlands and proposed floodplain compensation ponds. The southernmost connection will serve as the main project access. There is another existing access to the northmost quadrant, where large flood plan compensation areas will be constructed, that has the option to remain or be modified to serve as a maintenance access.

The approved PD is required to construct a southbound to westbound right turn lane on Balm Boyette Rd. into the southernmost project access. The need for a northbound to westbound left turn lane at the southernmost project access will be determined at the time of site development.

The PD is approved to construct one (1) vehicular and pedestrian roadway stubout along the project's northern boundary. Given that there is no timeframe for development of the adjacent property, the developer will be required to construct a cul-de-sac at the end of the roadway in addition to the stubout.

Along the project's western and southern boundary, the previously approved vehicular and pedestrian roadway stubout is proposed to be removed. The adjacent property is County owned (ELAPP) lands and according to the County Conservation and Environmental Lands Management Department there are no plans to accommodate a future roadway.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

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

Source: Hillsborough County 2024 Level of Service Report.

COMMISSION

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REZONING	
HEARING DATE: May 12, 2026	COMMENT DATE: April 1, 2026
PETITION NO.: 26-0621	PROPERTY ADDRESSES: 12525, 12701, 12735 and 12755 Balm Boyette Rd, Riverview
EPC REVIEWER: Kelly Holland	FOLIO #s: 0884860150, 0884860200, 0884950102, 0884950103, 0884950106 and 0884950108
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 05 & 06-31S-21E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Minor Modifications to an Existing PD.	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	EXPIRED June 26, 2025
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands exist throughout the parcel
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be	

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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.

- The subject property contains wetland/OSW areas, which have been delineated, but the wetland survey expired on June 26, 2025. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The site plan depicts wetland impacts that have been authorized by the Executive Director of the EPC. These impacts were determined to be Noticed Exempt on June 7, 2024. The wetland impacts are indicated for residential lots, an internal road and amenities. Chapter 1-11, prohibits any other 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.

Kmh / app

ec: Mac McCraw, Applicant – mac.mccraw@mattamycorp.com
Kami Corbett, Agent – kami.corbett@hwlaw.com

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 04-14-2026

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Kami Corbett

PETITION NO: 26-0621

LOCATION: Riverview, 33579

FOLIO NO:

SEC: _____ **TWN:** _____ **RNG:**

88495.0103, 88495.0106, 88495.0108, 88486.0150,
88486.0200

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

COMMENTS:

Compatibility Plans; Conditions and Comments

1. The subject application is adjacent to the Triple Creek Nature Preserve. Per LDC4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit

SITE PLAN ERROR- RC field to the west and BMX track to the south are both part of the ELAPP Preserve, Conservation & Environmental Lands Management Dept. There is no accomodation for a roadway into the Preserve from this development as indicated on the site plan.

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Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 3/9/2026

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/23/2026

PROPERTY OWNER: Mattamy Tampa/Sarasota LLC **PID:** 26-0621

APPLICANT: Mac McCraw - Mattamy Homes USA

LOCATION: 0 Balm Boyette Rd. Riverview, FL 33579
12735 Balm Boyette Rd. Riverview, FL 33579
12755 Balm Boyette Rd. Riverview, FL 33579
12701 Balm Boyette Rd. Riverview, FL 33579

FOLIO NO.: 88486.0200, 88495.0103, 88495.0106, 88495.0108, 88486.0150

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Ira Padgett **Date:** 3/23/2026

Agency: Natural Resources **Petition #:** 26-0621

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. 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.
2. 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.
3. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: PRS 26-0621 REVIEWED BY: Clay Walker, E.I. DATE: 3/10/2026

FOLIO NO.: 088486-0200, 088495-0103, 088495-0106, 088495-0108, and 088486-0150

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water main exists ☐ (approximately ____ feet from the site), ☒ (adjacent to the site), and is located southeast of the subject property within the south Right-of-Way of Woodland Spur Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 16 inch wastewater forcemain exists ☐ (approximately ____ feet from the project site), ☒ (adjacent to the site) and is located east of the subject property within the east Right-of-Way of Balm Boyette Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.