

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

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'

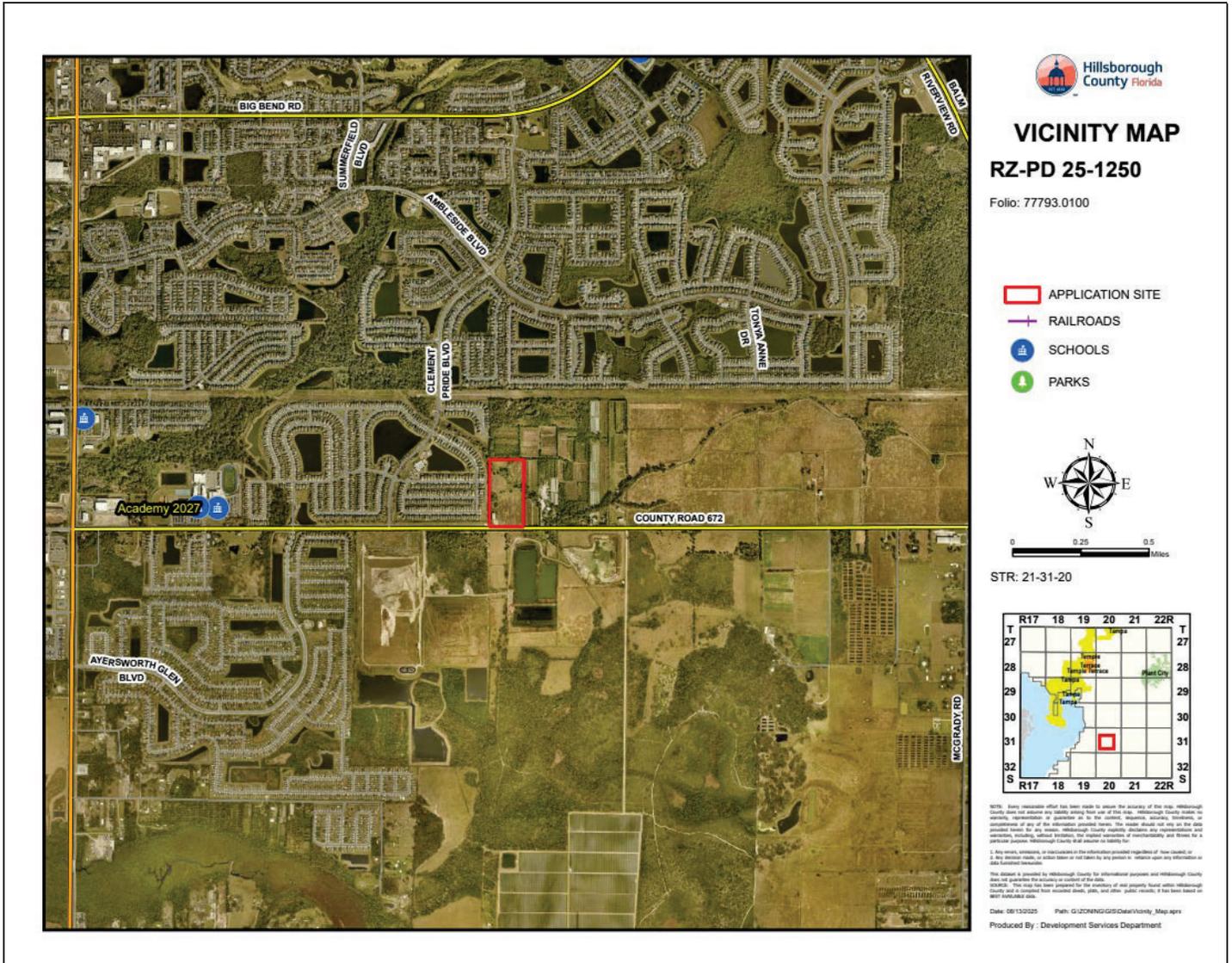
Additional Information:

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

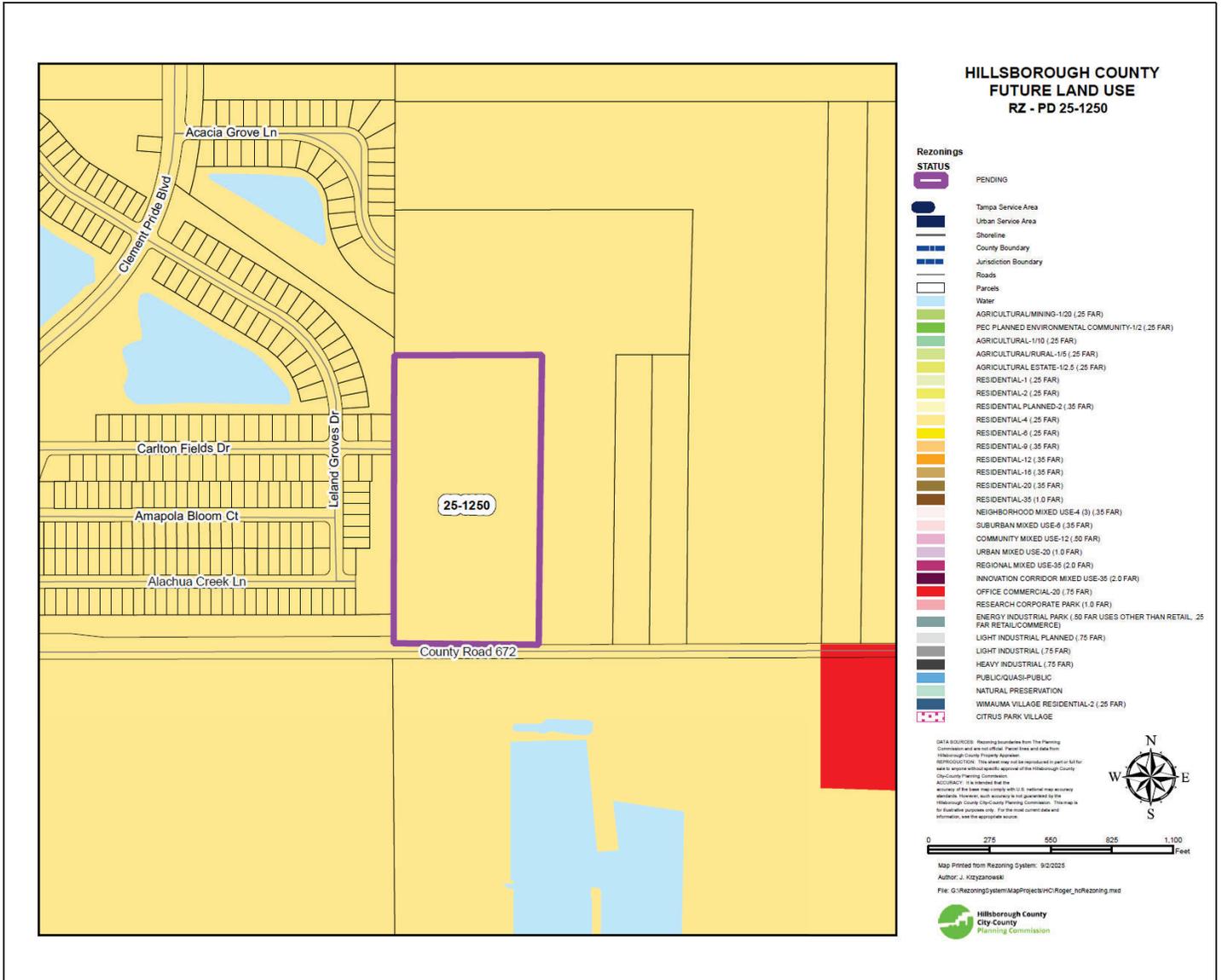


Context of Surrounding Area:

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

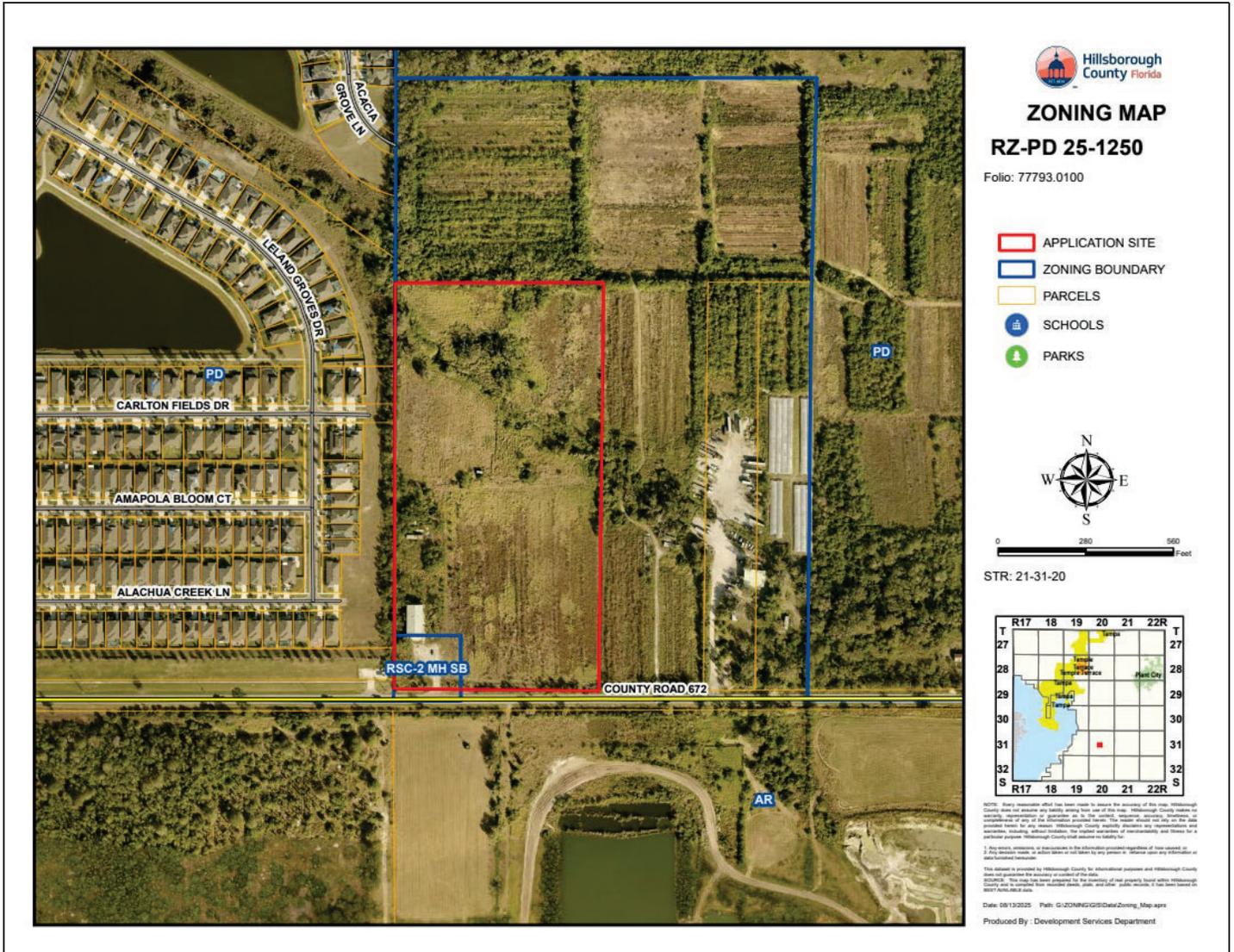
2.2 Future Land Use Map



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

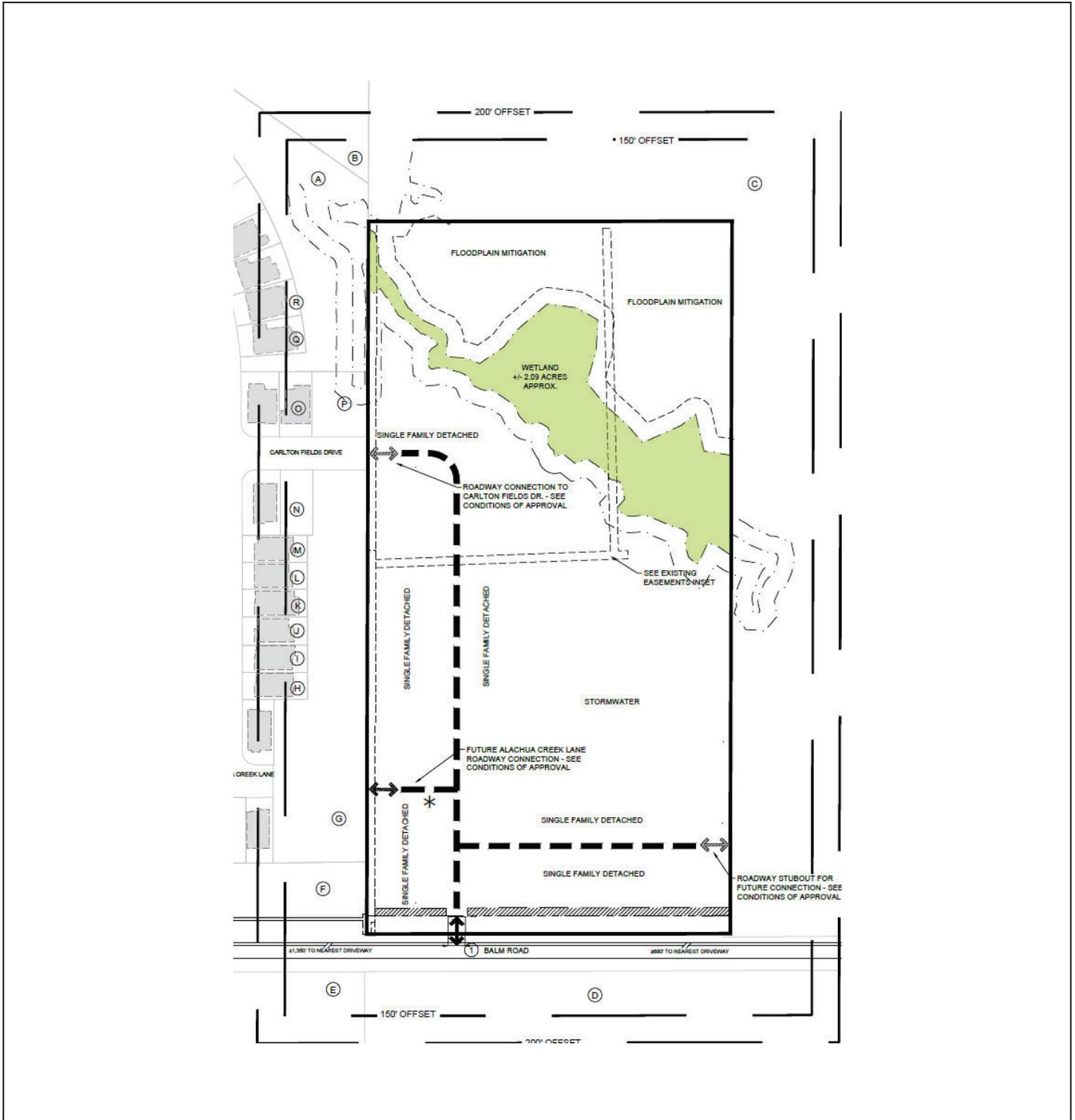


Adjacent Zonings and Uses

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 <input type="checkbox"/> 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 <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	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: <ul style="list-style-type: none"> <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 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	
<input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided				
Service Area/ Water & Wastewater	<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	
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
Hillsborough County School Board	<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	
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				
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 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	
<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				

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:



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.

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

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: RZ PD 25-1250

DATE OF HEARING: December 15, 2025

APPLICANT: Hill Ward Henderson

PETITION REQUEST: PD

LOCATION: 11528 Balm Rd./CR 672

SIZE OF PROPERTY: 20 acres

EXISTING ZONING: AR and RSC-2 (MH)

FUTURE LAND USE CATEGORY: R-4

SERVICE AREA: Urban

COMMUNITY PLANNING AREA: Balm-Riverview and the Southshore
Areawide Systems

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 20 acre parcel located on the north side of Balm Road/CR 672 and approximately 2,000 ft. east of the Clement Pride Blvd./Balm Rd. intersection in the Balm/Riverview area of Hillsborough County.

The subject site has a FLUE Map designation of R-4 and is located within the Urban Service Area.

The Planned Development(PD) request is for a maximum of 60 single family residential homes on minimum 40 ft. wide lots.

The 20 acre parcel is located directly adjacent to Southfork Lakes which is an existing single family subdivision.

The PD site plan proposes cross-access to local residential stub-out streets located within the adjacent developed subdivision to the west. A stub-out is also provided from the subject site to the undeveloped land to the east.

Primary access to the subdivision is provided to Balm Road.

SUMMARY OF HEARING

The applicant representative, Kami Corbett, provided testimony and graphics in support of the request.

It was stated that the Planned Development is to allow for a maximum of 60 single family home lots on the 20 acre parcel. It was stated that the R-4 designated parcel would allow for a maximum of 80 lots.

The proposed single family development is designed to provide cross access to the adjacent stub-out streets existing within the adjacent residential subdivision to the west. Cross-access will also be provided to the east.

The proposed development is consistent with the Comprehensive Plan and compatible with the surrounding land uses.

Development Services finds the rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan R-4 designation.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant/representative, Kami Corbett, provided oral testimony and graphics supplementing the file on record.

FINDINGS OF FACT

The subject site is located in the Balm Road corridor, east of US 301, in an area designated R-4 on the Comp Plan and is located within the Urban Service Area.

The site is directly adjacent to an existing single family subdivision, Southfork Lakes.

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The proposed PD request is for a maximum of 60 single family homes on minimum 40 ft. wide lots.

The PD site plan proposes cross-access to existing local street stub-outs at the western property line. The PD also proposes to construct a stub-out to the east to allow for a future connection to the currently vacant site to the east.

Wetlands cross the northern portion of the site. The PD site plan avoids the wetlands on the property, clustering the single family lots within the sites uplands located south of the wetlands.

It is found that the proposed PD for a maximum of 60 single family residential units with minimum 40 ft. wide lots would be compatible with the existing land use pattern in the area.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning as conditioned is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning as indicated by the Findings of Fact and conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

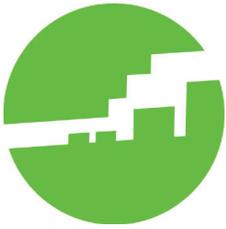
Steven K. Luce

1/7/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: 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.



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Balm Road

Zoning File: PD 25-1250 Modification: None

Atlas Page: None Submitted: 01/16/26

To Planner for Review: 01/16/26 Date Due: ASAP

Contact Person: Kami Corbett, Esq., of Hill Ward Henderson, P.A. Phone: 813-227-8421/Kami.Corbett@hwhlaw.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Michelle Heinrich Date: 01/21/26

Date Agent/Owner notified of Disapproval: _____

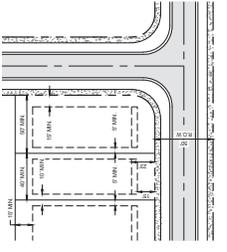
SITE DATA TABLE

PROJECT LOCATION	HILLSBOROUGH COUNTY, FLORIDA
FOLIO	7793-000
COMMUNITY PLANNING AREA	RIVERVIEW COMMUNITY PLAN, BALM COMMUNITY PLAN AND SOUTHWEST ARCADE SYSTEMS PLAN
URBAN SERVICE AREA	YES
FLOOD ZONE	1 AND 1E PER FEMA MAPS 12057C0520H DATED AUGUST 28, 2018
EXISTING LAND USE	AGRICULTURE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE	RESIDENTIAL-4 (R-4)
EXISTING ZONING	RESIDENTIAL SINGLE FAMILY CONVENTIONAL (RSC-2) & AGRICULTURAL RURAL (AR)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)
TOTAL SITE AREA	2,000.04 ACRES
ALLOWABLE UNITS/DENSITY	1:50 UNITS/1/4 DU/ACRE
PROPOSED UNITS/DENSITY	1:60 UNITS/1/3 DU/ACRE

NOTES

- PROPERTY IS WITHIN THE RIVERVIEW COMMUNITY PLAN AND BALM COMMUNITY PLAN.
- PROPERTY IS WITHIN THE URBAN SERVICE AREA.
- BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LUC UNLESS OTHERWISE SPECIFIED IN THE CONDITIONS OF APPROVAL.
- NO PUBLIC PARKLANDS OR SCHOOL SITES ARE PROPOSED.
- STORMWATER POND LOCATIONS SHALL BE DETERMINED AT DETAILED SITE DESIGN AND PERMITTING.
- SURFACE WATER MANAGEMENT SHALL BE INCORPORATED INTO ANY OF THE DEVELOPMENT AREAS.
- PROJECT IS LOCATED ON BALM ROAD WHICH IS DESIGNATED AS A STATE CORRIDOR PER THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN.
- EXISTING AND PROPOSED STRUCTURES, UTILITIES, AND LANDMARKS ON OTHER ADJACENT PARCELS ARE IDENTIFIED ON THE AERIAL PHOTOGRAPHS AND STRUCTURES ARE LOCATED WITHIN THE PROJECT BOUNDARIES.
- NO DESIGNATED HISTORIC LANDMARKS ARE LOCATED WITHIN 100 FEET OF THE PROJECT BOUNDARY.
- THE AMOUNTS OF PLOTS OF LAND TO BE DEDICATED AND/OR RESERVED BY THE PROJECT ARE SPECIFIED IN THE CONDITIONS OF APPROVAL.
- INTERNAL STREETS SHALL BE PUBLIC AND NOT GATED.
- EXISTING AND PROPOSED UTILITIES SHALL BE IDENTIFIED AND THE PROJECT DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS TO LOCATE THE UTILITIES.
- PLATS AND PARCELLS ARE AS SHOWN ON THE SITE PLAN.
- KNOWN EASEMENTS ON THE PROPERTY ARE AS SHOWN ON THE SITE PLAN.
- PROJECT IS NOT LOCATED IN THE WETLAND RESOURCE PROTECTION AREA, COASTAL HIGH HAZARD AREA, SURFACE WATER RESOURCE PROTECTION AREA, OR POTENTIAL WETLANDS. WETLANDS ARE IDENTIFIED ON THE AERIAL PHOTOGRAPHS AND THE PROJECT DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS TO LOCATE THE UTILITIES.
- POSSIBLE WATER PROBLEMS PROVIDED BY HILLSBOROUGH COUNTY.
- SEWERAGE SYSTEM PROVIDED BY HILLSBOROUGH COUNTY.

COMMUNITY PLANNING AREAS

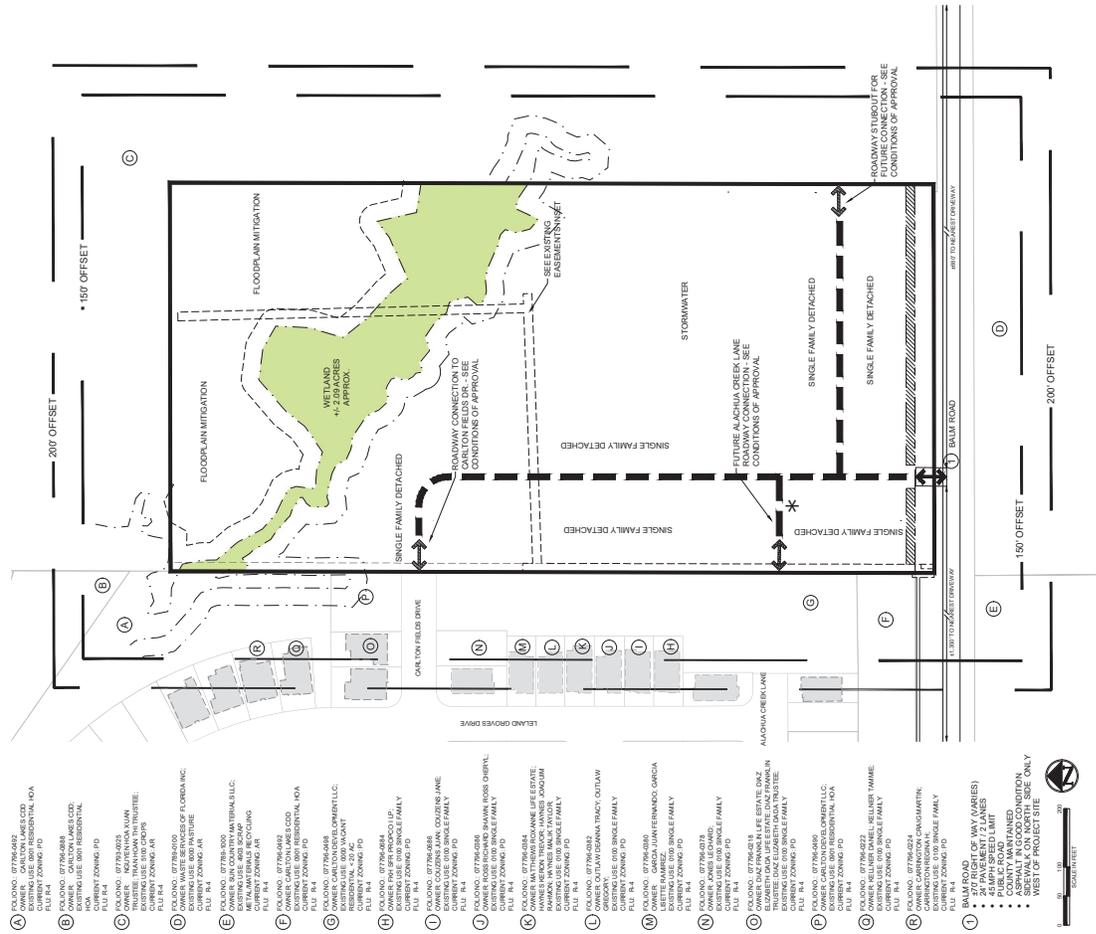


DEVELOPMENT STANDARDS

MINIMUM LOT WIDTH	40 FEET
MINIMUM LOT AREA	4,000 SQ. FT.
MINIMUM FRONT SETBACK	15 FEET
MINIMUM BUILDING SETBACK	23 FEET*
MINIMUM SIDE-YARD SETBACK	5 FEET
MINIMUM REAR-YARD SETBACK	15 FEET
MINIMUM SIDE-YARD SETBACK	35 FEET
MINIMUM BUILDING COVERAGE	1.65%
MINIMUM SETBACK FROM GARAGE TO BACK OF SIDEWALK	5 TO 23 FEET

PROJECT TEAM MEMBERS

LEGAL COUNSEL: HILL WARD HENDERSON
 ENGINEER & SURVEYOR: GEORGETT SURVEYING
 PLANNER: HILL WARD HENDERSON
 PREPARED FOR: HILL WARD HENDERSON
 PROJECT NO.: 25025-R1-91
 SHEET: 1 of 1



LEGEND

- PD BOUNDARY
- VEHICULAR & PEDESTRIAN CIRCULATION - 50' PRIVATE ROAD
- WETLAND
- 5' SCENIC CORRIDOR BUFFER
- MAIN ACCESS
- PROPOSED INTERCONNECTION
- FUTURE POTENTIAL ACCESS CONNECTION
- COMMUNITY CATHERING SPACE (MIN. 5,000 SF)

PROPERTY DESCRIPTION

LEGAL DESCRIPTION PROVIDED BY: GEOPORT

DESCRIPTION: THE WEST 1/4 OF THE NE 1/4 OF THE WEST 208.5 FEET OF THE SOUTH 209.0 FEET AND LESS ROAD RIGHT OF WAY, ALL LYING AND BEING, IN SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL A: THE WEST 208.5 FEET OF THE SOUTH 209.0 FEET OF THE WEST 1/4 OF THE SW 1/4 OF THE NE 1/4, LESS ROAD RIGHT OF WAY, ALL LYING AND BEING, IN SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL B: THE WEST 1/2 OF THE NE 1/4 OF THE WEST 208.5 FEET OF THE SOUTH 209.0 FEET AND LESS ROAD RIGHT OF WAY, ALL LYING AND BEING, IN SECTION 21, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

VICINITY MAP

EXISTING EASEMENTS INSET

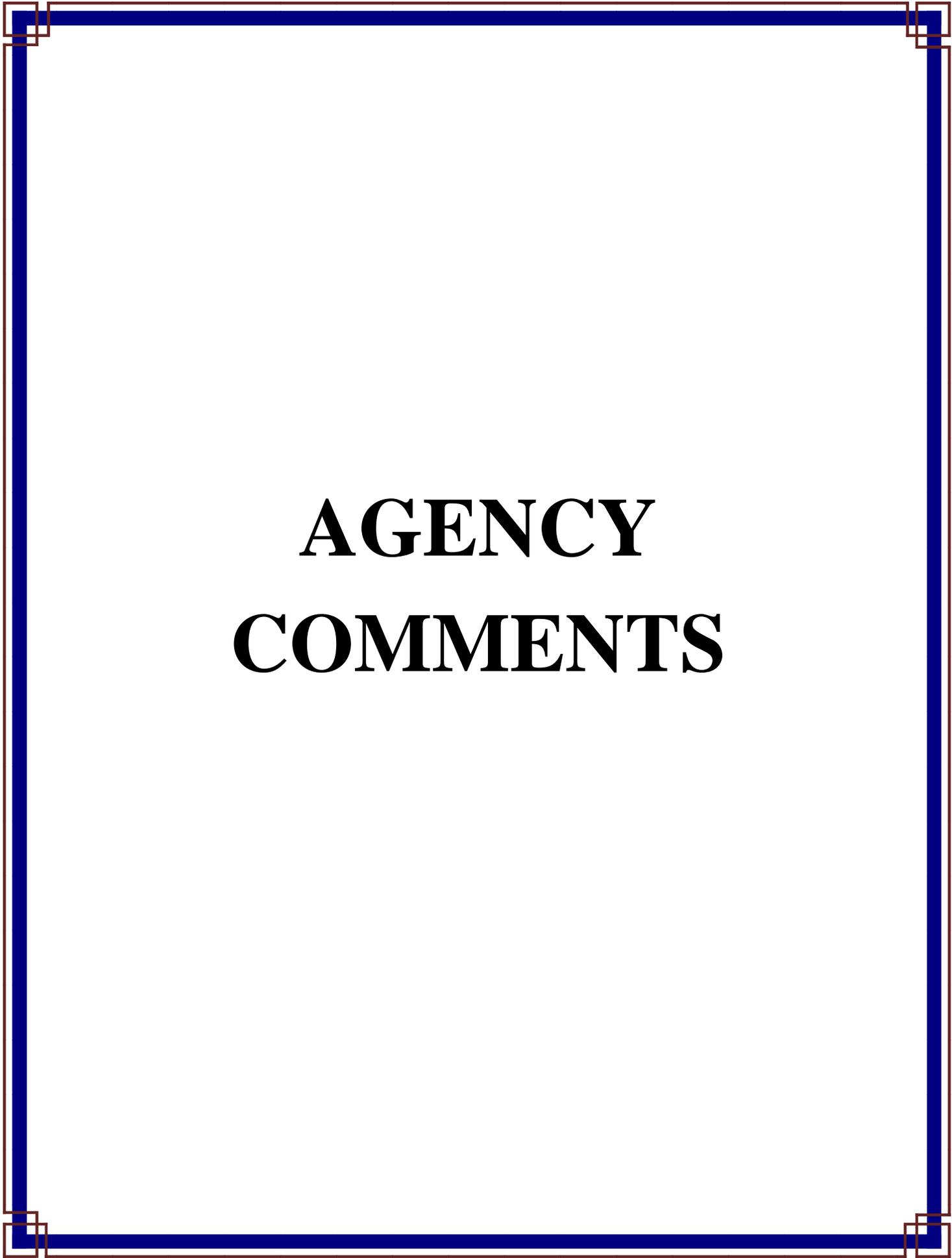
DRAWING TITLE:
PD SITE PLAN

PROJECT NAME:
BALM ROAD

LEVELUP CONSULTING, LLC

505 E JACKSON STREET
 SUITE 200
 TAMPA, FLORIDA 33602
 OFFICE: 813-375-0616
 WWW.LEVELUPFLORIDA.COM

NOTE: DEVELOPER WILL COORDINATE WITH THIRD PARTIES REGARDING THE RELEASE OF EASEMENTS. THE EASEMENTS CONSISTENT WITH THE DEVELOPMENT PLAN SHOWN ON THE SITE PLAN.



AGENCY COMMENTS

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.

COMMISSION

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 Harry Cohen VICE-CHAIR
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 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: November 17, 2025</p> <p>PETITION NO.: 25-1250</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 xt. 1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: September 3, 2025</p> <p>PROPERTY ADDRESS: 11528 672 Highway, Riverview, FL</p> <p>FOLIO #: 0777930100</p> <p>STR: 21-31S-20E</p>
<p>REQUESTED ZONING: AR to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	No, needs wetland delineation
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Creek located in northern portion of property (aerials, soils survey)
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. 	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Jpc/cb

ec: Kami Corbett - kami.corbett@hwhlaw.com



Adequate Facilities Analysis: Rezoning

Date: 8/29/2025 **Acreage:** 20.04 (+/- acres)
Jurisdiction: Hillsborough County **Proposed Zoning:** Planned Development
Case Number: 25-1250 **Future Land Use:** R-4
HCPS #: RZ-711 **Maximum Residential Units:** 60
Address: N of County Rd 672 E of US HWY 301 **Residential Type:** Single Family Detached
Parcel Folio Number(s): 77793.0100

School Data	Summerfield Crossings Elementary	Eisenhower Middle	Sumner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1015	1509	3301
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	822	1174	3653
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	81%	78%	111%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 8/29/2025	142	335	0
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	12	6	9
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	96%	100%	111%

Notes: At this time, adequate capacity exists at Summerfield Crossings Elementary School for the proposed rezoning. Although Eisenhower Middle and Sumner High Schools are projected to be at or over capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas in the middle and high school levels.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
 Department Manager, Planning & Siting
 Growth Management Department
 Hillsborough County Public Schools

E: andrea.stingone@hcps.net

P: 813.272.4429 C: 813.345.6684

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

PETITION NO.: PD 25-1250

REVIEWED BY: Clay Walker, E.I. DATE: 12/5/2025

FOLIO NO.: 77793.0100

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (approximately ___ feet from the site), (adjacent to the site), and is located south of the subject property within the north Right-of-Way of County Road 672. 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 24 inch wastewater forcemain exists (approximately ___ feet from the project site), (adjacent to the site) and is located south of the subject property within the south Right-of-Way of County Road 672. 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 South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 11/05/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Hill Ward Henderson, PA

PETITION NO: 25-1250

LOCATION: 11528 672 Hwy

FOLIO NO: 77793.0100

Estimated 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

Project Summary/Description:

RP-2 (Rural) Mobility, South Parks/Fire - 60 single family home

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 09/03/2025**

Agency: Natural Resources **Petition #: 25-1250**

- 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. 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. **This statement should be identified as a condition of the rezoning.**
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
4. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

5. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
6. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



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:** 8/14/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/22/2025
PROPERTY OWNER: Sengshui Enterprises LLC **PID:** 25-1250
APPLICANT: Hill Ward Henderson, P.A.
LOCATION: 11528 672 Highway Riverview, FL 33579
FOLIO NO.: 77793.0100

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA) 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 site 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).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 08-20-2025

REVIEWER: Sherri A. Wilson, Conservation and Environmental Lands Management

APPLICANT: Kami Corbett

PETITION NO: 25-1250

LOCATION: 11528 County Road 672, Riverview, FL 33579

FOLIO NO: 77793.0100

SEC: 21 TWN: 31 RNG: 20

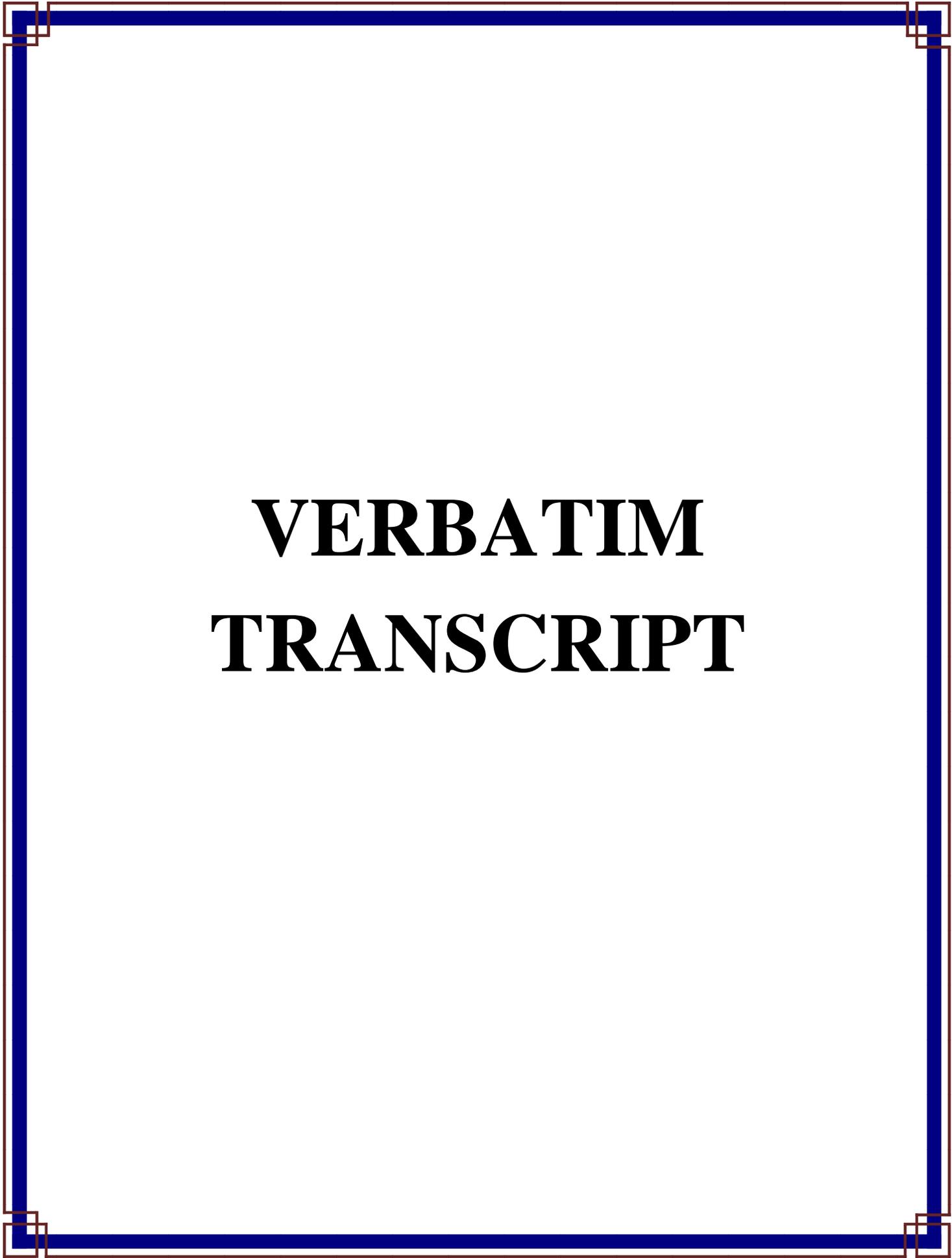
- This agency has no comments.

- 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: _____.



VERBATIM TRANSCRIPT

In RE- Zoning Hearing Master Meeting
December 15, 2025

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce
Zoning Hearing Master

DATE: Monday, December 15, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 8:39 p.m.

LOCATION: Hillsborough County BOCC -
Development Services Department
(LUHO, ZHM, Phosphate)
Second Floor Boardroom
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Notary Public for the State of Florida

1 MS. HEINRICH: Our next application is Item D.4, PD
2 Rezoning 25-1250. The applicant is requesting to rezone
3 property from AR and RSC-2 to Planned Development. I reviewed
4 this for Development Services. I will present staff findings on
5 behalf of James Baker.

6 HEARING MASTER: Okay.

7 Applicant, please.

8 MS. CORBETT: Good evening. Kami Corbett with the law
9 firm of Hill Ward and Henderson.

10 Subject property is in Riverview, in the Balm area.
11 It's directly east of Carlton Fields, existing development. And
12 then south of Southfork East. The Residential Land Use Category
13 is RES-4, and the subject site is AR and RSC-2 Mobile Home at
14 this point, and we're going to a PD.

15 We're proposing 60 families -- 60 single-family lots.
16 There are 80 lots allowed under the zoning in our Future Land
17 Use, but we're only asking for 60. We are -- have minimum lot
18 width of 40 feet, 4,000 square feet lots, standard setbacks.
19 Primary access point is onto 672 and Balm Road. And then, we're
20 also providing cross-connections to the adjacent developments.
21 There are several policies in support, stated in the Planning
22 Commission's staff report, as well as Development Services is
23 supporting this request, subject to conditions. And I'm here to
24 answer any questions, should you have any questions.

25 HEARING MASTER: No questions. Thank you.

1 All right. Development Services staff.

2 MS. HEINRICH: Michelle Heinrich, Development
3 Services.

4 Staff reviewed a request to rezone property from AR
5 and RSC-2 MH to Planned Development to allow for the development
6 of a 60-lot single-family detached subdivision. The site is
7 located in the RES-4 Future Land Use Category and Urban Service
8 Area. The surrounding area is developed with single-family
9 residential and this project will be part of a larger overall
10 development. Proposed development standards are comparable to
11 existing development and will allow for the site to develop at
12 four units per acre. No objections were received, and
13 therefore, staff does find this request approvable, subject to
14 proposed conditions.

15 HEARING MASTER: Okay.

16 Planning Commission staff.

17 MS. LIENHARD: Thank you.

18 The subject property is located in the Residential-4
19 Future Land Use Category. The site is in the Urban Service
20 Area, and the subject property is located within the limits of
21 the Balm and Riverview Community Plans, as well as the
22 Southshore Areawide Systems Plan.

23 The Neighborhood Protection Policies in the Future
24 Land Use Section under Objective 4.4 require new development be
25 compatible with the surrounding neighborhood. The surrounding

1 area and current development pattern mainly consists of single-
2 family residential development as well as agricultural uses with
3 some public/quasi-public and heavy industrial uses in the area.
4 The proposed -- the proposal for additional single-family homes
5 is compatible with the existing development pattern and
6 consistent with this policy direction.

7 With approximately 20 acres and the Residential-4
8 Future Land Use Category, the subject site can be considered for
9 up to 80 dwelling units. With 60 dwelling units proposed, the
10 proposed density is within the maximum permitted density allowed
11 on the site, and therefore, consistent with development expected
12 in the Residential-4 Future Land Use Category. The vision of
13 the Balm Community Plan seeks to maintain the laid-back
14 atmosphere and relaxed lifestyle, allow large and small property
15 owners to work together to achieve their mutual desire to
16 maintain a rustic atmosphere and ensure Balm's natural assets,
17 including its scrublands, water bodies and wildlife, continue to
18 be preserved.

19 The proposed density of approximately three dwelling
20 units per acre strives to maintain the current surrounding
21 community characteristic of the adjacent residential area, with
22 a lower density than allowed under the existing Future Land
23 Use -- I'm sorry, under the maximum that can be considered under
24 the existing Future Land Use Category. Additionally, the
25 approximately 2.09 acres of wetland preservation on the site

1 seeks to maintain and preserve important environmental
2 features. The proposal meets the intent of the vision of the
3 Balm Community Plan, in addition to furthering Goal 3 and
4 Objective 3.5 of the Environmental and Sustainability Section of
5 the Comprehensive Plan, which support the preservation and
6 conservation of natural resources, specifically wetlands.

7 Based upon those considerations, Planning Commission
8 staff finds the proposed Planned Development consistent with the
9 Unincorporated Hillsborough County Comprehensive Plan, subject
10 to the conditions proposed by Development Services. Thank you.

11 HEARING MASTER: Thank you.

12 Anyone in the audience that wishes to speak in support
13 of the application? See no one responding.

14 Anyone in the audience wish to speak in opposition to
15 the application? See no one responding.

16 Staff, anything further?

17 MS. HEINRICH: Nothing further.

18 HEARING MASTER: Okay. Applicant has an opportunity
19 for rebuttal. No need for rebuttal?

20 All right. With that, that concludes this
21 application. Ms. Heinrich, we're ready for the next item.

22 MS. HEINRICH: Mr. Luce, we do typically take a short
23 break at 8 o'clock, if that is acceptable to you.

24 HEARING MASTER: Sure. That's fine.

25 MS. HEINRICH: Just let us know when you want to --

1 HEARING MASTER: How long do we take?

2 MS. HEINRICH: Typically, five, six minutes.

3 HEARING MASTER: All right. How about this? It's 8
4 o'clock, and we'll come back at 8:10.

5 MS. HEINRICH: Oh. Thank you.

6 HEARING MASTER: All right. All right. We are
7 temporarily on pause.

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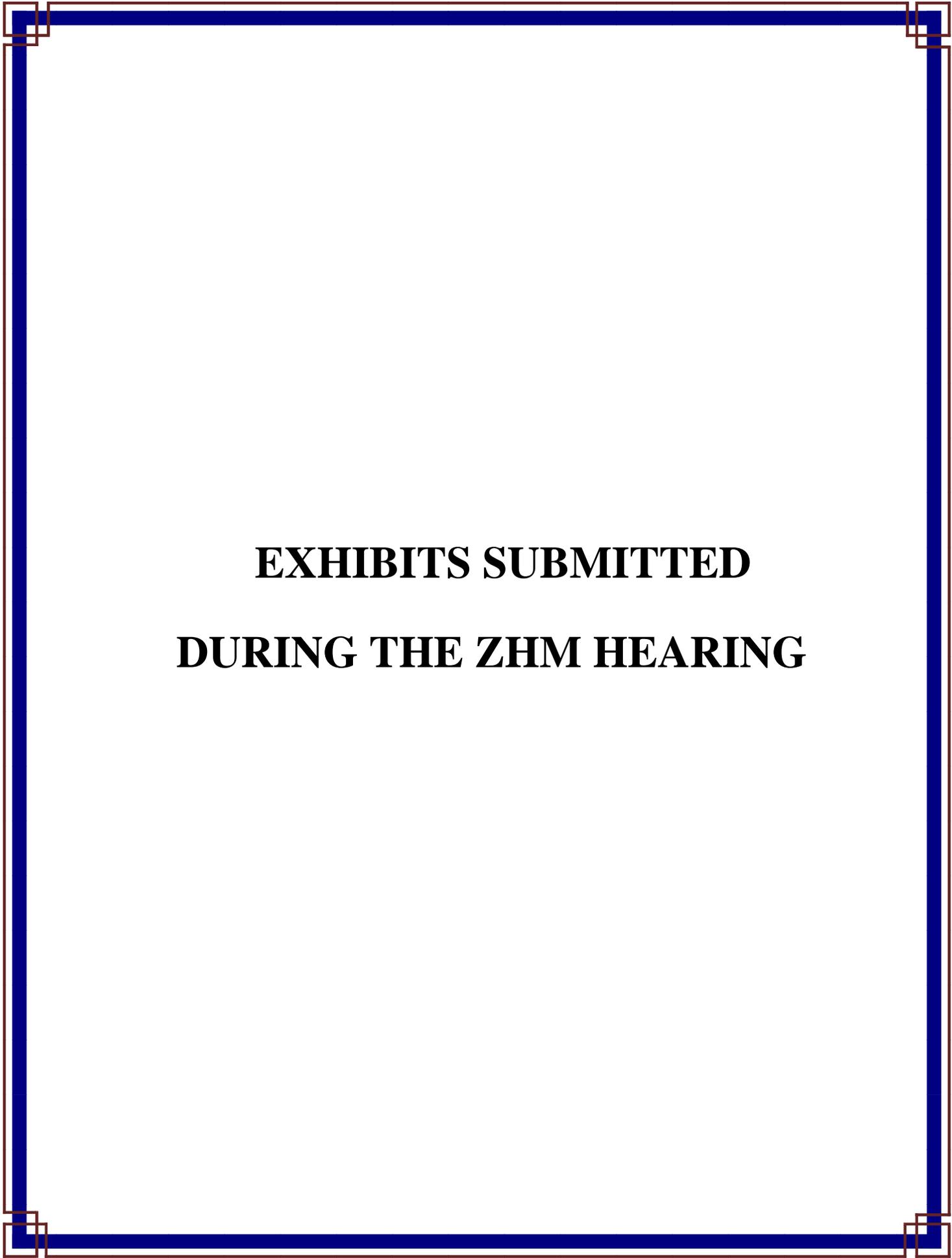
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 12/15/2025 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>VS</u> <u>RZ 25-0582</u>	PLEASE PRINT NAME <u>Colin Rice</u> MAILING ADDRESS <u>1000 W. Cass St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>239-404-2771</u>
APPLICATION # <u>RZ 25-0500</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>707-866-1760</u>
APPLICATION # <u>RZ 25-1281</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>707-866-1760</u>
APPLICATION # <u>VS</u> <u>RZ 25-1281</u>	PLEASE PRINT NAME <u>Grace McComas</u> MAILING ADDRESS <u>805 Old Darby St.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-240-3907</u>
APPLICATION # <u>RZ 25-1320</u>	PLEASE PRINT NAME <u>Ruth P. Londono</u> MAILING ADDRESS <u>1502 W Busch Blvd sted</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 919-7802</u>
APPLICATION # <u>RZ 25-1418</u>	PLEASE PRINT NAME <u>Robert Markin</u> MAILING ADDRESS <u>206 W 92</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813.543.5571</u>

DATE/TIME: 12/15/2025 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0037	PLEASE PRINT NAME <u>Melva RODRIGUEZ</u> MAILING ADDRESS <u>7710 AHN BOLLARD RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-243-8725</u>
APPLICATION # RZ 26-0124	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, St 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-2278424</u>
APPLICATION # MM 25-0586	PLEASE PRINT NAME <u>RAED Peltw</u> MAILING ADDRESS <u>5524 VAN DYKE RD</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813-7666939</u>
APPLICATION # MM 25-0586	PLEASE PRINT NAME <u>Elizabeth Rodriguez</u> MAILING ADDRESS <u>18156 Sandy Pointe Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813.549.3316</u>
APPLICATION # VS MM 25-0586	PLEASE PRINT NAME <u>Beth white</u> MAILING ADDRESS <u>5338 Van Dyke Road</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 855-8425</u>
APPLICATION # RZ 25-1245	PLEASE PRINT NAME <u>CHRIS MCNEAL</u> MAILING ADDRESS <u>15957 N. FLORIDA AVE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>8132052504</u>

DATE/TIME: 12/15/2025 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 25-1245</u>	PLEASE PRINT NAME <u>RAGHAVA MUMMANEM</u> MAILING ADDRESS <u>1571 RINGMORE CT</u> CITY <u>DOVER</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>848 2191222</u>
APPLICATION # <u>RZ 25-1245</u>	PLEASE PRINT NAME <u>SRIDEN PARVATHANEMI</u> MAILING ADDRESS <u>1571 RINGMORE CT</u> CITY <u>DOVER</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>848 219-1222</u>
APPLICATION # <u>RZ 25-1250</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-2278421</u>
APPLICATION # <u>RZ 25-1338</u>	PLEASE PRINT NAME <u>SYED LAEQ ALI</u> MAILING ADDRESS <u>602 OCONLEY AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813 260 8502</u>
APPLICATION # <u>mm 25-1362</u>	PLEASE PRINT NAME <u>Alex Schaefer</u> MAILING ADDRESS <u>400 W. Ashley Ave Suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9100</u>
APPLICATION # <u>mm 25-1375</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-2278421</u>

DATE/TIME: 12-15-2025 6pm HEARING MASTER: Steve Luce

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p><u>MM 25-1375</u></p>	<p>PLEASE PRINT NAME <u>Michael YATES / PALM TRAFFIC</u></p> <p>MAILING ADDRESS <u>4006 S. MACDILL AVE</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>8132058057</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DECEMBER 15, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 15, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Steve Luce, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

 Steve Luce, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

 Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-0500

 Michelle Heinrich, DS, called RZ 25-0500.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-0500.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-1281

 Michelle Heinrich, DS, called RZ 25-1281.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1281.

C.2. RZ 25-1320

 Michelle Heinrich, DS, called RZ 25-1320.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1320.

MONDAY, DECEMBER 15, 2025

C.3. RZ 25-1418

 Michelle Heinrich, DS, called RZ 25-1418.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1418.

C.4. RZ 26-0037

 Michelle Heinrich, DS, called RZ 26-0037.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 26-0037.

C.5. RZ 26-0124

 Michelle Heinrich, DS, called RZ 26-0124.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 26-0124.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) AND MAJOR MODIFICATION (MM) :

D.1. RZ 25-0582

 Michelle Heinrich, DS, called RZ 25-0582.

 Testimony provided.

 Steve Luce, ZHM, continued RZ 25-0582 to February 23, 2026, ZHM hearing.

D.2. RZ MM 25-0586

 Michelle Heinrich, DS, called MM 25-0586.

 Testimony provided.

 Steve Luce, ZHM, closed MM 25-0586.

D.3. RZ 25-1245

 Michelle Heinrich, DS, called RZ 25-1245.

 Testimony provided.

MONDAY, DECEMBER 15, 2025

 Steve Luce, ZHM, closed RZ 25-1245.

D.4. RZ 25-1250

 Michelle Heinrich, DS, called RZ 25-1250.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1250.

D.5. RZ 25-1338

 Michelle Heinrich, DS, called RZ 25-1338.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1338.

D.6. MM 25-1362

 Michelle Heinrich, DS, called MM 25-1362.

 Testimony provided.

 Steve Luce, ZHM, closed MM 25-1362.

D.7. MM 25-1375

 Michelle Heinrich, DS, called MM 25-1375.

 Testimony provided.

 Steve Luce, ZHM, closed MM 25-1375.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

 Steve Luce, ZHM, adjourned the meeting at 8:39 p.m.

Application No. BZ 25-1250
Name: Kami Corbett
Entered at Public Hearing: 2:4m
Exhibit # 1 Date: 12-15-2025

BALM ROAD PLANNED DEVELOPMENT

PD 25-1250

EXISTING FLU



EXISTING ZONING

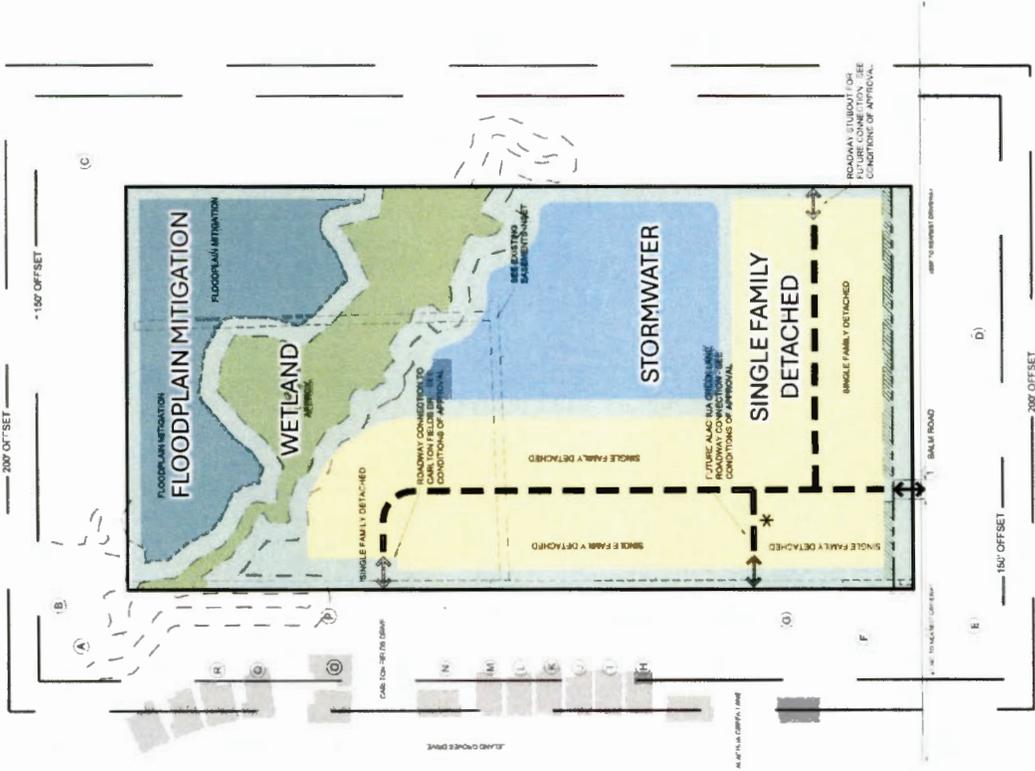


- URBAN SERVICE AREA (USA)
- RIVERVIEW COMMUNITY PLAN, BALM COMMUNITY PLAN, AND SOUTHSHORE AREAWIDE SYSTEMS PLAN
- CARLTON FIELDS (ADJACENT WEST) PD 25-0744 & IBIS COVE AT SOUTHFORK EAST (NORTH) PD 05-1950 PERMIT 40-FOOT LOTS

PROJECT LOCATION

PROPOSED PD SITE PLAN

- 60 SINGLE FAMILY LOTS (+/- 3 DU/AC)
 - 80 LOTS ALLOWED (4 DU/AC)
 - +/- 75% OF MAXIMUM DENSITY
- MIN LOT WIDTH: 40 FEET
- MIN LOT SIZE: 4,000 SQUARE FEET
- SETBACKS
 - FRONT (PRINCIPAL STRUCTURE): 15 FEET
 - FRONT (GARAGE): 23 FEET
 - SIDE: 15 FEET
 - REAR: 15 FEET



PROPOSED PD

1. PRIMARY ACCESS: CR 672 / BALM RD
2. CROSS CONNECTION: CARLTON FIELDS DRIVE
3. STUB OUT FUTURE CONNECTION – EAST
 - FOLIO 77793.0025 – SEEKING ENTITLEMENTS
 - TEMPORARY T-TYPE TURNAROUND (PER TTM, TD-3)
4. FUTURE CONNECTION – WEST:
ALACHUA CREEK LANE
 - AT SUCH TIME INTERVENING PARCEL
(FOLIO 77796.0498) DEVELOPS



ACCESS AND INTERCONNECTIONS

FUTURE LAND USE ELEMENT

- **OBJECTIVE 1.1:** DIRECT GROWTH TO URBAN SERVICE AREA; **GOAL 2:** OPTIMIZE CHARACTER, COMPATIBILITY, AND LAND USE FOR FISCAL SUSTAINABILITY AND PROTECTION OF NATURAL RESOURCES; **POLICY 2.1.1:** DEVELOPMENT FITS ESTABLISHED PERMITTED LAND USES AND MAXIMUM DENSITIES; **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; **OBJECTIVE 3.2:** STRATEGIES SHALL BE DEVELOPED THAT ENSURE THE LONG-RANGE VIABILITY OF ITS COMMUNITIES THROUGH A COMMUNITY AND SPECIAL AREA STUDIES PLANNING EFFORT, **POLICY 3.2.4:** COMMUNITY SPECIFIC POLICIES WILL APPLY IN GUIDING THE DEVELOPMENT OF THE COMMUNITY, **POLICY 4.1:** ALL DEVELOPMENT APPROVAL SHALL BE CONSISTENT WITH COMPREHENSIVE PLAN; **POLICY 4.1.2:** DEVELOPMENTS MUST MEET OR EXCEED ALL LAND DEVELOPMENT REGULATIONS; **OBJECTIVE 4.4:** ENHANCE AND PRESERVE EXISTING NEIGHBORHOODS AND COMMUNITIES; **POLICY 4.4.1:** ANY DENSITY INCREASE SHALL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT

ENVIRONMENTAL AND SUSTAINABILITY SECTION

- **GOAL 3:** SUPPORT PRESERVATION, CONSERVATION, RESTORATION, AND MANAGEMENT OF NATURAL RESOURCES WHILE MAINTAINING OR ENHANCING ENVIRONMENTAL QUALITY; **OBJECTIVE 3.5:** MANAGE AND MAINTAIN WETLANDS AND OTHER SURFACE WATERS

LIVABLE COMMUNITIES ELEMENT: BALM

- **GOAL 1:** THE BALM COMMUNITY SEEKS TO MAINTAIN AND PRESERVE THE RURAL AND AGRARIAN CHARACTERISTICS, ATMOSPHERE, AND QUALITY OF LIFE ESTABLISHED BY LONG STANDING COMMUNITY RESIDENTS, WHICH INCLUDE LEISURELY ACTIVITIES, STRONG NEIGHBORHOOD TIES, FAITH BASED ORGANIZATIONS, AND RURAL LOW DENSITY LAND USE DESIGNATIONS.

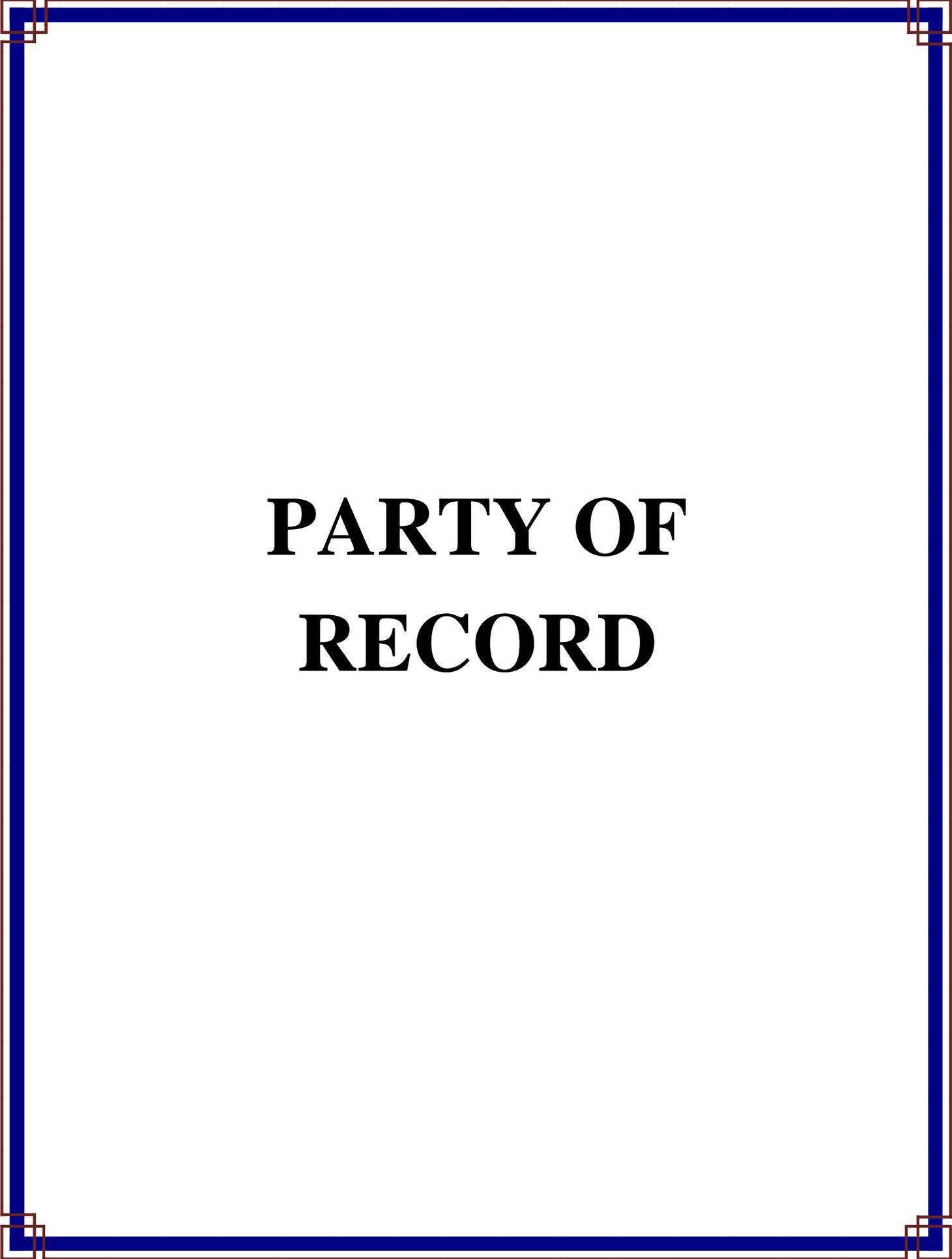
LIVABLE COMMUNITIES ELEMENT: RIVERVIEW

- **GOAL 2:** REFLECT VISION OF RIVERVIEW USING THE RIVERVIEW DISTRICT CONCEPT MAP

CONSISTENCY WITH THE COMPREHENSIVE PLAN

- **NO OBJECTIONS** BY REVIEW AGENCIES
- PLANNING COMMISSION - **COMPATIBLE** WITH THE EXISTING DEVELOPMENT PATTERN FOUND WITHIN THE SURROUNDING AREA AND **SUPPORTS** THE VISIONS OF THE BALM AND RIVERVIEW COMMUNITY PLANS. **CONSISTENT** WITH THE UNINCORPORATED HILLSBOROUGH COUNTY COMPREHENSIVE PLAN, SUBJECT TO CONDITIONS.
- DEVELOPMENT SERVICES: **APPROVABLE**, SUBJECT TO CONDITIONS

SUMMARY



**PARTY OF
RECORD**

NONE