



Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date March 10, 2026

- Consent Section
 Regular Section
 Public Hearing

Subject: Public Hearing – Vacating a portion of public right-of-way known as Balm Wimauma Road, between County-owned Folio Nos. 077854-0000 and 077848-0704 in Balm.	
Department Name: Facilities Management & Real Estate Services Department	
Contact Person: Anne-Marie Lenton (V. Rosenbecker)	Contact Phone: 813-272-5810
Sign-Off Approvals:	
N/A	John Muller <i>John Muller</i> 2/2/2026
<small>Deputy County Administrator</small>	<small>Department Director</small>
N/A	Jarryd Dalfino <i>Jarryd M. Dalfino</i> 2/2/26
<small>Management and Budget – Approved as to Financial Impact Accuracy</small>	<small>County Attorney – Approved as to Legal Sufficiency</small>
<small>Date</small>	<small>Date</small>

Staff's Recommended Board Motion:

Adopt a Resolution vacating a portion of public right-of-way known as Balm Wimauma Road, consisting of approximately 1.582 acres (68,897 square feet). Hillsborough County is the owner of two properties abutting the vacate area. Hillsborough County received an additional park parcel as part of a road realignment and is now the owner of two Park properties abutting the vacate area (as further detailed in the Background). The Parks & Recreation Department is requesting this vacation for the purpose of implementing a proposed master plan for the Balm Park & Recreation Center, which will provide expanded recreational amenities and public water and wastewater services. Reviewing departments and agencies have no objections to this request. The cost associated with this item is limited to fees of less than \$200.00 for required advertising per statute and recording fees which can be adequately accommodated within the Capital Improvement Project Budget for Balm Park Expansion, CIP No. C83706000.

Financial Impact Statement:

The cost associated with this item is limited to fees of less than \$200.00, which can be adequately accommodated within the Capital Improvement Project Budget for Balm Park Expansion, CIP No. C83706000.

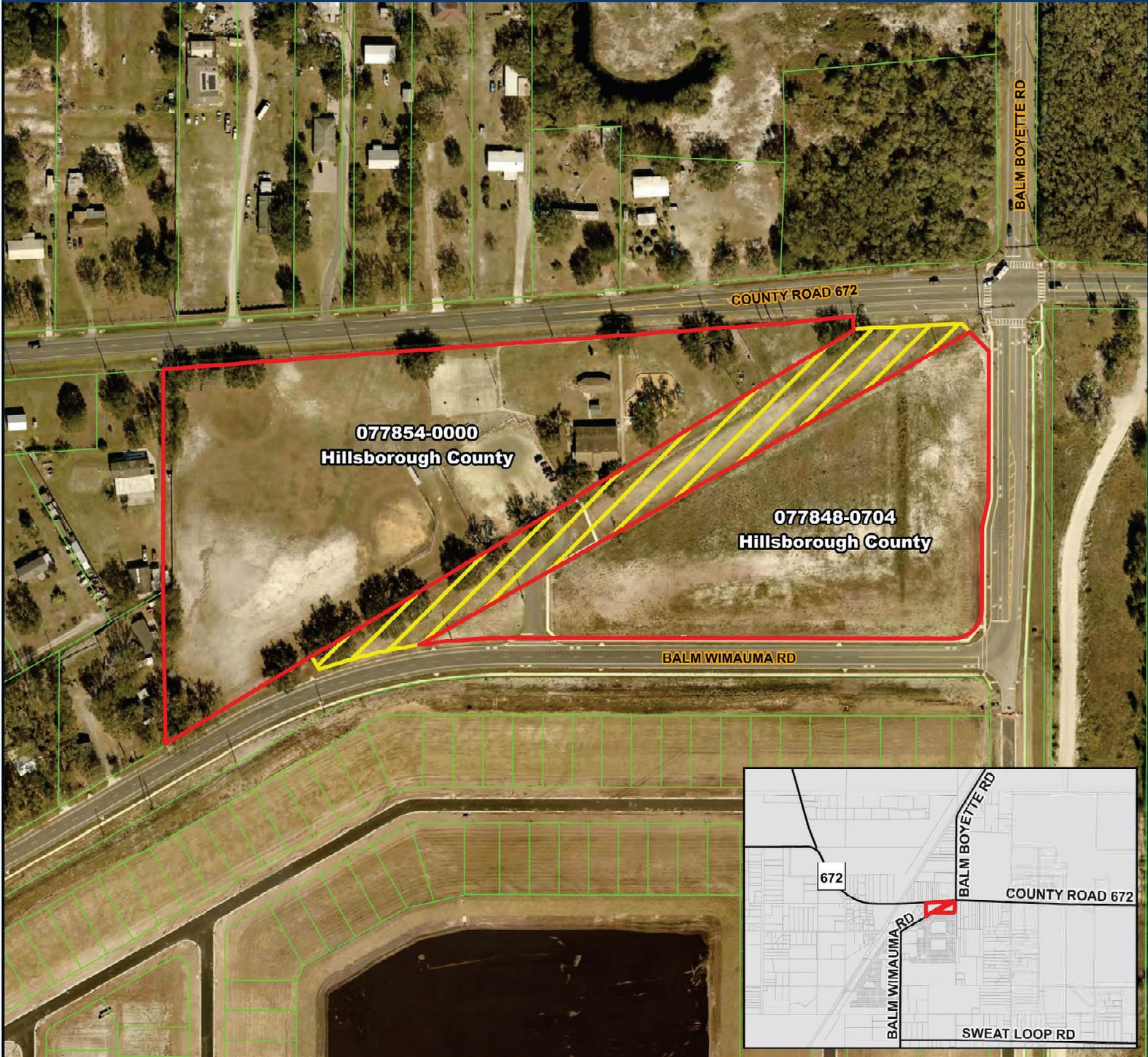
Background:

The subject right-of-way is generally located south of County Road 672 and west of Balm Boyette Road, in Balm. In 2021, the Board of County Commissioners approved zoning petition MM 21-0033 for Balm Grove East, a residential development located immediately south of the existing park. As part of the zoning conditions of approval, the developer realigned the subject portion of Balm Wimauma Road. Due to the road realignment, the vacate area is no longer utilized as public right-of-way. The vacate area, together with (i) the existing 9.38-acre park site, and (ii) a 5.64-acre park site acquired in connection with the Balm Grove East development, will create a contiguous 16-acre (MOL) master planned park. Pursuant to F.S. 336.10, Public Notice of this public hearing was published in *La Gaceta* on February 20, 2026, and February 27, 2026.

Staff Reference: V25-0024 Balm Wimauma Rd (ROW)

List Attachments: Location Map, Resolution, Review Summary and Comments, Final Conditions of Approval (MM 21-0033)

V25-0024 Balm Wimauma Rd (ROW)



Location



Legend

- Subject Properties
077854-0000 & 077848-0704
- Proposed Vacate Area
Public Right-of-Way
68,897 SqFt (1.582 Ac)

Terms

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1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made, or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

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Performance, Data, & Analytics | Geospatial Services Division

601 E Kennedy Blvd
Tampa, FL 33602

SEC 25 TWP 31S RNG 20E

Vacating Petition V25-0024
Portion of improved public right-of-way
Known as Balm Wimauma Road
Folios: 077854-0000, 077848-0704
Section 25 Township 31 South Range 20 East

RESOLUTION NUMBER R26-_____

Upon motion by Commissioner _____, seconded by
Commissioner _____, the following resolution was
adopted by a vote of _____ to _____, Commissioner(s)
_____ voting no.

WHEREAS, pursuant to § 336.09, Florida Statutes, Hillsborough
County, a political subdivision of the State of Florida, by and
through its Board of County Commissioners, desires to close,
vacate, and abandon a portion of public right-of-way known as Balm-
Wimauma Road and described as follows:

**LANDS DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF;
SKETCHES ATTACHED HERETO FOR ILLUSTRATIVE PURPOSES ONLY**

WHEREAS, the Board of County Commissioners finds that vacating
this portion of public right-of-way is in the best interest of the
general public and does not violate any individual property rights;
and,

WHEREAS, through application of § 336.12, Florida Statutes,
Hillsborough County will be the apparent fee simple title owner of
the closure property upon adoption of this Resolution; and

WHEREAS, there is attached Proof of Publication and Notice of
Hearing of said request; and,

WHEREAS, said petition came on for hearing before this Board of
County Commissioners on March 10, 2026, and the same having been
investigated and considered, and it appearing that the
representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS
OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS
10TH DAY OF MARCH, 2026:

1. That the above-described portion of public right-of-way is

hereby closed, vacated, and annulled, and the right of the public to the right-of-way is hereby renounced, disclaimed, and terminated.

2. That notice of said adoption of this Resolution be published in one issue of a newspaper of general circulation published in Hillsborough County, Florida, such publication to be made within thirty days of the adoption of this Resolution.
3. That this Resolution shall be filed in the offices of the Circuit Court Clerk and duly recorded on the public records of Hillsborough County, Florida.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, Victor D. Crist , Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of March 10, 2026, as the same appears of record in Minute Book _____, of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2026.

VICTOR D. CRIST, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Garryd M. Balfino
Approved As to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

SCHEDULE "A"

DESCRIPTION (PARTIAL R/W VACATION):

A PORTION OF BALM WIMAUMA ROAD AS SHOWN ON THE PLAT OF BALM GROVE EAST, AS RECORDED IN PLAT BOOK 148, PAGE 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID ROAD HAVING A MAINTAINED RIGHT OF WAY BY THE HILLSBOROUGH COUNTY PUBLIC WORKS DEPARTMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND ILLEGIBLE DISK MARKING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA: THENCE SOUTH 00°05'30" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25 A DISTANCE OF 48.84 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5729.58 FEET, A DELTA OF 00°09'35" AND A CHORD BEARING OF SOUTH 89°01'13 WEST, 15.96 FEET, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 672 PER RIGHT OF WAY TRANSFER BOOK 3, PAGE 4, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25 RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 15.96 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT LYING ON THE SOUTHEASTERLY MAINTAINED RIGHT OF WAY LINE OF BALM WIMAUMA ROAD, AS SHOWN ON SAID RIGHT OF WAY TRANSFER BOOK 3, PAGE 4, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALSO BEING THE NORTHWESTERLY LINE OF TRACT A AS SHOWN ON THE PLAT OF BALM GROVE EAST, RECORDED IN PLAT BOOK 148, PAGE 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 672 RUN SOUTH 60°27'41" WEST ALONG SAID SOUTHEASTERLY MAINTAINED RIGHT OF WAY LINE AND SAID NORTHWESTERLY LINE OF TRACT A, A DISTANCE OF 74.50 FEET TO A 1/2 INCH IRON ROD AND CAP STAMPED "GEOPOINT SURVEYING LB 7768" BEING THE **POINT OF BEGINNING**: THENCE CONTINUE SOUTH 60°27'41" WEST ALONG SAID SOUTHEASTERLY MAINTAINED RIGHT OF WAY LINE AND SAID NORTHWESTERLY LINE OF TRACT A, A DISTANCE OF 895.71 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY MAINTAINED RIGHT OF WAY LINE AND SAID NORTHWESTERLY LINE OF TRACT A RUN SOUTH 60°28'15" WEST A DISTANCE OF 168.06 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 988.00 FEET, A DELTA OF 07°11'49" AND A CHORD BEARING OF SOUTH 77°35'33" WEST, 124.02 FEET; THENCE DEPARTING SAID SOUTHEASTERLY MAINTAINED RIGHT OF WAY LINE AND SAID NORTHEASTERLY LINE OF TRACT A, ALONG THE ARC OF SAID CURVE 124.10 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 29°32'12" WEST A DISTANCE OF 25.48 FEET TO A POINT LYING ON THE NORTHWESTERLY MAINTAINED RIGHT OF WAY LINE OF BALM WIMAUMA ROAD; THENCE NORTH 60°27'48" EAST ALONG SAID NORTHWESTERLY MAINTAINED RIGHT OF WAY LINE A DISTANCE OF 1085.06 FEET; THENCE RUN NORTH 01°19'16" WEST ALONG SAID NORTHWESTERLY MAINTAINED RIGHT OF WAY LINE A DISTANCE OF 3.38 FEET TO A POINT FALLING ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF COUNTY ROAD 672, RECORDED IN RIGHT OF WAY TRANSFER BOOK 3, PAGE 4; THENCE DEPARTING SAID NORTHWESTERLY MAINTAINED RIGHT OF WAY LINE OF BALM WIMAUMA ROAD RUN NORTH 87°37'30" EAST ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 102.14 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 672 RUN SOUTH 44°03'06" EAST A DISTANCE OF 18.96 FEET TO A POINT LYING ON THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF BALM WIMAUMA ROAD AND THE **POINT OF BEGINNING**.

CONTAINING 1.582 ACRES (68,897 SQUARE FEET), MORE OR LESS.

SECTION 25 TOWNSHIP 31 SOUTH RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

SHEET 1 OF 3

THIS SKETCH AND DESCRIPTION IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 3.

DATE: 08/28/2025
PROJECT NUMBER: V25-0024
DRAWN: B. LARSON
CHECKED: J. McGEE

**BALM WIMAUMA ROAD
PARTIAL RIGHT OF WAY
VACATION**



McKIM & CREED
McKIM & CREED, INC.
10500 University Center Dr, Suite 155
Tampa, FL 33612
PHONE: (813) 549-3740
www.mckimcreed.com
PROFESSIONAL SURVEYOR & MAPPER
BUSINESS LICENSE NUMBER: LB 7917

"EXHIBIT A"

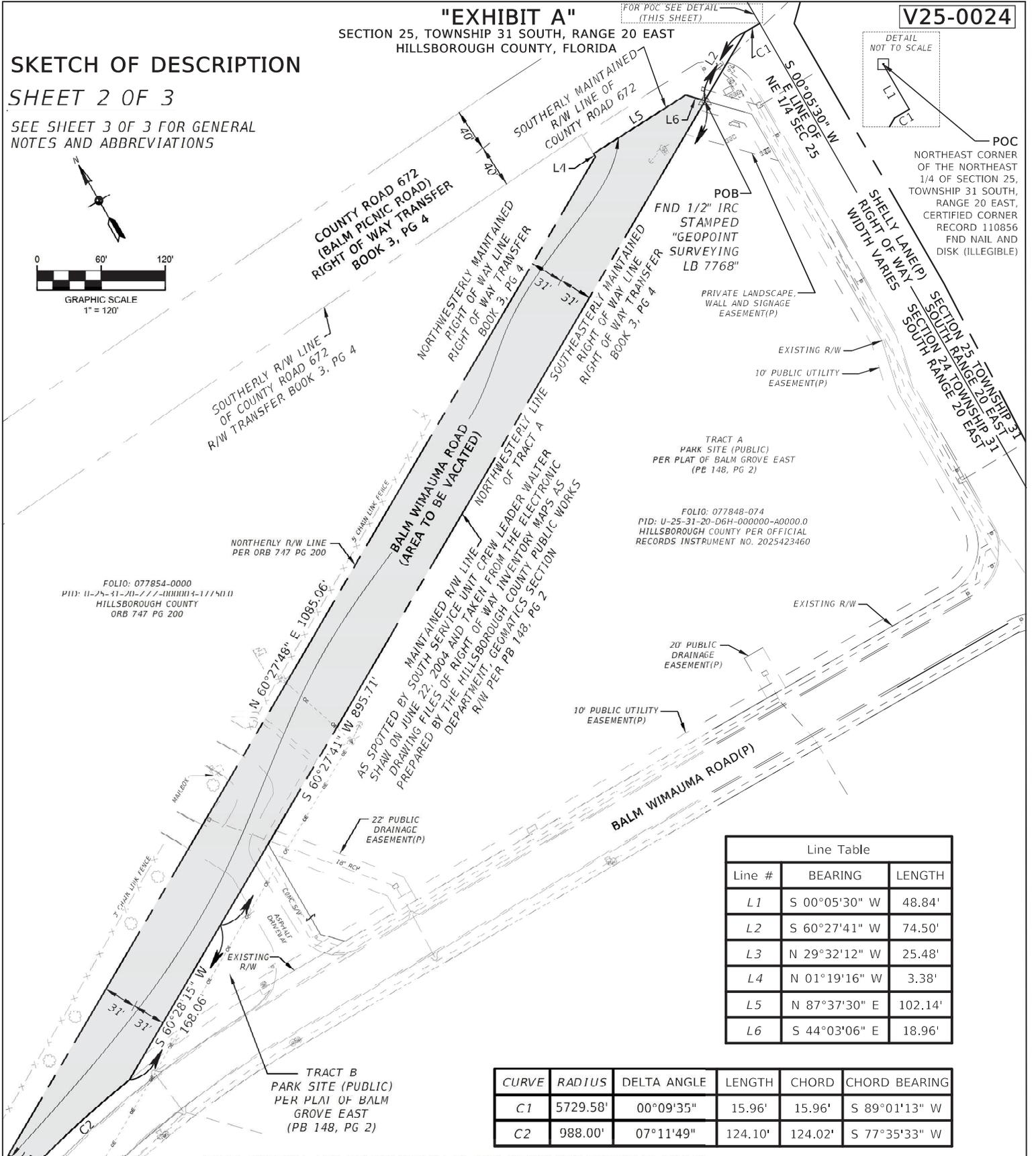
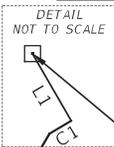
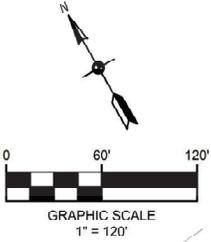
SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

V25-0024

SKETCH OF DESCRIPTION

SHEET 2 OF 3

SEE SHEET 3 OF 3 FOR GENERAL NOTES AND ABBREVIATIONS



POC
NORTHEAST CORNER
OF THE NORTHEAST
1/4 OF SECTION 25,
TOWNSHIP 31 SOUTH,
RANGE 20 EAST,
CERTIFIED CORNER
RECORD 110856
FND NAIL AND
DISK (ILLEGIBLE)

TRACT A
PARK SITE (PUBLIC)
PER PLAT OF BALM GROVE EAST
(PB 148, PG 2)

FOLIO: 077848-074
PID: U-25-31-20-D6H-000000-A0000.0
HILLSBOROUGH COUNTY PER OFFICIAL
RECORDS INSTRUMENT NO. 2025423460

FOLIO: 077854-0000
PID: U-25-31-20-D6H-000000-A111500.0
HILLSBOROUGH COUNTY
ORB 747 PG 200

AS SPOTTED BY SOUTH SERVICE UNIT CREW LEADER WALTER SHAW ON JUNE 22, 2004 AND TAKEN FROM THE ELECTRONIC DRAWING FILES OF RIGHT OF WAY INVENTORY MAPS AS PREPARED BY THE HILLSBOROUGH COUNTY PUBLIC WORKS DEPARTMENT, GEOMATICS SECTION
R/W PER PB 148, PG 2

Line Table		
Line #	BEARING	LENGTH
L1	S 00°05'30" W	48.84'
L2	S 60°27'41" W	74.50'
L3	N 29°32'12" W	25.48'
L4	N 01°19'16" W	3.38'
L5	N 87°37'30" E	102.14'
L6	S 44°03'06" E	18.96'

CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD	CHORD BEARING
C1	5729.58'	00°09'35"	15.96'	15.96'	S 89°01'13" W
C2	988.00'	07°11'49"	124.10'	124.02'	S 77°35'33" W

THIS SKETCH AND DESCRIPTION IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 3.

DATE: 08/28/2025
PROJECT NUMBER: V25-0024
DRAWN: B. LARSON
CHECKED: J. McGEE

**BALM WIMAUMA ROAD
PARTIAL RIGHT OF WAY
VACATION**

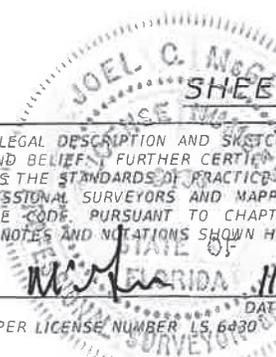
MCKIM & CREED
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10500 University Center Dr, Suite 155
Tampa, FL 33612
PHONE: (813) 549-3740
www.mckimcreed.com
PROFESSIONAL SURVEYOR & MAPPER
BUSINESS LICENSE NUMBER: LB 7917

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY. THIS SKETCH IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS SUPPORTED BY THE FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY TRANSFER MAP PER SECTION 10540-2152 FOR ROAD NUMBER S-672, AS FILED IN R/W TRANSFER MAP BOOK 3, PAGE 4, OF THE PUBLIC RECORDS HILLSBOROUGH COUNTY, FLORIDA, AND THE PLAT OF BALM GROVE EAST AS RECORDED IN PLAT BOOK 148, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD83/11), WEST ZONE, AS SHOWN ON SAID RIGHT OF WAY MAP, HAVING A BEARING OF SOUTH 00°05'30" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 20 EAST.
4. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR DEDICATED RIGHT OF WAY, EASEMENTS AND OR OWNERSHIP BY HILLSBOROUGH COUNTY, FLORIDA.
7. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
8. THIS SKETCH AND DESCRIPTION IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 3.

ABBREVIATIONS:

<p>Δ = DELTA ± = PLUS OR MINUS CM = CONCRETE MONUMENT CONC = CONCRETE EOP = EDGE OF PAVEMENT EXIST = EXISTING FND = FOUND ID = IDENTIFICATION IP = IRON PIPE IR = IRON ROD IRC = IRON ROD AND CAP L = LENGTH MB = MAP BOOK N&D = NAIL AND DISK ORB = OFFICIAL RECORDS BOOK PB = PLAT BOOK PG = PAGE (P) = PLAT DATA</p>	<p>POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT R = RADIUS R/W = RIGHT OF WAY RCP = REINFORCED CONCRETE PIPE S/W = SIDEWALK ☉--- = GUY ANCHOR ☐--- = MAILBOX ◆--- = UTILITY POLE ⊙--- = SIGN ⊙--- = TELEPHONE PEDESTAL ⊙--- = WATER VALVE COVER ⊙--- = STORM MANHOLE</p>	<p>☺ = FIRE HYDRANT ☼ = TREE ☒ = WATER METER ☒ = ELECTRIC METER ☒ = PEDESTRIAN SIGNAL ☒ = WIRE PULL BOX</p>
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 JOEL C. MCGEE
 SHEET 3 OF 3
 DATE 11-25-25
 PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER LS 6430

MARK-UP CORRECTIONS	BWL	11/17/2025	I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 177 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.
ADDED CALLOUT & PARCEL INFORMATION	BWL	11/25/2025	
REVISION	BY	DATE	

DATE: 08/28/2025
 PROJECT NUMBER: V25-0024
 DRAWN: B. LARSON
 CHECKED: J. MCGEE

**BALM WIMAUMA ROAD
 PARTIAL RIGHT OF WAY
 VACATION**


McKIM & CREED
 McKIM & CREED, INC.
 10500 University Center Dr., Suite 155
 Tampa, FL 33612
 PHONE: (813) 549-3740
 www.mckimcreed.com
 PROFESSIONAL SURVEYOR & MAPPER
 BUSINESS LICENSE NUMBER: LB 7917

Placeholder for Notice of Hearing Affidavit

The following notice of the hearing was published on
February 20, 2026, and February 27, 2026:

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Tuesday, March 10, 2026, to determine whether or not:

Vacating Petition V25-0024, a portion of public right-of-way known as Balm Wimauma Road, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

For questions related to this vacate petition, please contact Facilities Management & Real Estate Services Department in advance of the meeting by email at RP-Vacating@hcfl.gov or by phone at (813) 276-2825.

PARTICIPATION OPTIONS. All interested parties are invited to appear at the meeting in person or virtually. For more information on how to view or participate in a meeting, visit: <https://hcfl.gov/government/meeting-information/sign-up-to-speak-at-a-meeting>.

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer at ADA@hcfl.gov or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

The Notice of Hearing Affidavit will be inserted prior to recording the Resolution.

VACATING PETITION # V25-0024

Petition to vacate a portion of improved public right-of-way known as Balm Wimauma Road, adjacent to the property located at 14747 Balm Wimauma Rd in Balm.

Section 25 Township 31S Range 20E

Folios 077854-0000 & 077848-0704

Petitioner: Hillsborough County

- 1ST FEE (\$414.10) RECEIVED
- NOTICE OF HEARING AD PUBLISHED

- 2ND FEE (\$250.00) RECEIVED
- NOTICE OF HEARING SIGN POSTED

REVIEWING DEPARTMENTS

- | | | |
|----|--|--------------|
| 1 | HC ADDRESSING / E911 | NO OBJECTION |
| 2 | HC DEVELOPMENT SERVICES | NO OBJECTION |
| 3 | HC PUBLIC UTILITIES | NO OBJECTION |
| 4 | HC PUBLIC WORKS - STORMWATER | NO OBJECTION |
| 5 | HC PUBLIC WORKS - TRANSPORTATION | NO OBJECTION |
| 6 | HC PUBLIC WORKS - SYSTEMS PLANNING | NO OBJECTION |
| 7 | HC PUBLIC WORKS - STREET LIGHTING | NO OBJECTION |
| 8 | HC PUBLIC WORKS - SERVICE UNIT | NO OBJECTION |
| 9 | HC ENVIRONMENTAL PROTECTION | NO OBJECTION |
| 10 | HC FIRE RESCUE | NO OBJECTION |
| 11 | HC COMMUNITY & INFRASTRUCTURE PLANNING | NO OBJECTION |
| 12 | HC PLANNING COMMISSION | NO OBJECTION |

REVIEWING AGENCIES

- | | | |
|----|------------------------|--------------|
| 13 | CHARTER/SPECTRUM | NO OBJECTION |
| 14 | TECO - PEOPLES GAS | NO OBJECTION |
| 15 | TAMPA ELECTRIC COMPANY | NO OBJECTION |
| 16 | FRONTIER | NO OBJECTION |

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 1. HC ADDRESSING / E911

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

NO OBJECTION, this Agency consents to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area?
If YES:

YES

NO

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense?
Please explain:

YES

NO

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?
Please explain:

YES

NO

[Empty text box for explanation]

2) Do you foresee a need for said area in the future?
If YES:

YES

NO

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated?

YES

NO

[Empty text box for explanation]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Deborah S. Franklin

Date: 12/08/2025

Email: franklinds@HCFL.gov

Phone: 813-264-3050

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 2. HC DEVELOPMENT SERVICES

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

- NO OBJECTION, this Agency consents to the vacating as petitioned.
- OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

[Empty text box for explanation]

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated? YES NO

[Empty text box for response]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Brian Grady / Michael Williams

Date: 12/29/2025

Email: GradyB@hcfll.gov/WilliamsM@hcfll.gov

Phone: 813-307-1707

VACATING REVIEW COMMENT SHEET

DATE: 12/5/2025

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 3. HC PUBLIC UTILITIES

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

NO OBJECTION, this Agency consents to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

[Empty text box for explanation]

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated? YES NO

[Empty text box for response]

Additional Comments:

No comments.

Reviewed By: Clay Walker, E.I.

Date: 12/5/2025

Email: walkerck@hcfl.gov

Phone:

VACATING REVIEW COMMENT SHEET

DATE: 12/18/2025

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 4. HC PUBLIC WORKS - STORMWATER

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

NO OBJECTION, this Agency consents to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

Ditch & short pipe pipe routing flow from the east along the south ROW line of the Balm Wimauma Rd (SR 672) ROW (requested for vacating), which was rerouted into a piped system along Shelley Rd. All inventory in the vacate ROW now became internal drainage, and doesn't affect public drainage.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

N/A.

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

N/A

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated? YES NO

Additional Comments:

No Objection, With recent construction, all upstream drainage from the east was piped/re-routed, leaving the vacate ROW to handle only internal drainage, and doesn't affect public drainage.

Reviewed By: Ronald Steijlen

Date: 01/15/2026

Email: SteijlenR@HCFL.Gov

Phone: 813-307-1801

VACATING REVIEW COMMENT SHEET

DATE: 01/15/26

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 5. HC PUBLIC WORKS - TRANSPORTATION

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

- NO OBJECTION, this Agency consents to the vacating as petitioned.
- OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

[Empty text box for explanation]

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated? YES NO

[Empty text box for response]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: William Twaite

Date: 01/15/26

Email: twaitew@hcfl.gov

Phone: 813-541-7430

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 6. HC PUBLIC WORKS - SYSTEMS PLANNING

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

NO OBJECTION, this Agency consents to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

System has been rerouted.

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

(b) Could a portion of proposed area be vacated? YES NO

Additional Comments:

Reviewed By: Kim Nguyen-Hunsberger

Date: 01/16/2026

Email: nguyenk@HCFL.Gov

Phone: 813-307-1807

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 7. HC PUBLIC WORKS - STREET LIGHTING

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

- NO OBJECTION, this Agency consents to the vacating as petitioned.
- OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

[Empty text box for explanation]

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated? YES NO

[Empty text box for response]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Edgar Villa

Date: 12/22/2025

Email: EVilla@HCFL.GOV

Phone: 813-954-9754

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 8. HC PUBLIC WORKS - SERVICE UNIT

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

NO OBJECTION, this Agency consents to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

[Empty text box for explanation]

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated? YES NO

[Empty text box for response]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Juan O. Olivero Lopez

Date: 12/09/2025

Email: Oliveroj@hcfl.gov

Phone: 813-671-7624 ext.41539

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 9. HC ENVIRONMENTAL PROTECTION

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

NO OBJECTION, this Agency consents to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

n/a

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

n/a

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

n/a

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

n/a

(b) Could a portion of proposed area be vacated? YES NO

n/a

Additional Comments:

[Empty box for additional comments]

Reviewed By: Abbie Weeks

Date: 12/18/2025

Email: weeksa@epchc.org

Phone: 813-627-2600 ex1101

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 10. HC FIRE RESCUE

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

- NO OBJECTION, this Agency consents to the vacating as petitioned.
- OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

[Empty text box for explanation]

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated? YES NO

[Empty text box for explanation]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: M.HUDKINS

Date: 12/05/2025

Email: HUDKINSM@HCFL.GOV

Phone: 813 272 1145

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 11. HC COMMUNITY & INFRASTRUCTURE PLANNING

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

NO OBJECTION, this Agency consents to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area?
If YES:

YES

NO

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense?
Please explain:

YES

NO

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated?
Please explain:

YES

NO

[Empty text box for explanation]

2) Do you foresee a need for said area in the future?
If YES:

YES

NO

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated?

YES

NO

[Empty text box for explanation]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Christopher Fellerhoff

Date: 12/19/25

Email: fellerhoffc@hcfl.gov

Phone: 12/19/25

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 12. HC PLANNING COMMISSION

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

- NO OBJECTION, this Agency consents to the vacating as petitioned.
- OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

[Empty text box for explanation]

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated? YES NO

[Empty text box for explanation]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Alexis Myers

Date: 12/12/2025

Email: myersa@plancom.org

Phone: 813-386-5983

VACATING REVIEW COMMENT SHEET

DATE: 12/4/2025

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 13. CHARTER/SPECTRUM

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

- [checked] NO OBJECTION, this Agency consents to the vacating as petitioned.
[] OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? [] YES [checked] NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense? [] YES [] NO
Please explain:

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? [] YES [] NO
Please explain:

[Empty text box for explanation]

2) Do you foresee a need for said area in the future? [] YES [checked] NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated? [] YES [] NO

[Empty text box for explanation]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Eric Oertel

Date: 12/4/2025

Email: eric.oertel@charter.com

Phone: 813-293-9729

VACATING REVIEW COMMENT SHEET

DATE: 12/19/25

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 14. TECO - PEOPLES GAS

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

NO OBJECTION, this Agency consents to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? If YES:

YES

NO

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense? Please explain:

YES

NO

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? Please explain:

YES

NO

[Empty text box for explanation]

2) Do you foresee a need for said area in the future? If YES:

YES

NO

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated?

YES

NO

[Empty text box for explanation]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Briana Velez

Date: 12/19/25

Email: Bvelez@tecoenergy.com

Phone: 813-460-2040

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 15. TAMPA ELECTRIC COMPANY

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

- NO OBJECTION, this Agency consents to the vacating as petitioned.
- OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

[Empty text box for explanation]

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated? YES NO

[Empty text box for explanation]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Kami Gregory

Date: 12/5/2025

Email: kmgregory@tecoenergy.com

Phone: _____

VACATING REVIEW COMMENT SHEET

DATE:

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION:

V25-0024 a portion of maintained public right-of-way known as Balm Wimauma Rd, adjacent to the property located at 14747 Balm Wimauma Rd in Balm (between folios 77854-0000 and 77848-0704).

Reviewing Agency: 16. FRONTIER

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to County Real Estate staff. The back of this form may be used for additional comments.

NO OBJECTION, this Agency consents to the vacating as petitioned.

OBJECTION (If you have objections, check here, complete and sign below).

1) Do you currently use or have facilities in the vacate area? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could the facilities be moved or relocated at petitioner's expense? YES NO
Please explain:

[Empty text box for explanation]

(c) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO
Please explain:

[Empty text box for explanation]

2) Do you foresee a need for said area in the future? YES NO
If YES:

(a) Please describe:

[Empty text box for description]

(b) Could a portion of proposed area be vacated? YES NO

[Empty text box for explanation]

Additional Comments:

[Empty text box for additional comments]

Reviewed By: Stephen Waidley

Date: 12/4/2025

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following shall apply to the Grove parcel:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following shall apply to both Planned Villages:

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