



**Hillsborough County
City-County
Planning Commission**

**Hillsborough County: Land Development Code Amendment- 21-0288
(RP-2)**

Meeting Date	February 1, 2021
Meeting Type	Public Hearing
Staff Planner	Mariann Abrahamsen, marianna@plancom.org 813.836.7353
Action Necessary	Yes
Attachments	(A) Resolution, (B) Proposed Code Language RP-2

Summary Information

This publicly initiated text amendment to the Unincorporated Hillsborough County Code of Ordinances proposes to revise and add development standards to the Residential Planned-2 (RP-2) Future Land Use Category.

The Planning Commission is required to review Land Development Regulations for consistency with the adopted Unincorporated Hillsborough County Comprehensive Plan in accordance with Chapter 163.3194(2) Florida Statutes, and Chapter 97-3581 Laws of Florida, and provide findings to the Hillsborough County Board of County Commissioners.

The proposed text amendment seeks the following changes to the Land Development Code:

- Revise and add standards to the Residential Planned-2 Future Land Use Category


This text amendment at the request of the BOCC, broadly addresses development within the Future Land Use Category through the establishment of standards for Planned Development (PD) zoning districts within the RP-2 Future Land Use Category. The Land Development Code amendment is the companion to the Comprehensive Plan Text Amendment for the RP-2 Future Land Use Category.

Recommendation

Staff recommends the Planning Commission approve the attached resolution finding the proposed Hillsborough County Land Development Code Amendment 21-0288 language proposing to revise and add development standards to the Residential Planned-2 Future Land Use Category **CONSISTENT** with the *Future of Hillsborough* Comprehensive Plan and forward this recommendation to the Hillsborough County Board of County Commissioners.

Proposed Language

See Attachment B

Final Review		
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Attachment A

Resolution



**Hillsborough County
City-County
Planning Commission**

Resolution

Item: Hillsborough County: Land Development Code Amendment- 21-0288;
(RP-2)

	AYE	NAY	ABSENT	DATE: February 1, 2021
Nigel M Joseph, Chair				
Cody Powell, Vice-Chair				
Derek L Doughty, PE, Member-at-Large				
Steven Bernstein				
Giovanny Cardenas				Nigel Joseph
John Dicks				Chair
Theodore Trent Green, RA				
Karen Kress, AICP				
Michael Maurino				
Melissa E Zornitta, AICP Executive Director				Melissa E. Zornitta, AICP Executive Director
On motion of _____ Seconded by _____				
The following resolution was adopted:				



WHEREAS, the Hillsborough County City-County Planning Commission, in accordance with the Laws of Florida developed a long-range comprehensive plan for Unincorporated Hillsborough County entitled the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* on July 12, 1989, by Ordinance 89-28, pursuant to the provisions of Chapter 163, Part II, Florida Statutes and Chapter 97-351, Laws of Florida, as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission received a text amendment to the Hillsborough County Land Development Code and

WHEREAS, Hillsborough County City-County Planning Commission staff reviewed Hillsborough County Land Development Code Text Amendment 21-0288 – (RP-2) that proposes to revise and add development standards to the Residential Planned-2 Future Land Use Category; and

WHEREAS, the Hillsborough County City-County Planning Commission reviewed the proposed Hillsborough County Land Development Code text amendment, considered existing/future development patterns and community facilities, as well as

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the adopted goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* as follows:

Future Land Use Element

Objective 9: *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 9.1: *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 9.2: *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.*

Community Design Component

5.3 Rural

GOAL 14: *Provide standards within the land development code for development in the rural areas, which allow for developments of a specifically rural character.*

8.2 Livable communities next steps

GOAL 20: *Provide for the implementation of Livable Communities Considerations.*

Policy 20-7.1: *Amend the Land Development Code to implement this element.*

Livable Communities Element

Balm Community Plan

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.*

The County will...

- *Continue to maintain rural Future Land Use Map designations that are compatible with the existing rural character and level of development in Balm. Specifically, maintaining the Comprehensive Plan definition of rural densities in the Rural Area as 1 unit per 5 acres or less. The County will not designate any further Residential Planned-2 (RP-2) land use*

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categories unless due to split land uses on one parcel, consistent with Future Land Use Element policies.

Goal 6: *The community seeks the creation of a pedestrian friendly Village(s) that includes a diverse mix of uses meeting their daily needs.*

Community members recommend...

- *Village(s) locations are those areas that meet locational criteria. Preferred locations are: at the intersection of Balm Road and Balm Wimauma Road (near the existing Post Office), and/or at the intersection of Balm Boyette Road, County Road (CR) 672 and Shelley Lane (near Balm Civic Center).*
- *Village(s) uses be limited to “commercial neighborhood” serving uses, such as, but not limited to: a country store, bed and breakfast inn, beauty parlor/barber shop, cafes/diners and community facilities including parks, schools, libraries, places of worship.*
- *Pedestrian links between Village(s) and adjacent uses. (e.g. trails, sidewalks, etc.)*

The County will...

Implement existing Future Land Use Element policies calling for countywide Rural Design Guidelines to foster the rural environment, reinforce its character, and distinguish it from the more urban environment.

WHEREAS, Planning Commission staff determined that Hillsborough County Land Development Code Amendment 21-0288 – (RP-2) is consistent with the goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds Hillsborough County Land Development Code Amendment 21-0288 – (RP-2) **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and forwards it to the Board of County Commissioners for its consideration.

Attachment B

Proposed Code Language RP-2

Strikethrough / Underline

STRIKETHROUGH UNDERLINE OF PROPOSED REGULATIONS: January 20, 2021

Footnotes:

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Editor's note— Ord. No. 09-62, Item K, adopted October 26, 2009, effective February 1, 2010, amended the title of Part 5.04.00 to read as herein set out. Prior to inclusion of said ordinance, Part 5.04.00 was entitled, "Village." See also the Table of Amendments.

Sec. 5.04.01. ~~Generally~~ Purpose and Sub-Plan Designation Areas

The ~~following specific regulations~~ purpose of this section is to implement the Comprehensive Plan policies for the Residential Planned-2 ~~density Residential Planned Village~~ Future Land Use Plan Category; and to describe what is desired in the area. Projects with a proposed density in excess of ~~one~~ 1 dwelling unit per ~~five~~ 5 gross acres shall require approval of a ~~PD~~ (Planned Development - RP-2 (PD-RP-2)) rezoning that clearly demonstrates compliance with the Planned Village criteria established within the Comprehensive Plan and the following ~~land development~~ Land Development Code regulations.

~~(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 09-62, Item K, 10-26-09, eff. 2-1-2010)~~

Sec. 5.04.02. ~~This portion of the Land Development Code includes rules for the Balm Village Plan Area and North Village Plan area, as shown in Figure 5.04-1. These areas intend to provide regulations to balance growth and rural character while providing improvements in supporting infrastructure and services.~~

The Residential Planned-2 (RP-2) areas within the Balm Community Plan (referred to as the Balm Village Plan Area) shall include a mixture of residential neighborhoods, neighborhood serving commercial uses, open space, preservation lands, agricultural uses, civic uses, recreational uses, and a mixed-use village center in downtown Balm (shown as part of the Balm Community Plan in the Livable Communities Element of the Comprehensive Plan). The Balm Village Plan Area shall be a collection of neighborhoods that have been designed with a range of housing types and lot sizes conducive to multimodal accessibility.

To achieve densities greater than 1 dwelling unit per 5 gross acres, projects shall provide enhanced neighborhood design, open space, and benefits to the community not found or required in typical developments in exchange for a greater density.

Sec. 5.04.02. – Applicability

The standards within this section shall apply to development outside the Urban Service Area and within the Balm Village and North Village sub-plan areas of the Residential Planned-2 (RP-2) land use category, as shown in Figure 5.04-1.

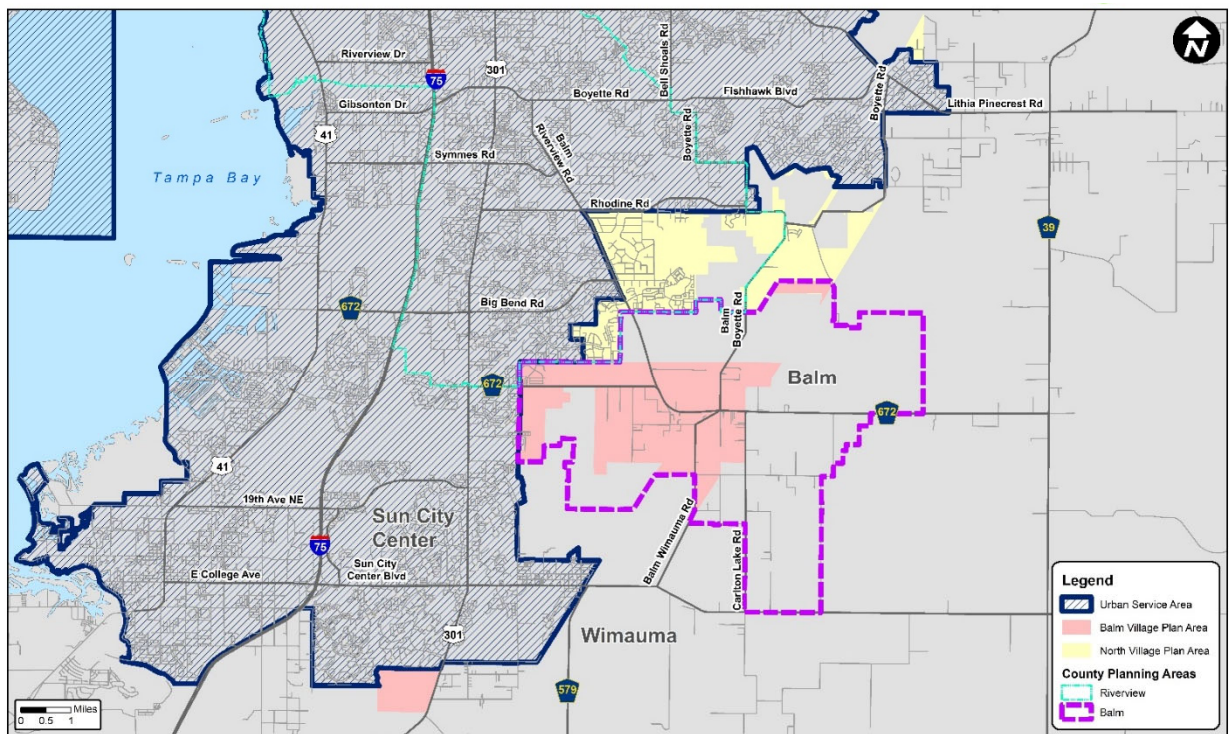
Specifically, the standards of this section shall apply to new residential/mixed use development requesting a gross density of more than 1 unit per 5 acres (Planned Village) as of March 1, 2021. These standards apply to the Balm Village Plan Area for properties of 160 acres or more (or under 160 acres when aggregating in accordance with the *Future of Hillsborough* Comprehensive Plan). The standards also apply to the North Village Plan Area for properties of 50 acres or more (or under 50 acres when aggregating in accordance with the *Future of Hillsborough* Comprehensive Plan). These provisions shall

not apply to public schools, previously approved planned developments, previously approved subdivisions, and/or any project with unexpired preliminary site development approval as of March 1, 2021.

In addition to the standards provided herein, development within RP-2 shall be required to meet all other applicable sections of the Land Development Code. Where any provision of the RP-2 regulations conflicts with any other standards or regulations of the Land Development Code, Part 5.04 of the Land Development Code shall prevail.

Minor and major modifications to pre-existing Planned Developments and/or Planned Villages within the applicable area shall be evaluated for consistency with these regulations to the greatest extent possible. In applications where only a portion of the pre-existing Planned Development and/or Planned Village is proposed for minor or major modification, these regulations shall only apply to the portion of the project subject to the modification.

Figure 5.04-1
RP-2 Sub Plan Designation Areas Map



Design exceptions, related to transportation variations, are discouraged and shall be reviewed as part of the PD process.

Sec. 5.04.03. – Design Rules

The Planned Village shall have a minimum project size of 160 acres, unless aggregated with an adjacent development as provided by Comprehensive Plan Policy 33.3, and shall conform with the following requirements:

A. Utilities

~~The development shall be on a central sewer system which is served by an Advanced Wastewater Treatment Plant.~~

~~B. Assumptions~~

- ~~1. The proposed development shall satisfy the Table of Minimum Requirements for Planned Villages contained within the Comprehensive Plan for Clustering, Neighborhood Retail and Shopping On-Site, Community Commercial On-Site and Open Space. In determining compliance with these requirements, the following assumptions shall be utilized:
 - ~~a. There are 2.7 persons per household.~~
 - ~~b. Demand for neighborhood retail and shopping, as defined by the Comprehensive Plan, is ten square feet per person.~~
 - ~~c. Demand for community commercial, as defined by the Comprehensive Plan, is ten square feet per person.~~~~
- ~~2. [Reserved.]~~
- ~~3. In lieu of utilizing the above assumptions, a developer may submit for consideration by the Board an alternative set of assumptions which may serve as substitutes provided the alternative assumptions can be clearly demonstrated to the satisfaction of the Board to equal or exceed the validity of the above stated assumptions~~

~~C. Land Use~~

~~The Planned Village shall be divided between the village proper, open space, and agricultural open space. The agricultural open space is a portion of the total open space.~~

~~D. Phasing~~

~~Prior to the issuance of building permits for more than 75 percent of the residential units, Certificates of Occupancy shall be issued for a minimum of 50 percent of the required on-site neighborhood retail and community commercial floor space. Certificates of Occupancy for the remaining on-site neighborhood retail and community commercial floor space shall be issued prior to the issuance of building permits for more than 95 percent of the residential units. An alternative phasing schedule may be approved by the Board. In the proposed phasing schedule, the developer shall justify any modifications to the above standards based on a realistic market study.~~

- ~~a. Notwithstanding the above, the applicant for a proposed Planned Village less than 320 acres in size may request a waiver of the on-site commercial development requirements, either in whole or in part, by documenting that off-site commercial developments equivalent to the requested waiver in scale (floor space) and intensity (type of use) exist at the time of rezoning or will have received Certificates of Occupancy by the time building permits are issued for 75 percent of the subject village's residential units. In such cases, the off-site commercial developments serving as the basis for the waiver shall not be located within another Planned Village. Additionally, a minimum of 50 percent of the proposed village's project area shall be within one and one-half miles of the off-site developments satisfying the neighborhood retail requirement and within five miles of the off-site developments satisfying the community commercial requirement. The applicant shall be required to submit at the time of rezoning application a scaled survey, signed by a professional surveyor, showing the location, type of use(s) and amount of floor space in the off-site commercial developments and demonstrating that 50 percent of the proposed village's project area is within the prescribed distances. If the requested waiver is approved, the off-site commercial developments that serve as the basis of the waiver shall not serve as the basis for waivers that may be sought by other proposed Planned Villages, unless there is sufficient floor space in the off-site developments to separately apportion among the Planned Villages.~~

~~E. Location of Uses~~

1. ~~On-site commercial and office uses shall be located together to form a single village node. Residential support (child care centers, adult care centers, churches, etc.) uses shall be located within and/or adjacent to the village node(s). Government (schools, parks, government offices/services, etc.) uses shall be required to locate within and/or adjacent to the village node(s) unless other governmental regulations preclude such locations. Such uses shall be oriented so as to primarily serve the interests of the Planned Village. Multi-family development is encouraged to locate within and/or adjacent to the Village node(s). (See Figure 5.1).~~
2. ~~Notwithstanding Section E.1 above, development projects which are of such a scale or configuration as to warrant additional nodes may elect to create primary and secondary village node(s). The primary node shall provide the majority of the project with the commercial needs, office, and residential support (within and adjacent to the village node) needs and governmental uses. The secondary node(s) if necessary shall provide the neighborhood retail and residential support needs of those residents within the project who could not be located within one-half mile of the primary node. To the greatest extent possible, the required office square footage shall be contained in the primary village node. However, the secondary node(s) if necessary, may also consist of government uses and minor office uses.~~
3. ~~In Planned Villages where on-site commercial development requirements have been eliminated or reduced by waivers pursuant to Section 5.04.02.D.a above, node(s) shall nevertheless be provided in accordance with the above design requirements. In such cases, the node(s) shall be comprised of the remaining on-site commercial development requirement, if any, and community open space in the form of village squares. The land area within the village squares shall meet or exceed the floor space of the commercial waiver. The village squares shall be bounded on all sides by streets and improved with landscaping, walkways, benches, fountains, gazebos and/or similar amenities to encourage and accommodate use by community residents.~~

F. ~~Arrangement of Uses~~

1. ~~Uses provided within the Planned Village shall be arranged in a compact manner conducive to pedestrian accessibility. In order to assure that a majority of the residents are provided a realistic pedestrian alternative within the village, and to reinforce a compact environment within the village proper, 90 percent of the residential units (excluding agricultural farmhouses) shall be located within one-half mile of a village node as measured from the edge of the village node. Together the village node(s) including residential support and governmental uses and 90 percent of the residential units provided within one-half miles of the village node(s) shall be considered the village proper.~~
2. ~~The residential dwelling units shall be arranged to provide a maximum number of dwelling units that have views across the open spaces surrounding the village. Where there are significant numbers of interior lots, then the design shall incorporate interior open spaces in the form of village greens or natural corridors.~~

G. ~~Compatibility With Adjacent Uses~~

~~To avoid the incompatibility of a higher density village proper being placed adjacent to low density development, an open space buffer of at least 250 feet wide shall surround at least 70 percent of the village proper perimeter. The location of the remaining 30 percent may remain flexible to allow for retrofitting or connecting to other Planned Villages.~~

H. ~~Roads~~

~~Roads with a maximum width of two lanes (excluding turn lanes, acceleration and deceleration lanes, on-street parking, etc.) shall provide the transportation network within the village node(s). Roadways with four lanes or more may be tangential to the village node(s) but shall not be located within the village node(s).~~

I.—Recreational Areas

A combination of surrounding open space, natural corridors, village greens, or trails shall be available to all residents of the Planned Village for recreation purposes.

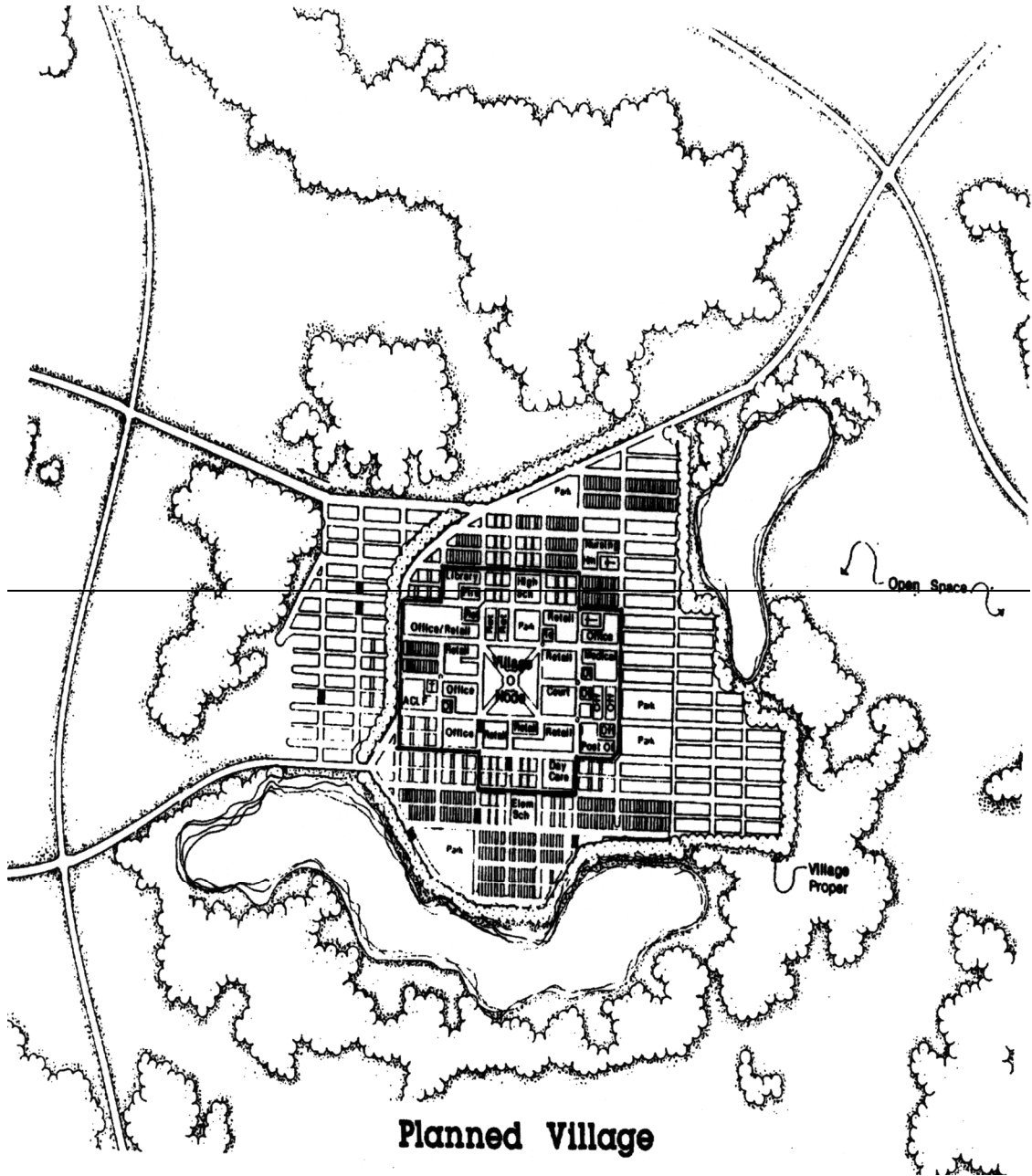


Figure 5.1, Planned Village

A. (Ord. No. 05-22, § 2, 11-17-05; Ord. No. 09-62, Item K, 10-26-09, eff. 2-1-2010) Form

1. Overall Physical Form: The Neighborhoods within the Balm Village Plan Area shall be designed to include Neighborhood Centers which include various housing styles and lot sizes. Housing style and lot sizes shall be context sensitive and shall be determined by relative location to the Neighborhood

Center. The design of the Neighborhood shall also take into consideration the provision of open space within and/or around the perimeter of the Neighborhood, requiring larger lots on the perimeter and smaller lots within the interior. Other non-residential uses may be included in the Neighborhood and shall be integrated with the residential development area.

2. Placement and Centers: The Neighborhoods shall be designed so that at least 40 percent of the housing units are within a five-minute walking distance (i.e. no more than a quarter mile radius) from the perimeter of a Neighborhood Center. When outside of a quarter mile radius from the perimeter of a Neighborhood Center, a rural residential form shall be required. Multiple Neighborhood Centers may be provided within a single Neighborhood.

a) Neighborhood Centers shall be located inside of the Neighborhood or on the periphery of the Neighborhood near the roadway right of way at the entrance. Neighborhood Centers shall include one or more of the following: parks, government/public service uses, public or private schools, community gardens, farmers markets, churches, residential support services (i.e. daycares), general indoor recreational uses, neighborhood oriented retail uses, and/or office uses.

(1) The acreage of the Neighborhood Center shall be at least 2.5% of the gross acreage of the project. A minimum FAR of 0.5 in the required Neighborhood Center shall be provided when comprised of all or partially all enclosed uses. For non-enclosed uses, such as community gardens, parks and farmer's markets which are part of a larger Neighborhood Center, the unenclosed use's activity area (not including required parking areas) shall be treated as an enclosed use which is to count entirely or partially towards the minimum 0.5 FAR of the Neighborhood Center. Non-enclosed use(s) shall contribute a maximum of 50% to the minimum 0.5 FAR. In cases where a non-enclosed use is to be the entire Neighborhood Center, at least 80% of the minimum Neighborhood Center acreage shall be comprised of the non-enclosed use's activity area (not including required parking areas).

(2) Neighborhood Centers uses shall be developed in a block pattern with a maximum block length of 900 feet. Neighborhood Centers comprised completely of non-enclosed uses, such as parks, gardens and farmer's markets, shall have no minimum block length. Adjustments to these requirements due to environmental features and/or to propose a modified form that meets or exceeds the intent of these regulations can be evaluated at the time of rezoning.

(3) Building design for enclosed uses within the Neighborhood Center shall be in compliance with Section 5.04.03.D.3.

(4) Existing off-site commercial areas or Village Centers in downtown Balm (as shown as part of the Balm Community Plan in the Livable Communities Element), or other nodes as shown approximately in Figure 5.04.02 that are larger than the required Neighborhood Centers minimum FAR may support and satisfy commercial requirements subject to County approval. Neighborhood Centers shall still be required if commercial is provided offsite. Non-residential uses shall be subject to review and approval by Hillsborough County staff.

(5) Public schools shall be permitted to be located within or external to a Neighborhood Center and shall be subject to the review and approval by the Hillsborough County School Board. For a public and/or private school to be classified as a Neighborhood Center, the building form and arrangement of the school and the residential uses within a quarter mile radius of the perimeter of the Neighborhood Center shall be demonstrated to create a compact, pedestrian-oriented development.

b) Residential development located within a quarter-mile radius of the Neighborhood Center boundary (Neighborhood Residential) shall be in a compact, pedestrian-oriented development form. Development shall occur in a block pattern with each block framed by public streets on at least three sides. The maximum length of any block face shall be 500 feet. Adjustments to these requirements due to environmental features and/or to propose a modification form that meets the intent of these requirements can be evaluated at the time of rezoning.

- c) Residential development located in excess of a quarter mile radius of the Neighborhood Center boundary (Rural Residential) shall be less structured and conserve open space, provide scenic vistas and reflect rural characteristics of the area when arranging residential development. Residential lots are to be located in 10-20 lot groupings, separated from other 10-20 lot groupings by open space. Streets in Rural Residential areas are to be in a somewhat curvilinear manner, based on site conditions, and connect lot groupings to the Neighborhood Center via streets and multimodal connections.
3. Open Space: Developments shall designate at least 40% of the site area for Open Space. The locations of the Open Space shall be reviewed at the time of rezoning and be dependent upon the internal layout of the project and the adjacent uses. Internally located Open Space may be needed to provide the Rural Residential form, while perimeter Open Space may be needed to provide a transition and/or separation from adjacent, lower density residential or agricultural uses.
4. Connectivity: Neighborhoods within the project shall be interconnected and connect to adjacent neighborhoods when possible. Flexibility for connections shall be provided to preserve on-site environmental resources and preservation areas. Internal connections should occur through streets and multimodal connections.

B. Residential Densities

1. Community Benefits: To encourage public benefits, projects may qualify for a density increase above the base permitted density of 1 unit per 5 gross acre (unless otherwise specified by existing zoning) to a maximum permitted density of 2 units per gross acre utilizing the density bonuses shown in Table 5.04-1. The community benefits must exceed the minimum development standards as required within the 5.04.00 Planned Villages Land Development Code to be eligible for the density increase.

Table 5.04-1
Community Benefits

	<u>COMMUNITY BENEFITS</u>	<u>DENSITY/NO. OF BENEFITS per the Comprehensive plan; amounts provided for reference only</u>
<u>Base Density</u>	<u>1 dwelling unit per 5 gross acres / 0.2 dwelling units per 1 gross acre (unless more intense zoning district present)</u>	
<u>Max Density</u>	<u>Up to a maximum of 2 dwelling units per 1 gross acre with community benefits</u>	
	<u>A) Construct on-site non-residential uses based on a market analysis study (limited to those provided in Section 5.04.03.A2(a)) at a minimum FAR of 0.75 within the required Neighborhood Center acreage size. Non-enclosed uses shall contribute a maximum of 37.5% of the minimum FAR. *</u>	<u>0.5 du/ga</u>
	<u>B) Construct off-site Regional Commercial based on a market analysis study of at least 30,000 square feet in downtown Balm or within the commercial nodes depicted on (Figure 5.04-2) and construct vehicular, bicycle and/or pedestrian connections from the Neighborhood to the off-site commercial. The applicant shall demonstrate during</u>	<u>1.0 du/ga</u>

	<u>COMMUNITY BENEFITS</u>	<u>DENSITY/NO. OF BENEFITS per the Comprehensive plan; amounts provided for reference only</u>
	<u>the rezoning process that the connections can be completed by the applicant. The off-site commercial shall be part of the subject PD rezoning as a non-contiguous portion of the Neighborhood. *</u>	
	C) Construct additional multimodal connections that are above what is required per this Code. Connections to include publicly accessible vehicle, bicycle, and pedestrian connections such as separated bicycle facilities, trails, or local roadway connections which are to connect to existing commercial development. Must include at least two connections and be publicly accessible along the right-of-way. **	0.25 du/ga
	D) Dedicate on-site land for town center or office uses or other residential support uses (limited to those provided in Section 5.04.03.A2(a)) (acreage based on market study – at least 1 acre) use for public use before commercial is constructed ***	0.25 du/ga
	E) Mobility Fee Alternative Satisfaction Agreement (MFASA), in which the developer has the option to construct a transportation improvement that gets counted toward the required transportation impact fee. The improvement must be on the County's CIP and must be approved by the BOCC.	0.10 du/ga
	F) Four or more different housing types (Per Section 5.04.03.C - no less than 10 percent and no more than 40 percent should be provided of one housing style included in design rules. **	0.50 du/ga
	G) Provision of 1 acre or greater lot sizes along 70% of the Neighborhood's perimeter and at least 50 percent of non-perimeter lots within the neighborhood at lot sizes greater than 6,000 square feet, where permitted relative to the distance from the Neighborhood Center. **	0.50 du/ga
	H) Land dedication: Public parks and public civic/community uses (community centers, libraries, fire or police stations) in addition to the off-site Village Center and on-site Neighborhood Center square footages to be approved by County staff based on the use and location. The applicant shall demonstrate at the time of rezoning that the County Agency is accepting the land dedication for the use to be constructed within 5 years of the rezoning. ***	0.25 du/ga
	I) Land dedication and connecting infrastructure: to Hillsborough County Public Schools for school purposes (if approved by Hillsborough County Public Schools and Hillsborough County) ***	0.50 du/ga
	J) Project site built using green or conservation building program such as LEED or other program approved by the County to be determined at the PD phase.	0.50 du/ga

	<u>COMMUNITY BENEFITS</u>	<u>DENSITY/NO. OF BENEFITS per the Comprehensive plan; amounts provided for reference only</u>
	K) Land dedication for ELAPP). At least 10 percent of site. ***	0.50 du/ga
	L) Construct at least two connections to an adjacent County trail system. Within the project, the connections must be at least 12 feet in width and be at least a half mile in length within the project. If relevant, construct trail as part of Balm Community Plan or connect to other trails found in the Long Range Transportation Plan. **	0.25 du/ga
	M) Buffering/screening: Provide additional screening/buffering greater than the minimums found in Table 5.04-2. **	0.50 du/ga

*Projects using this community benefit shall require that at least 50% of on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 75% of the residential units. 100% of the on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 90% of the residential units.

**Compliance with these community benefits shall be demonstrated on the general site plan of the rezoning application.

***Projects using this community benefit shall require written agreement/acceptance by the receiving entity of the dedicated land to provide assurances at the time of rezoning the benefit will be provided. Additionally, documentation of the conveyance of that land to the receiving entity required prior to final plat approval.

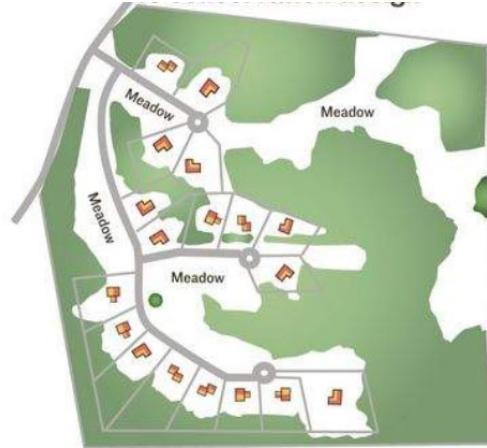
C. Mixture of Housing Types and Lot Sizes

1. Housing Types. Each Neighborhood shall contain at least three different housing types from the list below. No less than 20 percent and no more than 60 percent should be provided of one housing type or lot size out of the list of three housing types.

Table 5.04-2
Housing Types

<u>TYPE</u>	<u>LOT SIZE</u>	<u>MINIMUM LOT WIDTH</u>	<u>LOT ARRANGEMENT</u>
<u>Perimeter Lot/Estate House</u>	<u>1 acre min</u>	<u>150 feet</u>	
<u>Single-Family Residential (front-loaded) Type 1</u>	<u>6,000 – 9,999 sq. ft.</u>	<u>70 feet</u>	<u>Internal to site</u>
<u>Single-Family Residential (front-loaded) Type 2</u>	<u>10,000 sq. ft. – 1 acre</u>	<u>75 feet</u>	
<u>Single-Family Residential (rear-loaded) Type 1</u>	<u>4,000 – 5,999 sq. ft.</u>	<u>40 feet</u>	<u>Internal to site</u>
<u>Single-Family Residential (rear-loaded) Type 2</u>	<u>6,000 – 9,999 sq. ft.</u>	<u>40 feet</u>	<u>Internal to site</u>
<u>Single-Family Residential (rear-loaded) Type 3</u>	<u>10,000 sq. ft. – 1 acre</u>	<u>75 feet</u>	

TYPE	LOT SIZE	MINIMUM LOT WIDTH	LOT ARRANGEMENT
<u>Single-Family Attached Residential</u>	<u>N/A, Single family attached (townhome – 3 or more attached units) and two family residential duplex/villa (2 attached units).</u>		<u>Internal to site and shall be located within 0.25 mile (walking radius) of Neighborhood Center</u>



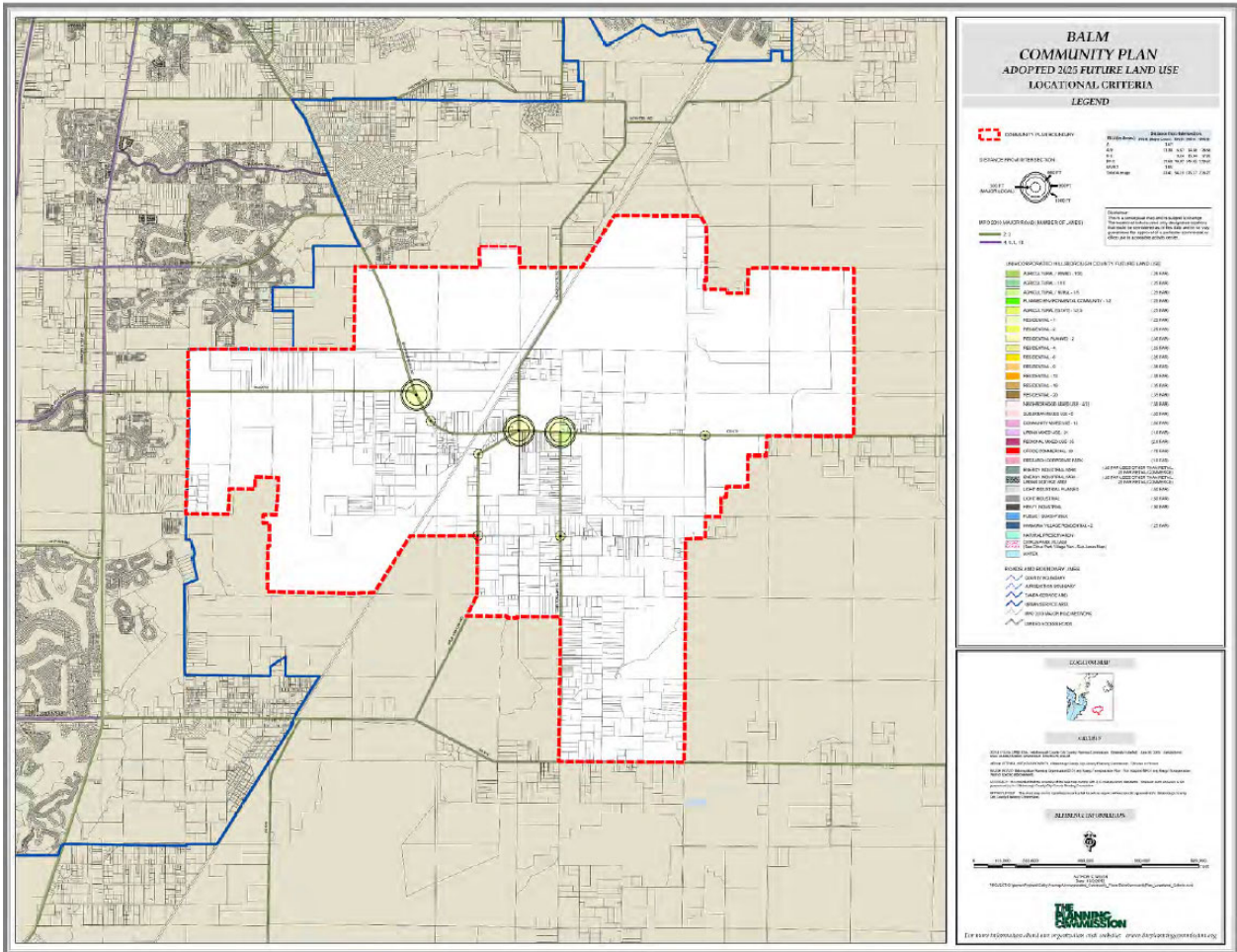
D. Commercial Requirements

1. New developments are not required to provide commercial uses. However, on-site commercial uses can be a part of or the entire required Neighborhood Center, as specified in Section 5.04.03.2. Alternatively, off-site Village Centers can be utilized to meet the requirement of a Neighborhood Center, as specified in Section 5.04.03.2. Additionally, on-site commercial uses can be proposed as a Community Benefit as specified in Table 5.04-1.

2. If the applicant provides commercial as part of a community benefit (utilizing Table 5.04-1), a market analysis study shall be submitted to determine the total amount of community and neighborhood commercial/retail in the area and the potential demand and type of services needed. Community commercial shall be within five (5) miles travel distance of 50 percent of the project area and neighborhood commercial uses shall be within one and one-half (1 ½) miles travel distance, ideally near the nodes identified in Figure 5.04-2. The market analysis shall be reviewed as part of the PD process and by an independent advisor retained by the County at the expense of the applicant. If on-site commercial and office uses are provided, they shall be located together to form a single node on the periphery of the neighborhood adjacent to major streets and connected to the neighborhood by local streets and pedestrian facilities.

3. The following building design requirements apply to on-site Neighborhood Centers as well as off-site Regional Commercial (Community Benefit) within the same Planned Development.
 - a) All non-residential buildings (excluding agricultural structures, churches and schools) shall be

**Figure 5.04-2
2025 Future Land Use Locational Criteria**



- limited to two stories in height and shall individually have no more than 7,500 square feet of gross floor area.
- b) All non-residential buildings (excluding agricultural structures, churches, and schools) shall have metal or shake-style shingle roofs with a minimum pitch of four to 12 and a maximum pitch of eight to 12. Mansard roofs shall not be permitted.

- c) All non-residential buildings (excluding agricultural structures, churches, and schools) shall be externally clad with brick, stone, wood slats or vinyl slat-style siding. Stucco cladding shall not be permitted.
- d) Parking shall be limited to one aisle of parking, with spaces located on both sides between the principal building(s) and the street rights-of-way.
- e) All non-residential buildings (excluding agricultural structures, churches, and schools) shall incorporate the design features shown in Table 5.04-3 below. For required Roofs and Windows Architectural Elements, at least one of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified. Additionally, all windows shall have mullions. For required Façades Architectural Element, at least two of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified.

Table 5.04-3: Non-residential building elements

<u>Architectural Elements</u>	<u>Design Features</u>
<u>Roofs ¹</u>	<u>Dormers, steeples, cupolas, intersecting roof lines</u>
<u>Windows ²</u>	<u>Shutters, awnings, porch roofs, mullions</u>
<u>Façades ²</u>	<u>Covered porches, columns, decorative column brackets, arcades, recessed entryways, porticos, pilasters, gingerbread gables</u>

¹ At least one design feature shall be utilized for every 50 feet of roof length along roadways and/or parking areas.

² At least 60 percent of the horizontal length of each façade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

E. Buffering and Screening

1. To enhance compatibility between higher density development and low density development and to improve the outward appearance of the site within the rural area, an open space buffer shall be required. A 250 foot wide buffer meeting the screening requirements of Table 5.04-4 shall be required around the entire perimeter of the site and be counted as Open Space, except where to allow for the placement of site access or connections to adjacent Neighborhoods/Planned Villages. Pedestrian paths are permitted within the required buffer. Reduced buffer widths shall not be allowed where stormwater facilities or agriculture uses are located within the 250 foot wide buffer. The required buffer shall be platted as a separate tract(s), to be owned and maintained by the Homeowner's Association or similar entity.
2. The 250 foot wide buffer shall be required where adjacent to ELAPP acquired or approved to be acquired properties and may not be alternatively proposed as Perimeter/Estate Lots, as provided in 5.04.03.E.3, or reduced when providing enhanced screening per Table 5.04-4.
3. Alternately, the use of Perimeter/Estate Lots may be used as an alternative to the 250 foot wide buffer and may count towards the project perimeter requirement. Such lots shall provide a minimum yard setback of 50 feet from the project perimeter for each individual lot. Accessory structures, accessory dwellings, and pools shall not be located within the minimum 50 foot required project perimeter yard. The buffering and screening required along the perimeter shall be in accordance

with the minimum rear yard setback of the lot as equal to a buffer width. For example, a 50 foot rear yard setback shall use the screening options available for a 50 foot wide buffer. An easement shall be platted as part of these lots allowing for the installation and maintenance of the screening by the Homeowners Association or similar entity. The required buffer shall be located within the easement. These lots can be counted towards meeting the required minimum acreage of Open Space. Perimeter/Estate lots shall not supersede required buffer widths along a Scenic Corridor. Pedestrian paths are permitted within the buffer.

4. Alternative buffer widths can be proposed when also providing screening to obscure development in accordance with Table 5.04-4. These reduced buffers may be counted towards the required minimum acreage of Open Space. Alternative buffer widths and screening shall not supersede required buffer widths along a Scenic Corridor.
 - a) Table 5.04-4 provides buffering and screening options. Within the buffer area, the developer shall install landscaped berms, fences and, if applicable, pedestrian pathways. All species shall be selected from the Division of Natural Resources approved species lists as applicable.
 - b) The developer is encouraged to preserve existing native / Florida Friendly vegetation within the required buffer area to the greatest extent possible. Existing trees and vegetation may be utilized to meet the buffering / screening requirements of Table 5.04-4 on a 1:1 basis. The buffer shall not be required where preserved wetlands and wetland setbacks are proposed.

Table 5.04-4

<u>Buffering/Screening Requirements</u>							
<i>(per 100 Lineal Feet or Fraction Thereof)</i>							
<u>Buffer Width (ft)</u>	<u>Hedge /Fence Required</u>	<u>Alternative 1</u>			<u>Alternative 2</u>		
		<u>Shade Tree</u>	<u>Ornamental Tree</u>	<u>Shrubs</u>	<u>Shade Tree</u>	<u>Ornamental Tree</u>	<u>Shrubs</u>
250	none	2	3	25	2	5	0
200	3' evergreen hedge	3	5	continuous	2	7	continuous
150	6' fence	3	5	0	3	7	0
100	6' fence/wall or 3' berm with 3' double evergreen hedge row	4	7	33 with 6' fence/wall or continuous double row	3	10	0 with 6' fence/wall or continuous double row
50	6' fence/wall and 3' berm and shrubs	5	8	33 with 6' fence/wall or	4	10	33 with 6' fence/wall or

Buffering/Screening Requirements

(per 100 Lineal Feet or Fraction Thereof)

<u>or 5' berm with 3' double evergreen hedge row</u>			<u>continuous double row</u>			<u>continuous double row</u>
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- c) Trees may be grouped, staggered, or clustered for flexibility in the design and placement of required trees, however trees shall be placed such that no gap exceeds 30 lineal feet.
- d) The berms may consist of an undulating height and alignment with a side slope of 4:1 maximum, so long as the berm height meets the minimum specified in Table 5.04-4. The berms shall have a minimum flat top of 5' in width. Berms shall not be constructed through areas of preserved vegetation or within the dripline of existing trees to remain.
- e) Fences shall be limited to those provided in Sec. 5.04.03.F.
- f) Ground signs shall be permitted in the buffer area adjacent to project driveways only. Monument signs at projects entrances are permitted within the buffer.
- g) Buffers shall be installed as part of the Phase 1/initial development phase of the project and prior to issuance of Certificate of Occupancy (CO) for any new buildings.

F. Fences and Walls

1. All fences and walls in residential developments that are constructed, owned and/or maintained by the developer or a homeowner's association or similar entity shall be limited to the following design standards and materials:
 - a) Split rail, three-board, four-board, horse wire with single board, or other natural wood fencing, with a minimum spacing of four feet between posts and 12 inches between spanning members. The base below the spanning members shall be a maximum of two feet in height above ground level.
 - b) Walls may be constructed of masonry, brick, or concrete. Masonry columns shall be encased in brick or stone with spanning members comprised of metal, wood, concrete, or other similar materials and having a maximum opacity of 50 percent. The base below the spanning members shall be a maximum of two feet in height above ground level. Columns shall be a maximum of three feet in width and shall be spaced a minimum of eight, and no more than twenty-five (25) feet apart.
 - c) Green or black chain link fencing is permitted, however attaching of slats or other nonvegetative screening to the fence shall be prohibited.
 - d) A solid wooden or PVC fence (finished side out) having 100% opacity.
 - e) Notwithstanding the provisions above, if a fence or wall is located along a Designated Scenic Corridor, the setback of the fence or wall shall be regulated by this Code.
2. Fences and walls for the purpose of buffering and screening as required by Table 5.04-4 shall be limited to the following:
 - a) Walls may be constructed of masonry or concrete and finished on all sides with brick, stone, or painted / pigmented stucco. Masonry columns shall be encased in brick or stone. Walls shall

be solid having 100% opacity. Columns shall be a maximum of three feet in width and shall be spaced a minimum of eight, and no more than twenty-five (25) feet apart.

b) A solid wooden or PVC fence (finished side out)

G. Open Space

1. A minimum of 40 percent of the project's gross acreage shall be designated on the general site plan as contiguous Open Space.
2. In addition to the open space permitted by the Rural Service Area per the Future of Hillsborough County Comprehensive Plan, other types of allowable open space may be provided including:
 - a) Agriculture uses (up to 50 percent of the total open space requirements). Uses may include co-operative farming and other uses approved by Hillsborough County;
 - b) Passive Recreation (to include, but not limited to, walking paths, equestrian trails, off-road bicycle paths, tot lots, plazas, and greens. Some area may not be suitable for pedestrian and bicycle paths);
 - c) Stormwater ponds that are designed in a manner to allow for open space and/or passive recreation available to all neighborhood residents (a maximum of 10 percent of the total open space requirements);
 - d) Community gardens;
 - e) Community gathering places without active recreational components;
 - f) Perimeter buffers; and
 - g) Perimeter lots (not exceeding 10 percent of the total open space requirements)
3. The following shall not count towards the Open Space minimum acreage requirement:
 - a) Golf Courses;
 - b) Amenity areas (pools, clubhouse);and/or
 - c) Active recreational areas
 - d) Yards that are not perimeter lots
 - e) Areas within rights-of-way (including medians)

H. Transportation (Mobility)

1. Access or perceived access into and through the Neighborhoods shall not be restricted by gates or other security measures that would inhibit vehicular or pedestrian connectivity and accessibility, including guardhouses and gatehouses. This regulation does not prohibit entry features for Neighborhoods if they do not restrict vehicular access to any person. Gates shall only be permitted internal to the development and shall comply with the County's Land Development Code Article VI.- Emergency Access to Gate Developments.
2. For roads that provide access to the new development shall be brought up to the Hillsborough County Transportation Technical Manual standards. Roads internal to the site shall meet Hillsborough County Transportation Technical Manual standards.
3. Developers shall provide sufficient right-of-way for external roadways to accommodate future sidewalks unless otherwise found approvable by the County Engineer and approved by the BOCC.
- 1-4. Residential, non-residential and open space areas of the neighborhood shall be connected to one another utilizing a pedestrian sidewalk network. Because types and locations of Open Space areas can vary from neighborhood to neighborhood, pedestrian access to and within an Open Space area shall be evaluated at the time of rezoning.

Attachment B Continued

Proposed Code Language RP-2

Changes accepted

PART 5.04.00 - PLANNED VILLAGE^[2]

PROPOSED REGULATIONS: January 20, 2021

Footnotes:

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Editor's note— Ord. No. 09-62, Item K, adopted October 26, 2009, effective February 1, 2010, amended the title of Part 5.04.00 to read as herein set out. Prior to inclusion of said ordinance, Part 5.04.00 was entitled, "Village." See also the Table of Amendments.

Sec. 5.04.01. - Purpose and Sub-Plan Designation Areas

The purpose of this section is to implement the Comprehensive Plan policies for the Residential Planned-2 Future Land Use Category and to describe what is desired in the area. Projects with a proposed density in excess of 1 dwelling unit per 5 gross acres shall require approval of a Planned Development - RP-2 (PD-RP-2) rezoning that clearly demonstrates compliance with the Planned Village criteria established within the Comprehensive Plan and the following Land Development Code regulations.

This portion of the Land Development Code includes rules for the Balm Village Plan Area and North Village Plan area, as shown in Figure 5.04-1. These areas intend to provide regulations to balance growth and rural character while providing improvements in supporting infrastructure and services.

The Residential Planned-2 (RP-2) areas within the Balm Community Plan (referred to as the Balm Village Plan Area) shall include a mixture of residential neighborhoods, neighborhood serving commercial uses, open space, preservation lands, agricultural uses, civic uses, recreational uses, and a mixed-use village center in downtown Balm (shown as part of the Balm Community Plan in the Livable Communities Element of the Comprehensive Plan). The Balm Village Plan Area shall be a collection of neighborhoods that have been designed with a range of housing types and lot sizes conducive to multimodal accessibility.

To achieve densities greater than 1 dwelling unit per 5 gross acres, projects shall provide enhanced neighborhood design, open space, and benefits to the community not found or required in typical developments in exchange for a greater density.

Sec. 5.04.02. – Applicability

The standards within this section shall apply to development outside the Urban Service Area and within the Balm Village and North Village sub-plan areas of the Residential Planned-2 (RP-2) land use category, as shown in Figure 5.04-1.

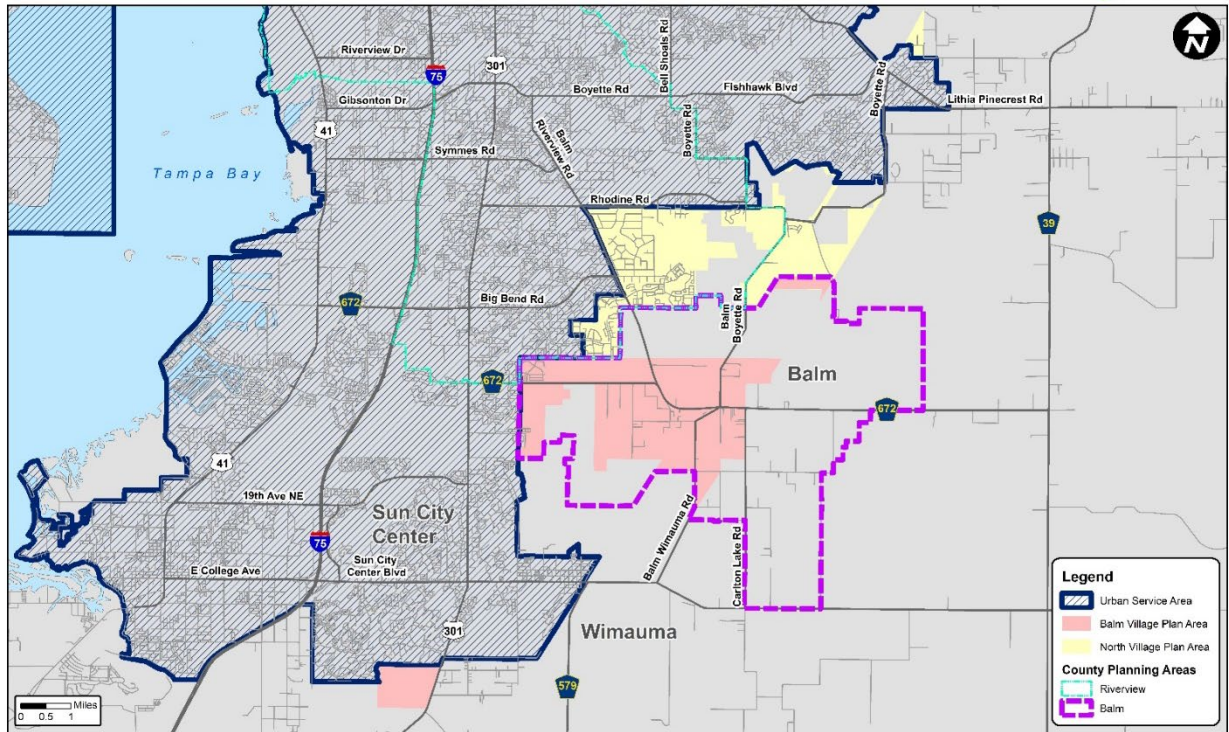
Specifically, the standards of this section shall apply to new residential/mixed use development requesting a gross density of more than 1 unit per 5 acres (Planned Village) as of **March 1, 2021**. These standards apply to the Balm Village Plan Area for properties of 160 acres or more (or under 160 acres when aggregating in accordance with the *Future of Hillsborough* Comprehensive Plan). The standards also apply to the North Village Plan Area for properties of 50 acres or more (or under 50 acres when aggregating in accordance with the *Future of Hillsborough* Comprehensive Plan). These provisions shall not apply to public schools, previously approved planned developments, previously approved subdivisions, and/or any project with unexpired preliminary site development approval as of **March 1, 2021**.

In addition to the standards provided herein, development within RP-2 shall be required to meet all other applicable sections of the Land Development Code. Where any provision of the RP-2 regulations conflicts

with any other standards or regulations of the Land Development Code, Part 5.04 of the Land Development Code shall prevail.

Minor and major modifications to pre-existing Planned Developments and/or Planned Villages within the applicable area shall be evaluated for consistency with these regulations to the greatest extent possible. In applications where only a portion of the pre-existing Planned Development and/or Planned Village is proposed for minor or major modification, these regulations shall only apply to the portion of the project subject to the modification.

Figure 5.04-1
RP-2 Sub Plan Designation Areas Map



Design exceptions, related to transportation variations, are discouraged and shall be reviewed as part of the PD process.

Sec. 5.04.03. – Design Rules

A. Form

1. Overall Physical Form: The Neighborhoods within the Balm Village Plan Area shall be designed to include Neighborhood Centers which include various housing styles and lot sizes. Housing style and lot sizes shall be context sensitive and shall be determined by relative location to the Neighborhood Center. The design of the Neighborhood shall also take into consideration the provision of open space within and/or around the perimeter of the Neighborhood, requiring larger lots on the perimeter and smaller lots within the interior. Other non-residential uses may be included in the Neighborhood and shall be integrated with the residential development area.

2. Placement and Centers: The Neighborhoods shall be designed so that at least 40 percent of the housing units are within a five-minute walking distance (i.e. no more than a quarter mile radius) from the perimeter of a Neighborhood Center. When outside of a quarter mile radius from the perimeter of a Neighborhood Center, a rural residential form shall be required. Multiple Neighborhood Centers may be provided within a single Neighborhood.
 - a) Neighborhood Centers shall be located inside of the Neighborhood or on the periphery of the Neighborhood near the roadway right of way at the entrance. Neighborhood Centers shall include one or more of the following: parks, government/public service uses, public or private schools, community gardens, farmers markets, churches, residential support services (i.e. daycares), general indoor recreational uses, neighborhood oriented retail uses, and/or office uses.
 - (1) The acreage of the Neighborhood Center shall be at least 2.5% of the gross acreage of the project. A minimum FAR of 0.5 in the required Neighborhood Center shall be provided when comprised of all or partially all enclosed uses. For non-enclosed uses, such as community gardens, parks and farmer's markets which are part of a larger Neighborhood Center, the unenclosed use's activity area (not including required parking areas) shall be treated as an enclosed use which is to count entirely or partially towards the minimum 0.5 FAR of the Neighborhood Center. Non-enclosed use(s) shall contribute a maximum of 50% to the minimum 0.5 FAR. In cases where a non-enclosed use is to be the entire Neighborhood Center, at least 80% of the minimum Neighborhood Center acreage shall be comprised of the non-enclosed use's activity area (not including required parking areas).
 - (2) Neighborhood Centers uses shall be developed in a block pattern with a maximum block length of 900 feet. Neighborhood Centers comprised completely of non-enclosed uses, such as parks, gardens and farmer's markets, shall have no minimum block length. Adjustments to these requirements due to environmental features and/or to propose a modified form that meets or exceeds the intent of these regulations can be evaluated at the time of rezoning.
 - (3) Building design for enclosed uses within the Neighborhood Center shall be in compliance with Section 5.04.03.D.3.
 - (4) Existing off-site commercial areas or Village Centers in downtown Balm (as shown as part of the Balm Community Plan in the Livable Communities Element), or other nodes as shown approximately in Figure 5.04.02 that are larger than the required Neighborhood Centers minimum FAR may support and satisfy commercial requirements subject to County approval. Neighborhood Centers shall still be required if commercial is provided offsite. Non-residential uses shall be subject to review and approval by Hillsborough County staff.
 - (5) Public schools shall be permitted to be located within or external to a Neighborhood Center and shall be subject to the review and approval by the Hillsborough County School Board. For a public and/or private school to be classified as a Neighborhood Center, the building form and arrangement of the school and the residential uses within a quarter mile radius of the perimeter of the Neighborhood Center shall be demonstrated to create a compact, pedestrian-oriented development.
 - b) Residential development located within a quarter-mile radius of the Neighborhood Center boundary (Neighborhood Residential) shall be in a compact, pedestrian-oriented development form. Development shall occur in a block pattern with each block framed by public streets on at least three sides. The maximum length of any block face shall be 500 feet. Adjustments to these requirements due to environmental features and/or to propose a modification form that meets the intent of these requirements can be evaluated at the time of rezoning.
 - c) Residential development located in excess of a quarter mile radius of the Neighborhood Center boundary (Rural Residential) shall be less structured and conserve open space, provide scenic vistas and reflect rural characteristics of the area when arranging residential development. Residential lots are to be located in 10-20 lot groupings, separated from other 10-20 lot groupings by open space. Streets in Rural Residential areas are to be in a somewhat curvilinear

manner, based on site conditions, and connect lot groupings to the Neighborhood Center via streets and multimodal connections.

3. Open Space: Developments shall designate at least 40% of the site area for contiguous Open Space. The locations of the Open Space shall be reviewed at the time of rezoning and be dependent upon the internal layout of the project and the adjacent uses. Internally located Open Space may be needed to provide the Rural Residential form, while perimeter Open Space may be needed to provide a transition and/or separation from adjacent, lower density residential or agricultural uses.
4. Connectivity: Neighborhoods within the project shall be interconnected and connect to adjacent neighborhoods when possible. Flexibility for connections shall be provided to preserve on-site environmental resources and preservation areas. Internal connections should occur through streets and multimodal connections.

B. Residential Densities

1. Community Benefits: To encourage public benefits, projects may qualify for a density increase above the base permitted density of 1 unit per 5 gross acre (unless otherwise specified by existing zoning) to a maximum permitted density of 2 units per gross acre utilizing the density bonuses shown in Table 5.04-1. The community benefits must exceed the minimum development standards as required within the 5.04.00 Planned Villages Land Development Code to be eligible for the density increase.

Table 5.04-1
Community Benefits

	COMMUNITY BENEFITS	DENSITY/NO. OF BENEFITS per the Comprehensive Plan; amounts provided for reference only
Base Density	1 dwelling unit per 5 gross acres / 0.2 dwelling units per 1 gross acre (unless more intense zoning district present)	
Max Density	Up to a maximum of 2 dwelling units per 1 gross acre with community benefits	
	A) Construct on-site non-residential uses based on a market analysis study (limited to those provided in Section 5.04.03.A2(a)) at a minimum FAR of 0.75 within the required Neighborhood Center acreage size. Non-enclosed uses shall contribute a maximum of 37.5% of the minimum FAR.*	0.5 du/ga
	B) Construct off-site Regional Commercial based on a market analysis study of at least 30,000 square feet in downtown Balm or within the commercial nodes depicted on (Figure 5.04-2) and construct vehicular, bicycle and/or pedestrian connections from the Neighborhood to the off-site commercial. The applicant shall demonstrate during the rezoning process that the connections can be completed by the applicant. The off-site commercial shall be part of the subject PD rezoning as a non-contiguous portion of the Neighborhood.*	1.0 du /ga
	C) Construct additional multimodal connections that are above what is required per this Code. Connections to include publicly accessible vehicle, bicycle, and pedestrian connections such as separated bicycle facilities, trails, or local	0.25 du/ga

	COMMUNITY BENEFITS	DENSITY/NO. OF BENEFITS per the Comprehensive Plan; amounts provided for reference only
	roadway connections which are to connect to existing commercial development. Must include at least two connections and be publicly accessible along the right-of-way. **	
	D) Dedicate on-site land for town center or office uses or other residential support uses (limited to those provided in Section 5.04.03.A2(a)) (acreage based on market study – at least 1 acre) use for public use before commercial is constructed ***	0.25 du/ga
	E) Mobility Fee Alternative Satisfaction Agreement (MFASA), in which the developer has the option to construct a transportation improvement that gets counted toward the required transportation impact fee. The improvement must be on the County's CIP and must be approved by the BOCC.	0.10 du/ga
	F) Four or more different housing types (Per Section 5.04.03.C - no less than 10 percent and no more than 40 percent should be provided of one housing style included in design rules. **	0.50 du/ga
	G) Provision of 1 acre or greater lot sizes along 70% of the Neighborhood's perimeter and at least 50 percent of non-perimeter lots within the neighborhood at lot sizes greater than 6,000 square feet, where permitted relative to the distance from the Neighborhood Center. **	0.50 du/ga
	H) Land dedication: Public parks and public civic/ community uses (community centers, libraries, fire or police stations) in addition to the off-site Village Center and on-site Neighborhood Center square footages to be approved by County staff based on the use and location. The applicant shall demonstrate at the time of rezoning that the County Agency is accepting the land dedication for the use to be constructed within 5 years of the rezoning. ***	0.25 du/ga
	I) Land dedication and connecting infrastructure: to Hillsborough County Public Schools for school purposes (if approved by Hillsborough County Public Schools and Hillsborough County) ***	0.50 du/ga
	J) Project site built using green or conservation building program such as LEED or other program approved by the County to be determined at the PD phase.	0.50 du/ga
	K) Land dedication for ELAPP). At least 10 percent of site. ***	0.50 du/ga
	L) Construct at least two connections to an adjacent County trail system. Within the project, the connections must be at least 12 feet in width and be at least a half mile in length within the project. If relevant, construct trail as part of Balm Community Plan or connect to other trails found in the Long Range Transportation Plan. **	0.25 du/ga
	M) Buffering/screening: Provide additional screening/buffering greater than the minimums found in Table 5.04-2. **	0.50 du/ga

*Projects using this community benefit shall require that at least 50% of on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 75%

of the residential units. 100% of the on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 90% of the residential units.

**Compliance with these community benefits shall be demonstrated on the general site plan of the rezoning application.

***Projects using this community benefit shall require written agreement/acceptance by the receiving entity of the dedicated land to provide assurances at the time of rezoning the benefit will be provided. Additionally, documentation of the conveyance of that land to the receiving entity required prior to final plat approval.

C. Mixture of Housing Types and Lot Sizes

1. Housing Types. Each Neighborhood shall contain at least three different housing types from the list below. No less than 20 percent and no more than 60 percent should be provided of one housing type or lot size out of the list of three housing types.

Table 5.04-2
Housing Types

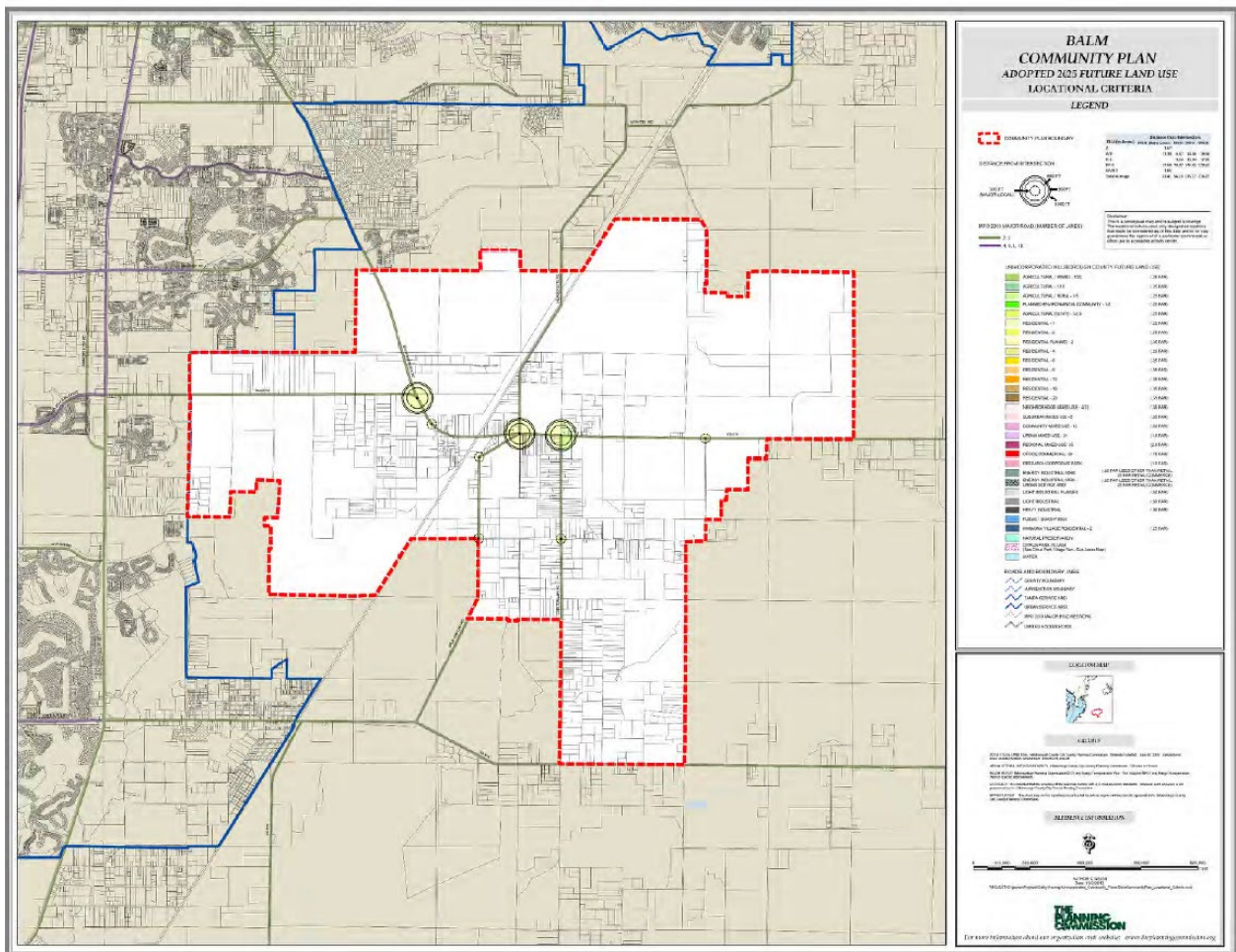
TYPE	LOT SIZE	MINIMUM LOT WIDTH	LOT ARRANGEMENT
Perimeter Lot/Estate House	1 acre min	150 feet	
Single-Family Residential (front-loaded) Type 1	6,000 – 9,999 sq. ft.	70 feet	Internal to site
Single-Family Residential (front-loaded) Type 2	10,000 sq. ft. – 1 acre	75 feet	
Single-Family Residential (rear-loaded) Type 1	4,000 – 5,999 sq. ft.	40 feet	Internal to site
Single-Family Residential (rear-loaded) Type 2	6,000 – 9,999 sq. ft.	40 feet	Internal to site
Single-Family Residential (rear-loaded) Type 3	10,000 sq. ft. – 1 acre	75 feet	
Single-Family Attached Residential	N/A, Single family attached (townhome – 3 or more attached units) and two family residential duplex/villa (2 attached units).		Internal to site and shall be located within 0.25 mile (walking radius) of Neighborhood Center



D. Commercial Requirements

1. New developments are not required to provide commercial uses. However, on-site commercial uses can be a part of or the entire required Neighborhood Center, as specified in Section 5.04.03.2. Alternatively, off-site Village Centers can be utilized to meet the requirement of a Neighborhood Center, as specified in Section 5.04.03.2. Additionally, on-site commercial uses can be proposed as a Community Benefit as specified in Table 5.04-1.
2. If the applicant provides commercial as part of a community benefit (utilizing Table 5.04-1), a market analysis study shall be submitted to determine the total amount of community and neighborhood commercial/retail in the area and the potential demand and type of services needed. Community commercial shall be within five (5) miles travel distance of 50 percent of the project area and neighborhood commercial uses shall be within one and one-half (1 ½) miles travel distance, ideally near the nodes identified in Figure 5.04-2. The market analysis shall be reviewed as part of the PD process and by an independent advisor retained by the County at the expense of the applicant. If on-site commercial and office uses are provided, they shall be located together to form a single node on the periphery of the neighborhood adjacent to major streets and connected to the neighborhood by local streets and pedestrian facilities.
3. The following building design requirements apply to on-site Neighborhood Centers as well as off-site Regional Commercial (Community Benefit) within the same Planned Development.

Figure 5.04-2
2025 Future Land Use Locational Criteria



- a) All non-residential buildings (excluding agricultural structures, churches and schools) shall be limited to two stories in height and shall individually have no more than 7,500 square feet of gross floor area.
- b) All non-residential buildings (excluding agricultural structures, churches, and schools) shall have metal or shake-style shingle roofs with a minimum pitch of four to 12 and a maximum pitch of eight to 12. Mansard roofs shall not be permitted.
- c) All non-residential buildings (excluding agricultural structures, churches, and schools) shall be externally clad with brick, stone, wood slats or vinyl slat-style siding. Stucco cladding shall not be permitted.
- d) Parking shall be limited to one aisle of parking, with spaces located on both sides between the principal building(s) and the street rights-of-way.
- e) All non-residential buildings (excluding agricultural structures, churches, and schools) shall incorporate the design features shown in Table 5.04-3 below. For required Roofs and Windows Architectural Elements, at least one of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified. Additionally, all windows shall have mullions. For required Façades Architectural Element, at least two of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified.

Table 5.04-3: Non-residential building elements

Architectural Elements	Design Features
Roofs ¹	Dormers, steeples, cupolas, intersecting roof lines
Windows ²	Shutters, awnings, porch roofs, mullions
Façades ²	Covered porches, columns, decorative column brackets, arcades, recessed entryways, porticos, pilasters, gingerbread gables

¹ At least one design feature shall be utilized for every 50 feet of roof length along roadways and/or parking areas.

² At least 60 percent of the horizontal length of each façade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

E. Buffering and Screening

- 1. To enhance compatibility between higher density development and low density development and to improve the outward appearance of the site within the rural area, an open space buffer shall be required. A 250 foot wide buffer meeting the screening requirements of Table 5.04-4 shall be required around the entire perimeter of the site and be counted as Open Space, except where to allow for the placement of site access or connections to adjacent Neighborhoods/Planned Villages. Pedestrian paths are permitted within the required buffer. Reduced buffer widths shall not be allowed where stormwater facilities or agriculture uses are located within the 250 foot wide buffer. The required buffer shall be platted as a separate tract(s), to be owned and maintained by the Homeowner’s Association or similar entity.
- 2. The 250 foot wide buffer shall be required where adjacent to ELAPP acquired or approved to be acquired properties and may not be alternatively proposed as Perimeter/Estate Lots, as provided in 5.04.03.E.3, or reduced when providing enhanced screening per Table 5.04-4.

3. Alternately, the use of Perimeter/Estate Lots may be used as an alternative to the 250 foot wide buffer and may count towards the project perimeter requirement. Such lots shall provide a minimum yard setback of 50 feet from the project perimeter for each individual lot. Accessory structures, accessory dwellings, and pools shall not be located within the minimum 50 foot required project perimeter yard. The buffering and screening required along the perimeter shall be in accordance with the minimum rear yard setback of the lot as equal to a buffer width. For example, a 50 foot rear yard setback shall use the screening options available for a 50 foot wide buffer. An easement shall be platted as part of these lots allowing for the installation and maintenance of the screening by the Homeowner's Association or similar entity. The required buffer shall be located within the easement. These lots can be counted towards meeting the required minimum acreage of Open Space. Perimeter/Estate lots shall not supersede required buffer widths along a Scenic Corridor. Pedestrian paths are permitted within the buffer.
4. Alternative buffer widths can be proposed when also providing screening to obscure development in accordance with Table 5.04-4. These reduced buffers may be counted towards the required minimum acreage of Open Space. Alternative buffer widths and screening shall not supersede required buffer widths along a Scenic Corridor.
 - a) Table 5.04-4 provides buffering and screening options. Within the buffer area, the developer shall install landscaped berms, fences and, if applicable, pedestrian pathways. All species shall be selected from the Division of Natural Resources approved species lists as applicable.
 - b) The developer is encouraged to preserve existing native / Florida Friendly vegetation within the required buffer area to the greatest extent possible. Existing trees and vegetation may be utilized to meet the buffering / screening requirements of Table 5.04-4 on a 1:1 basis. The buffer shall not be required where preserved wetlands and wetland setbacks are proposed.

Table 5.04-4

Buffering/Screening Requirements (per 100 Lineal Feet or Fraction Thereof)							
Buffer Width (ft)	Hedge /Fence Required	Alternative 1			Alternative 2		
		Shade Tree	Ornamental Tree	Shrubs	Shade Tree	Ornamental Tree	Shrubs
250	none	2	3	25	2	5	0
200	3' evergreen hedge	3	5	continuous	2	7	continuous
150	6' fence	3	5	0	3	7	0
100	6' fence/wall or 3' berm with 3' double evergreen hedge row	4	7	33 with 6' fence/wall or continuous double row	3	10	0 with 6' fence/wall or continuous double row

Buffering/Screening Requirements (per 100 Lineal Feet or Fraction Thereof)							
50	6' fence/wall and 3' berm and shrubs or 5' berm with 3' double evergreen hedge row	5	8	33 with 6' fence/wall or continuous double row	4	10	33 with 6' fence/wall or continuous double row

- c) Trees may be grouped, staggered, or clustered for flexibility in the design and placement of required trees, however trees shall be placed such that no gap exceeds 30 lineal feet.
- d) The berms may consist of an undulating height and alignment with a side slope of 4:1 maximum, so long as the berm height meets the minimum specified in Table 5.04-4. The berms shall have a minimum flat top of 5' in width. Berms shall not be constructed through areas of preserved vegetation or within the dripline of existing trees to remain.
- e) Fences shall be limited to those provided in Sec. 5.04.03.F.
- f) Ground signs shall be permitted in the buffer area adjacent to project driveways only. Monument signs at projects entrances are permitted within the buffer.
- g) Buffers shall be installed as part of the Phase 1/initial development phase of the project and prior to issuance of Certificate of Occupancy (CO) for any new buildings.

F. Fences and Walls

1. All fences and walls in residential developments that are constructed, owned and/or maintained by the developer or a homeowner's association or similar entity shall be limited to the following design standards and materials:
 - a) Split rail, three-board, four-board, horse wire with single board, or other natural wood fencing, with a minimum spacing of four feet between posts and 12 inches between spanning members. The base below the spanning members shall be a maximum of two feet in height above ground level.
 - b) Walls may be constructed of masonry, brick, or concrete. Masonry columns shall be encased in brick or stone with spanning members comprised of metal, wood, concrete, or other similar materials and having a maximum opacity of 50 percent. The base below the spanning members shall be a maximum of two feet in height above ground level. Columns shall be a maximum of three feet in width and shall be spaced a minimum of eight, and no more than twenty-five (25) feet apart.
 - c) Green or black chain link fencing is permitted, however attaching of slats or other nonvegetative screening to the fence shall be prohibited.
 - d) A solid wooden or PVC fence (finished side out) having 100% opacity.
 - e) Notwithstanding the provisions above, if a fence or wall is located along a Designated Scenic Corridor, the setback of the fence or wall shall be regulated by this Code.
2. Fences and walls for the purpose of buffering and screening as required by Table 5.04-4 shall be limited to the following:

- a) Walls may be constructed of masonry or concrete and finished on all sides with brick, stone, or painted / pigmented stucco. Masonry columns shall be encased in brick or stone. Walls shall be solid having 100% opacity. Columns shall be a maximum of three feet in width and shall be spaced a minimum of eight, and no more than twenty-five (25) feet apart.
- b) A solid wooden or PVC fence (finished side out).

G. Open Space

1. A minimum of 40 percent of the project's gross acreage shall be designated on the general site plan as contiguous Open Space.
2. In addition to the open space permitted by the Rural Service Area per the Future of Hillsborough County Comprehensive Plan, other types of allowable open space may be provided including:
 - a) Agriculture uses (up to 50 percent of the total open space requirements). Uses may include co-operative farming and other uses approved by Hillsborough County;
 - b) Passive Recreation (to include, but not limited to, walking paths, equestrian trails, off-road bicycle paths, tot lots, plazas, and greens. Some areas may not be suitable for pedestrian and bicycle paths);
 - c) Stormwater ponds that are designed in a manner to allow for open space and/or passive recreation available to all neighborhood residents (a maximum of 10 percent of the total open space requirements);
 - d) Community gardens;
 - e) Community gathering places without active recreational components;
 - f) Perimeter buffers; and
 - g) Perimeter lots (not exceeding 10 percent of the total open space requirements)
3. The following shall not count towards the Open Space minimum acreage requirement:
 - a) Golf Courses;
 - b) Amenity areas (pools, clubhouse);and/or
 - c) Active recreational areas
 - d) Yards that are not perimeter lots
 - e) Areas within rights-of-way (including medians)

H. Transportation (Mobility)

1. Access or perceived access into and through the Neighborhoods shall not be restricted by gates or other security measures that would inhibit vehicular or pedestrian connectivity and accessibility, including guardhouses and gatehouses. This regulation does not prohibit entry features for Neighborhoods if they do not restrict vehicular access to any person. Gates shall only be permitted internal to the development and shall comply with the County's Land Development Code Article VI.- Emergency Access to Gated Developments.
2. Roads internal to the site shall meet Hillsborough County Transportation Technical Manual standards.
3. Roadway facilities providing access to new development is required to bring substandard roadways up to County standards. Providing right-of-way is available, no design exceptions will be permitted.
4. Developers shall provide sufficient right-of-way for external roadways to accommodate future sidewalks unless otherwise found approvable by the County Engineer and approved by the BOCC.
5. Residential, non-residential and open space areas of the neighborhood shall be connected to one another utilizing a pedestrian sidewalk network. Because types and locations of Open Space areas can vary from neighborhood to neighborhood, pedestrian access to and within an Open Space area shall be evaluated at the time of rezoning.