

**PD Modification Application: PRS 25-0235**

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: February 11, 2025

**Hillsborough  
County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY**

Applicant: BDG Valrico, LLC

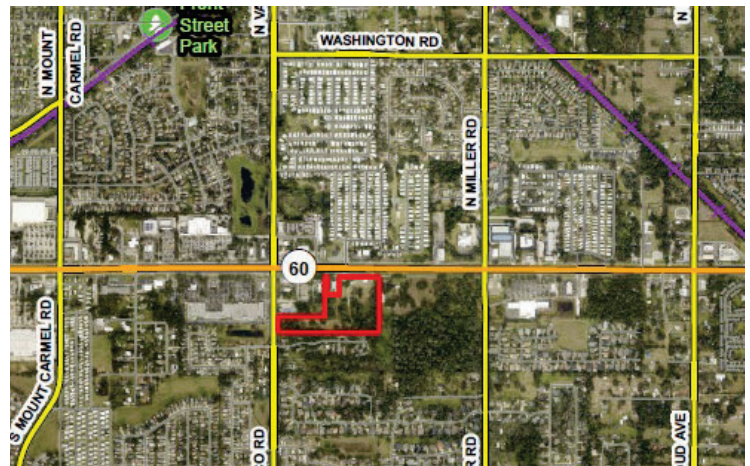
FLU Category: RES-9

Service Area: Urban

Site Acreage: 13.5 +/-

Community  
Plan Area: None

Overlay: SR 60 Overlay

**Introduction Summary:**

The subject site is zoned PD 03-0644, which is approved for 106,475 sf of commercial, office and residential support uses within six parcels (Parcels A through F) as depicted on the certified site plan. This request does not modify approved uses, approved total square footage, or development standards.

Existing Approval(s):	Proposed Modification(s):
Parcels A and B as configured on site plan.	Add second development option which reconfigures Parcel A and B due to the enlargement of Parcel A.
Parcels A and B approved for a maximum of 89,000 sf combined	Add second development with: Parcel A specifically approved for 13,000 sf and Parcel B specifically approved for 76,000 sf (89,000 sf total)

**Additional Information:**

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

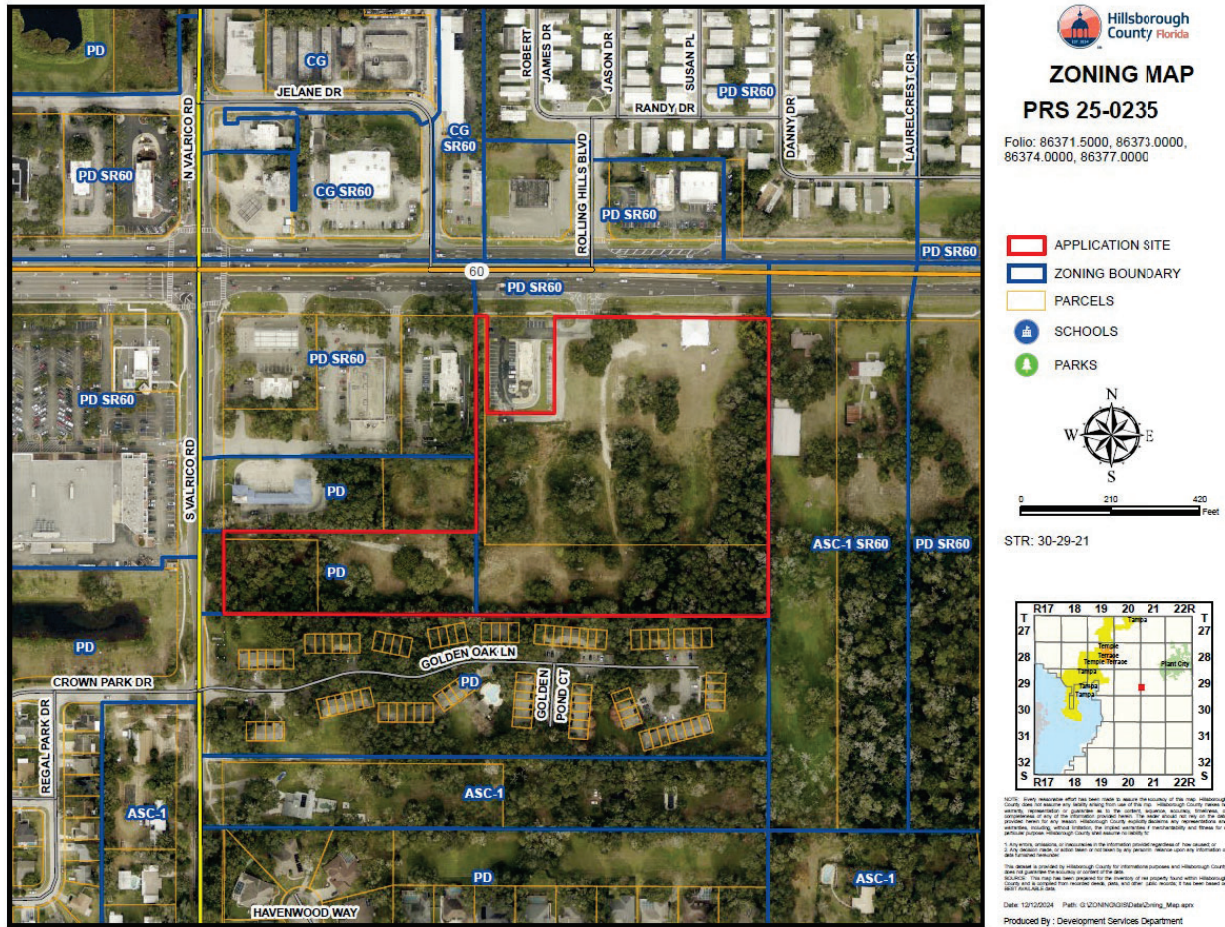
<b>Planning Commission Recommendation:</b> N/A	<b>Development Services Recommendation:</b> Approvable, Subject to Conditions
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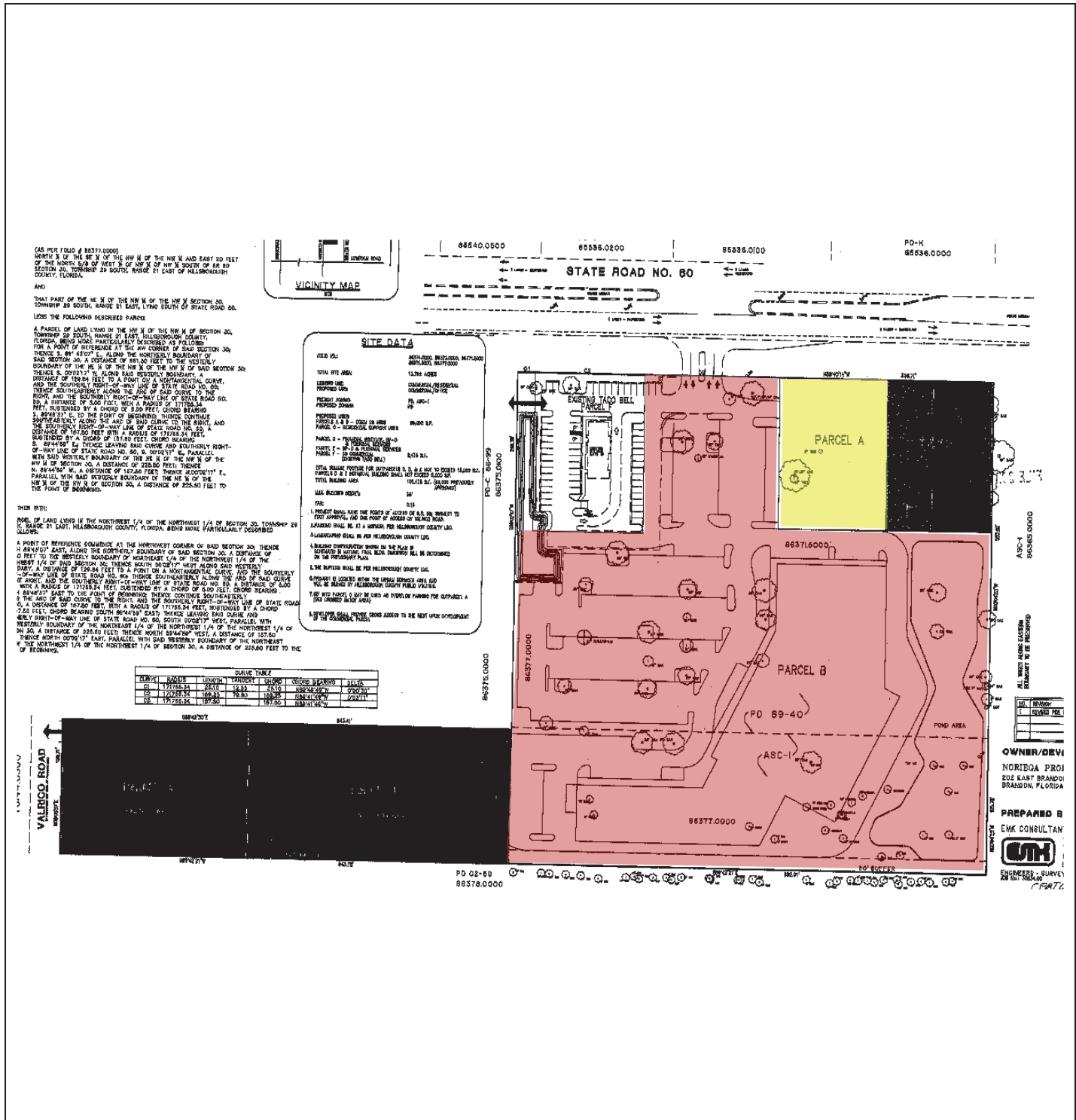
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map



### Adjacent Zonings and Uses – Receiving Area

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 92-0094 PD 93-0125	PD 92-0094: 0.16 FAR PD 93-0125: 9 units/acre	PD 92-0094: Commercial, Office, Church PD 93-0125: Mobile Home Park	PD 92-0094: Commercial PD 93-0125: Mobile Home Park
South	PD 92-0059	9 units/acre	Multi-Family	Multi-Family Residential
East	ASC-1	1 unit/acre	Single-Family Residential, Agriculture	Single-Family Residential
West	PD 82-0289	9 units/acre	Single-Family Residential	Stormwater



## 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)

[illegible]



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
Valrico Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
SR 60	FDOT Principal Arterial - Rural	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation <input type="checkbox"/> Not applicable for this request</b>			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,110	468	942
Proposed	10,110	468	942
Difference (+/-)	No Change	No Change	No Change

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

<b>Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request</b>				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
Notes:				

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

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

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The proposed modification does not involve any increase in intensity, change any development standards, or change of any previously approved uses.

Based upon the above, no compatibility issues have been identified.

### **5.2 Recommendation**

Approvable, subject to proposed conditions of approval.



## 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the general site plan submitted December 4, 2024.

1. The project shall be limited to the following:
  - 1.1 Option 1: Parcels A and B: A maximum of 89,000 square feet of CG (Commercial General) uses.
  - 1.2 Option 2: Parcel A: A maximum of 13,000 square feet of CG (Commercial General) uses. Parcel B: A maximum of 76,000 square feet of CG (Commercial General) uses.
  - 1.3 Options 1 and 2: Parcels C, D, and E: A maximum of 15,000 square feet of development distributed among the three parcels and as limited herein.
2. Parcel C shall be limited to residential support uses not to exceed 5,000 square feet and shall be developed in accordance with BPO zoning district standards.
3. Parcels D and E shall be developed with BPO zoning district uses, unless otherwise specified. A bank shall also be permitted within Parcel D.
4. Parcels A and B shall be developed in accordance to CG (Commercial General) zoning district standards, unless otherwise specified herein. Parcels D and E shall be developed in accordance with BPO zoning district standards unless otherwise specified. Individual buildings within Parcels D and E shall not exceed 6,000 square feet.
5. Buildings within Parcel B shall be setback a minimum of 150 feet from the eastern project boundary.
6. The westernmost 65 feet of Parcel C may be utilized for overflow parking for Parcel A provided the minimum required number of parking spaces for Parcel A are provided within the boundaries of Parcel A as shown on the site plan. A reduction in the required number of parking within Parcel A shall not be permitted.
7. Development Parcels as well as the retention pond area shall be located as shown on the site plan. The design of the retention pond may be modified to meet the requirements of the stormwater technical manual but shall retain a curvilinear nature as shown on the site plan.
8. Buffering and screening shall be in accordance with the Land Development Code unless otherwise specified herein.
  - 8.1 Prior to Site Plan Certification, the site plan shall be revised to indicate a 20-foot buffer area along the southern project boundary.
9. Tree preservation shall be required in accordance with the Land Development Code. The location of building, parking, and circulation areas may be modified during the site development process in order to address tree preservation requirements, provided required buffer/screening/setback areas are maintained.
10. All trash/refuse/storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures and shall be setback a minimum of 150 feet from the eastern project boundary of Parcel B.

11. Cross access shall be provided to the property to the west (via the Taco Bell property) as shown on the site plan. Cross access shall be constructed prior to the issuance to a Certificate of Occupancy for any building within Parcels A through E.
12. Internal vehicular and pedestrian cross access shall be provided among all portions of the project (Parcels A through E).
13. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If with the addition of background traffic and if warranted by the results of the analysis, (as determined by Hillsborough County) the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic (for westbound to southbound traffic) into the site, on SR 60, and at each access point where a left turn is permitted. The design and construction of these left turn lanes shall be approved by Hillsborough County Planning and Growth Management Department. All roadway construction of said left turning lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. For off site improvements, the developer may be eligible for pro-rata share of costs.
14. If required by FDOT and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns on SR 60 at each median cut adjacent to the project where a left turn is permitted. Prior to Detailed Site Plan approval, the developer shall provide a traffic analysis, signed by Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
15. Access to the subject property via SR 60 shall be subject to FDOT permitting. Prior to Site Plan Certification, the developer shall remove the easternmost access drive on SR 60.
16. Consistent with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way to accommodate a future 4-lane roadway along the project's Valrico Rd. frontage, currently anticipated to be up to +/- 32.5 feet. Only those interim uses allowed by the Hillsborough County Land Development Code 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.
- ~~16~~17. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~17~~18. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
- ~~18~~19. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~19~~20. Within 90 days of approval of ~~RZ-03-0644~~ PRS 25-0235 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Development Management Department a ~~revised~~ General Development Plan for certification reflecting all the conditions outlined above.

2021. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
22. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:****SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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



**APPLICATION NUMBER: PRS 25-0235**

ZHM HEARING DATE: N/A

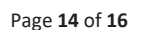
BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Michelle Heinrich, AICP

## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**



## 8.2 Proposed Site Plan (Full)







**APPLICATION NUMBER: PRS 25-0235**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Michelle Heinrich, AICP

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## **9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** James Ratliff, AICP, PTP, Principal Planner  
**PLANNING AREA/SECTOR:** Valrico/Central

**DATE:** 1/27/2025  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 25-0235

<input type="checkbox"/>	This agency has no comments.
<input type="checkbox"/>	This agency has no objection.
<input checked="" type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

### NEW CONDITIONS

- Consistent with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way to accommodate a future 4-lane roadway along the project's Valrico Rd. frontage, currently anticipated to be up to +/- 32.5 feet. Only those interim uses allowed by the Hillsborough County Land Development Code 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.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification, also known as a Personal Appearance (PRS) to Planned Development (PD) 03-0644. PD 03-0644 consists of four parcels totaling 13.76 acres. The existing PD has approval is for 89,000 square feet of Commercial General (CG) uses, 2,475 s.f. of Fast-Food with Drive Through Uses, and 15,000 s.f. of Business Professional Office Uses. The applicant is proposing to modify the PD site plan to alter the amount of development which can occur in Parcels A and B; however, staff notes that the overall amount and type of development remains unchanged.

#### *Trip Generation Analysis*

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 03-0644, 89,000 sf Shopping Center with Supermarket (ITE code 821)	8,410	314	802
PD 03-0644, 15,000 sf Medical Office Uses (ITE code 821)	540	44	58
PD 03-0644, 2,475 sf Fast Food with Drive-Through (ITE code 821)	1,160	110	82
Subtotal:	<b>10,110</b>	<b>468</b>	<b>942</b>

#### **Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips
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	Two-Way Volume	AM	PM
PD 03-0644, 89,000 sf Shopping Center with Supermarket (ITE code 821)	8,410	314	802
PD 03-0644, 15,000 sf Medical Office Uses (ITE code 821)	540	44	58
PD 03-0644, 2,475 sf Fast Food with Drive-Through (ITE code 821)	1,160	110	82
Subtotal:	<b>10,110</b>	<b>468</b>	<b>942</b>

**Trip Generation Difference:**

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on Valrico Road and SR 60. Valrico Rd. is a 2-lane, substandard Hillsborough County maintained, collector roadway, characterized by +/-10 ft. travel lanes. The existing right-of-way on Valrico Road ranges from +/-70 ft to +/- 95 feet. There are sidewalks and curb on both sides of Valrico Rd. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

SR 60 is a 6-lane roadway, maintained and under the permitting authority of the Florida Department of Transportation (FDOT). SR 60 lies within +/- 190 feet of right of way. SR 60 has sidewalks on both sides of the roadway within the vicinity of the project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

**HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN**

Valrico Rd. is included as a 4-lane roadway in the Hillsborough County Corridor Preservation Plan. Sufficient ROW must be preserved on Valrico for the future improvements. Using the best available data, right of way on Valrico Rd. varies from +/- 70 to +/- 95 feet in width along the project's frontage. According to the Hillsborough County Transportation Manual, a typical section of a 4-lane collector roadway (TS-6) requires a total of 110 feet of ROW. As such, the developer will have to preserve sufficient right-of-way to accommodate the future 110-foot corridor. Based on existing acquisition/dedication patterns, it is anticipated that the developer will be required to preserve between 7.5 feet and 32.5 feet of right-of-way along the project's Valrico rd. frontage. Exact amounts of preservation will be determined at the time of plat/site/construction plan review at which time the applicant will be required to submit additional data regarding existing site/right-of-way boundaries.

**SUBSTANDARD ROADWAYS**

Valrico Rd. is a substandard collector roadway. The existing approved zoning was prepared before current substandard road regulations were in effect. Staff was not able to place a condition upon the PD as a part of this PRS since the entirety of the project was not included within the modification area and substandard road requirements could be triggered by a redevelopment of that excluded parcel as well. Staff notes that the

developer(s) will be required to comply with all current land development regulations at the time of plat/site/construction plan approval, including Sec. 6.04.03.L. of the LDC (i.e. dealing with substandard road improvements).

#### **SITE ACCESS**

No changes to site access are proposed as a part of this PRS request. The changes proposed by the applicant are anticipated to have minimal to no impact on the overall trip generation and distribution of subject PD.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
VALRICO RD	DURANT RD	SR 60	D	C
SR 60/ BRANDON BLVD	VALRICO RD	DOVER RD	D	C

Source: [\*2020 Hillsborough County Level of Service \(LOS\) Report\*](#)

# Transportation Comment Sheet

## 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Valrico Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
SR 60	FDOT Principal Arterial - Rural	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,110	468	942
Proposed	10,110	468	942
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
Notes:				

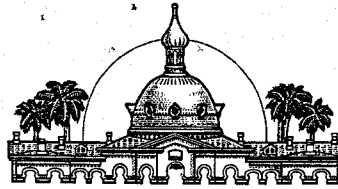
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**CURRENTLY  
APPROVED**





Hillsborough County  
Florida

Office of the County Administrator  
Daniel A. Kleman

September 25, 2003

BOARD OF COUNTY COMMISSIONERS

Kathy Castor  
Pat Frank  
Ken Hagan  
Jim Norman  
Jan K. Platt  
Thomas Scott  
Ronda Storms

Deputy County Administrator  
Patricia Bean

Assistant County Administrators  
Bernardo Garcia  
Kathy C. Harris

Noriega Property Holdings, Inc.  
202 E Brandon Blvd  
Brandon FL 33511

RE: PETITION NO. RZ 03-0644 BR

Dear Applicant:

At the regularly scheduled public meeting on September 23, 2003, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from ASC-1 and PD-C to PD, with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to the Planning and Zoning Division, 20th floor of the County Center, 601 East Kennedy Boulevard. For information concerning the certification process, please contact Diane Gavitt at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director  
Planning and Zoning Division

Attachments

cc: Rick Harcrow

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 03-0644 BR  
BOCC MEETING DATE: September 23, 2003  
DATE TYPED: September 24, 2003

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**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 16, 2003.

1. The project shall be limited to the following:
  - 1.1 Parcels A and B: A maximum of 89,000 square feet of CG (Commercial General) uses.
  - 1.2 Parcels C, D, and E: A maximum of 15,000 square feet of development distributed among the three parcels and as limited herein.
2. Parcel C shall be limited to residential support uses not to exceed 5,000 square feet and shall be developed in accordance with BPO zoning district standards.
3. Parcels D and E shall be developed with BPO zoning district uses, unless otherwise specified. A bank shall also be permitted within Parcel D.
4. Parcels A and B shall be developed in accordance to CG (Commercial General) zoning district standards, unless otherwise specified herein. Parcels D and E shall be developed in accordance with BPO zoning district standards unless otherwise specified. Individual buildings within Parcels D and E shall not exceed 6,000 square feet.
5. Buildings within Parcel B shall be setback a minimum of 150 feet from the eastern project boundary.
6. The westernmost 65 feet of Parcel C may be utilized for overflow parking for Parcel A provided the minimum required number of parking spaces for Parcel A are provided within the boundaries of Parcel A as shown on the site plan. A reduction in the required number of parking within Parcel A shall not be permitted.
7. Development Parcels as well as the retention pond area shall be located as shown on the site plan. The design of the retention pond may be modified to meet the requirements of the stormwater technical manual but shall retain a curvilinear nature as shown on the site plan.
8. Buffering and screening shall be in accordance with the Land Development Code unless otherwise specified herein.
  - 8.1 Prior to Site Plan Certification, the site plan shall be revised to indicate a 20-foot buffer area along the southern project boundary.
9. Tree preservation shall be required in accordance with the Land Development Code. The location of building, parking, and circulation areas may be modified during the site development process in order to address tree preservation requirements, provided required buffer/screening/setback areas are maintained.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 03-0644 BR  
BOCC MEETING DATE: September 23, 2003  
DATE TYPED: September 24, 2003

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10. All trash/refuse/storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures and shall be setback a minimum of 150 feet from the eastern project boundary of Parcel B.
11. Cross access shall be provided to the property to the west (via the Taco Bell property) as shown on the site plan. Cross access shall be constructed prior to the issuance to a Certificate of Occupancy for any building within Parcels A through E.
12. Internal vehicular and pedestrian cross access shall be provided among all portions of the project (Parcels A through E).
13. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If with the addition of background traffic and if warranted by the results of the analysis, (as determined by Hillsborough County) the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic (for westbound to southbound traffic) into the site, on SR 60, and at each access point where a left turn is permitted. The design and construction of these left turn lanes shall be approved by Hillsborough County Planning and Growth Management Department. All roadway construction of said left turning lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. For off site improvements, the developer may be eligible for pro-rata share of costs.
14. If required by FDOT and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns on SR 60 at each median cut adjacent to the project where a left turn is permitted. Prior to Detailed Site Plan approval, the developer shall provide a traffic analysis, signed by Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
15. Access to the subject property via SR 60 shall be subject to FDOT permitting. Prior to Site Plan Certification, the developer shall remove the easternmost access drive on SR 60.
16. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
17. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
18. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 03-0644 BR  
BOCC MEETING DATE: September 23, 2003  
DATE TYPED: September 24, 2003

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19. Within 90 days of approval of RZ 03-0644 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Development Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
20. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** James Ratliff, AICP, PTP, Principal Planner  
**PLANNING AREA/SECTOR:** Valrico/Central

**DATE:** 1/27/2025  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 25-0235

<input type="checkbox"/>	This agency has no comments.
<input type="checkbox"/>	This agency has no objection.
<input checked="" type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

### NEW CONDITIONS

- Consistent with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way to accommodate a future 4-lane roadway along the project's Valrico Rd. frontage, currently anticipated to be up to +/- 32.5 feet. Only those interim uses allowed by the Hillsborough County Land Development Code 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.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification, also known as a Personal Appearance (PRS) to Planned Development (PD) 03-0644. PD 03-0644 consists of four parcels totaling 13.76 acres. The existing PD has approval is for 89,000 square feet of Commercial General (CG) uses, 2,475 s.f. of Fast-Food with Drive Through Uses, and 15,000 s.f. of Business Professional Office Uses. The applicant is proposing to modify the PD site plan to alter the amount of development which can occur in Parcels A and B; however, staff notes that the overall amount and type of development remains unchanged.

#### *Trip Generation Analysis*

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 03-0644, 89,000 sf Shopping Center with Supermarket (ITE code 821)	8,410	314	802
PD 03-0644, 15,000 sf Medical Office Uses (ITE code 821)	540	44	58
PD 03-0644, 2,475 sf Fast Food with Drive-Through (ITE code 821)	1,160	110	82
Subtotal:	<b>10,110</b>	<b>468</b>	<b>942</b>

#### **Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips
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	Two-Way Volume	AM	PM
PD 03-0644, 89,000 sf Shopping Center with Supermarket (ITE code 821)	8,410	314	802
PD 03-0644, 15,000 sf Medical Office Uses (ITE code 821)	540	44	58
PD 03-0644, 2,475 sf Fast Food with Drive-Through (ITE code 821)	1,160	110	82
Subtotal:	<b>10,110</b>	<b>468</b>	<b>942</b>

**Trip Generation Difference:**

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on Valrico Road and SR 60. Valrico Rd. is a 2-lane, substandard Hillsborough County maintained, collector roadway, characterized by +/-10 ft. travel lanes. The existing right-of-way on Valrico Road ranges from +/-70 ft to +/- 95 feet. There are sidewalks and curb on both sides of Valrico Rd. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

SR 60 is a 6-lane roadway, maintained and under the permitting authority of the Florida Department of Transportation (FDOT). SR 60 lies within +/- 190 feet of right of way. SR 60 has sidewalks on both sides of the roadway within the vicinity of the project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

**HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN**

Valrico Rd. is included as a 4-lane roadway in the Hillsborough County Corridor Preservation Plan. Sufficient ROW must be preserved on Valrico for the future improvements. Using the best available data, right of way on Valrico Rd. varies from +/- 70 to +/- 95 feet in width along the project's frontage. According to the Hillsborough County Transportation Manual, a typical section of a 4-lane collector roadway (TS-6) requires a total of 110 feet of ROW. As such, the developer will have to preserve sufficient right-of-way to accommodate the future 110-foot corridor. Based on existing acquisition/dedication patterns, it is anticipated that the developer will be required to preserve between 7.5 feet and 32.5 feet of right-of-way along the project's Valrico rd. frontage. Exact amounts of preservation will be determined at the time of plat/site/construction plan review at which time the applicant will be required to submit additional data regarding existing site/right-of-way boundaries.

**SUBSTANDARD ROADWAYS**

Valrico Rd. is a substandard collector roadway. The existing approved zoning was prepared before current substandard road regulations were in effect. Staff was not able to place a condition upon the PD as a part of this PRS since the entirety of the project was not included within the modification area and substandard road requirements could be triggered by a redevelopment of that excluded parcel as well. Staff notes that the

developer(s) will be required to comply with all current land development regulations at the time of plat/site/construction plan approval, including Sec. 6.04.03.L. of the LDC (i.e. dealing with substandard road improvements).

#### **SITE ACCESS**

No changes to site access are proposed as a part of this PRS request. The changes proposed by the applicant are anticipated to have minimal to no impact on the overall trip generation and distribution of subject PD.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
VALRICO RD	DURANT RD	SR 60	D	C
SR 60/ BRANDON BLVD	VALRICO RD	DOVER RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

## Transportation Comment Sheet

### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Valrico Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
SR 60	FDOT Principal Arterial - Rural	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,110	468	942
Proposed	10,110	468	942
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



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Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> 2/11/2025	<b>COMMENT DATE:</b> 1/7/2025
<b>PETITION NO.:</b> 25-0235	<b>PROPERTY ADDRESS:</b> 2207, 2125 E 60 Hwy and 117 S Valrico Rd, Valrico, FL 33594
<b>EPC REVIEWER:</b> Melissa Yanez	<b>FOLIO #:</b> 0863715000, 0863770000, 0863740000, and 0863730000
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360	<b>STR:</b> 30-29S-21E
<b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a>	
<b>REQUESTED ZONING:</b> Minor Modification	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Desktop Review - Aerial, soil survey reviews and EPC file search.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p><b>INFORMATIONAL COMMENTS:</b></p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

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

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PETITION NO.: PRS 25-0235      REVIEWED BY: Clay Walker, E.I.    DATE: 12/30/2024

FOLIO NO.: 86371.5000, 86377.0000, 86374.0000, 86373.0000

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**WATER**

- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 12 inch water main exists ☐ (approximately \_\_\_ feet from the site), ☒ (adjacent to the site), and is located north of the subject property within the south Right-of-Way of State Road 60. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- ☐ The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 4 inch wastewater forcemain exists ☐ (approximately \_\_\_ feet from the project site), ☒ (adjacent to the site) and is located north of the subject property within the south Right-of-Way of State Road 60. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



## Agency Review Comment Sheet

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

**TO:** Zoning Review, Development Services      **REQUEST DATE:** 12/11/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 12/19/2024

**PROPERTY OWNER:** BDG Valrico, LLC      **PID:** 25-0235

**APPLICANT:** Hill Ward Henderson, P.A.

**LOCATION:** 2207 E 60 Hwy. Valrico, Fl 33594  
2125 E 60 Hwy. Valrico, Fl 33594  
117 S Valrico Rd. Valrico, Fl 33594

**FOLIO NO.:** 86371.5000, 86377.0000, 86374.0000, 86373.0000

### AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within Wellhead Resource Protection Area (WRPA) Zone 2. Allowable activities on the property are limited and subject to the restrictions and prohibitions associated with WRPA Zone 2 which can be found in with [Sec. 3.05.03.B.](#) and [Sec. 3.05.04.B.](#) of the Hillsborough County Land Development Code (LDC).

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Potable Water Wellfield Protection Area (PWWPA), Surface Water Resource Protection Area (SWRPA), and or WRPA Zone 1 as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).