



PD Modification Application: PRS 25-0921

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: August 12, 2025

1.0 APPLICATION SUMMARY

Applicant: Middleburg Communities, Attn: Tim McEachern

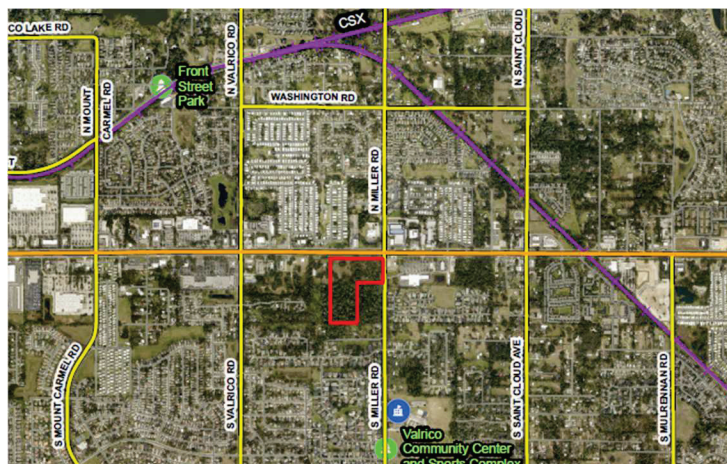
FLU Category: RES-12

Service Area: Urban

Site Acreage: 18.48 +/-

Community Plan Area: None

Overlay: SR 60 Overlay



Introduction Summary:

The subject site is located within PD 06-0464, as most recently modified by MM 22-0689. The PD is approved for 221 multi-family units (12 units per acre) should the project not be developed to meet the requirements of Florida State Statute 403.892 (graywater density bonus). An increase to a maximum to 252 multi-family units (13.6 units per acre) is permitted when meeting the graywater density bonus requirements. The proposed changes address building layouts/setbacks. No changes in density, access or building height is proposed and all previously approved buffering and screening requirements will be maintained.

Existing Approval(s):	Proposed Modification(s):
Eight individual multi-family residential buildings	Three multi-family residential building envelopes
SR 60 front yard setbacks of 240 feet and 264 feet	SR 60 front yard setbacks of 160 feet (decrease of 80 feet) and 240 feet (decrease of 24 feet)
Rear yard setback of 95 feet	Rear yard setback of 350 feet (increase of 255 feet)
Two stormwater/floodplain compensation areas both located within the north along SR 60	Three stormwater/floodplain compensation areas – two located within the north along SR 60 and one located within the south
Full access point on SR 60	To allow for flexibility when permitting with FDOT, access point unspecified as full or directional only.

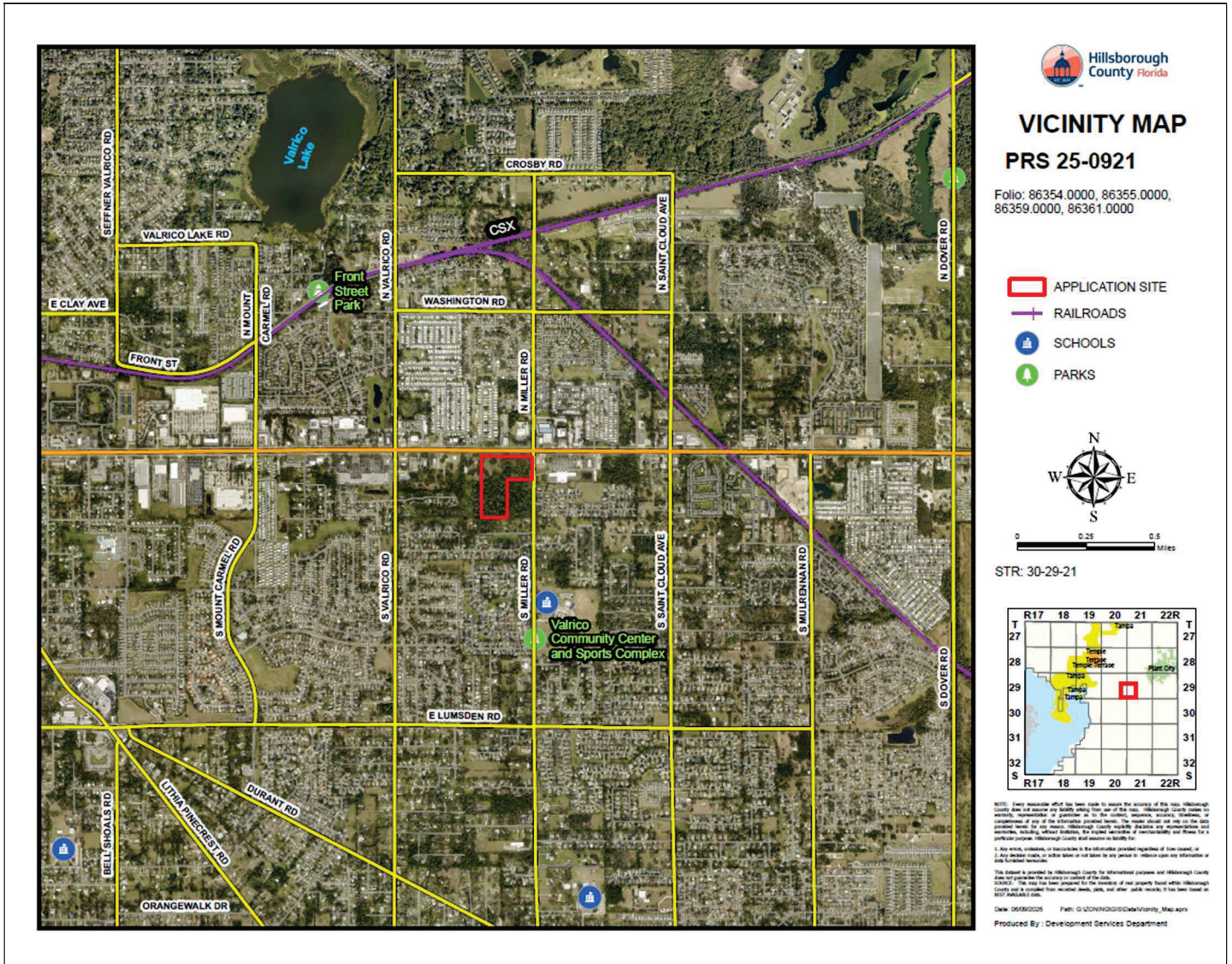
Additional Information:

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

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

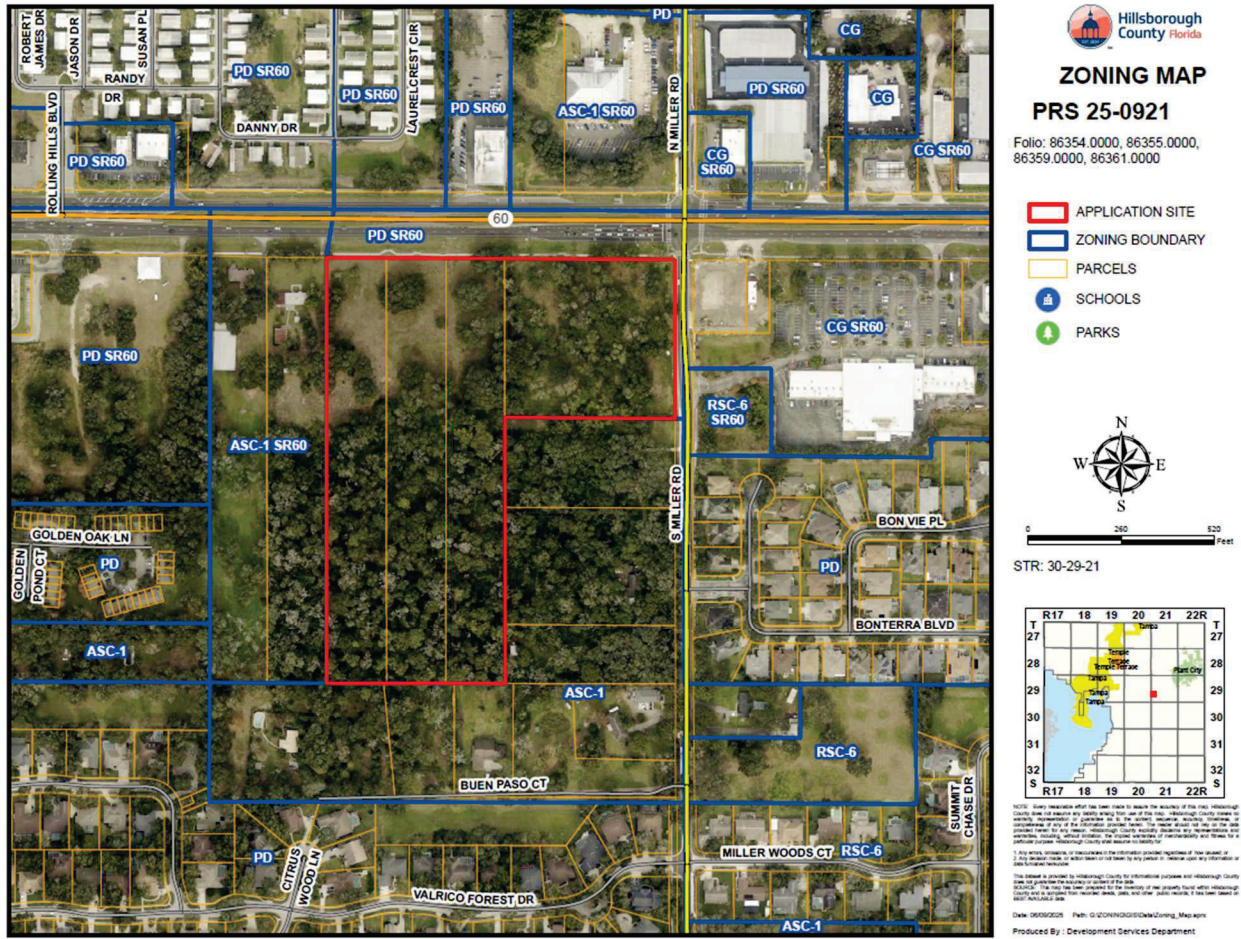
2.1 Vicinity Map



The site is located on the south side of State Road 60 within the Valrico community. State Road 60 is a 4-lane divided arterial roadway. This segment of the SR 60 corridor is developed primarily with commercial, and office uses. However, some areas are developed with single-family/agricultural and mobile home park uses. Single-family residential developments are present to the north and south of the corridor.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

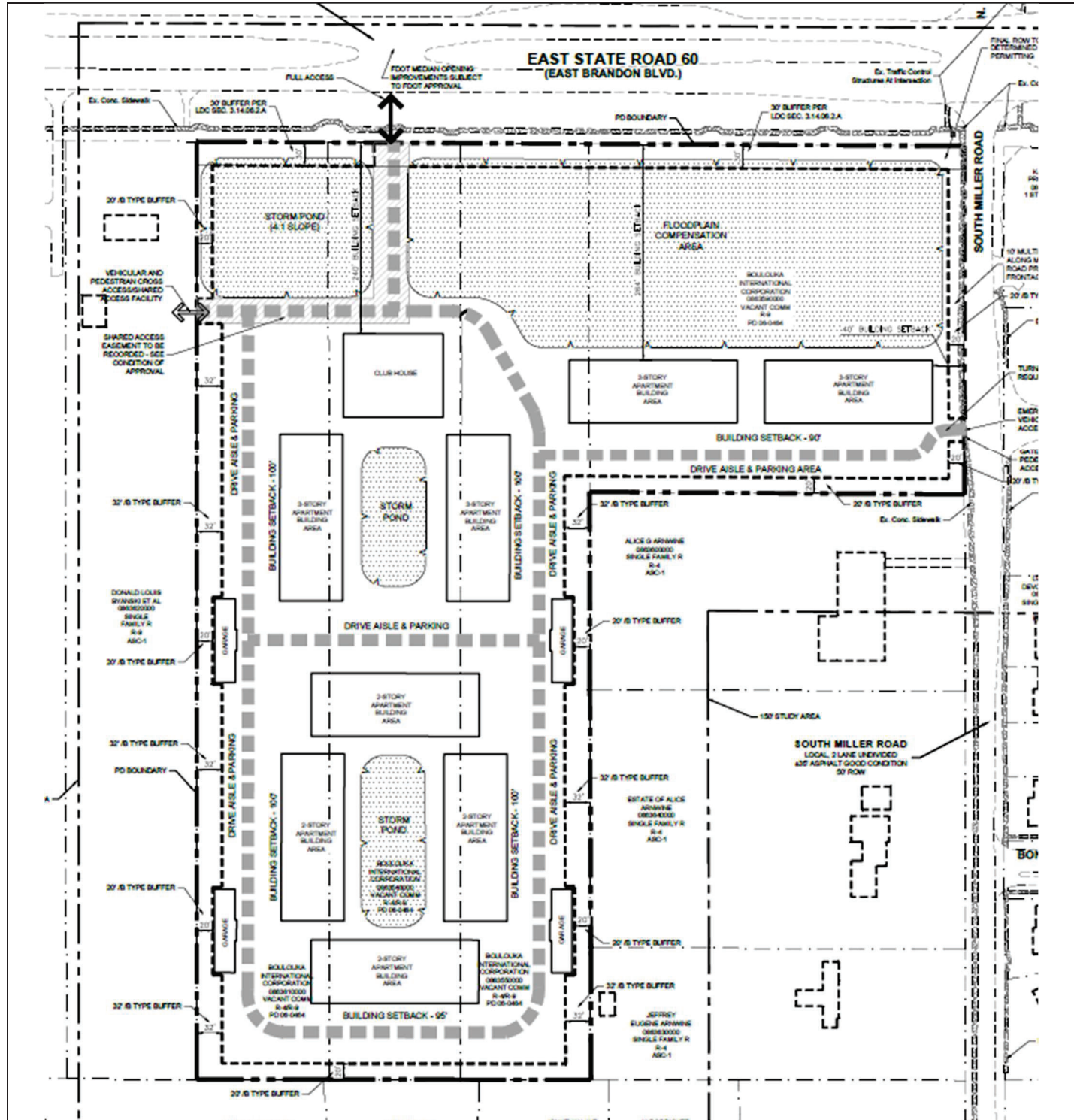


Adjacent Zonings and Uses – Receiving Area

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 82-0259, PD 05-0436 & ASC-1	PD: 6.1 u/a PD: 0.476 FAR ASC-1: 0.50	PD: Mobile Home Park (61 spaces) PD: Office and Commercial ASC-1: Single-Family Residential	PD: Mobile Home Park PD: Commercial ASC-1: Post Office
South	ASC-1	1 unit per acre	Single-Family Residential	Single-Family Residential
West	ASC-1	1 unit per acre	Single-Family Residential	Single-Family Residential
East	ASC-1, CG, RSC-6	ASC-1: 1/u CG: 0.50 FAR RSC-6: 6 u/a	ASC-1: Single-Family Residential CG: Commercial RSC-6: Single-Family Residential	ASC-1: Single-Family Residential CG: Shopping Center RSC-6: Stormwater

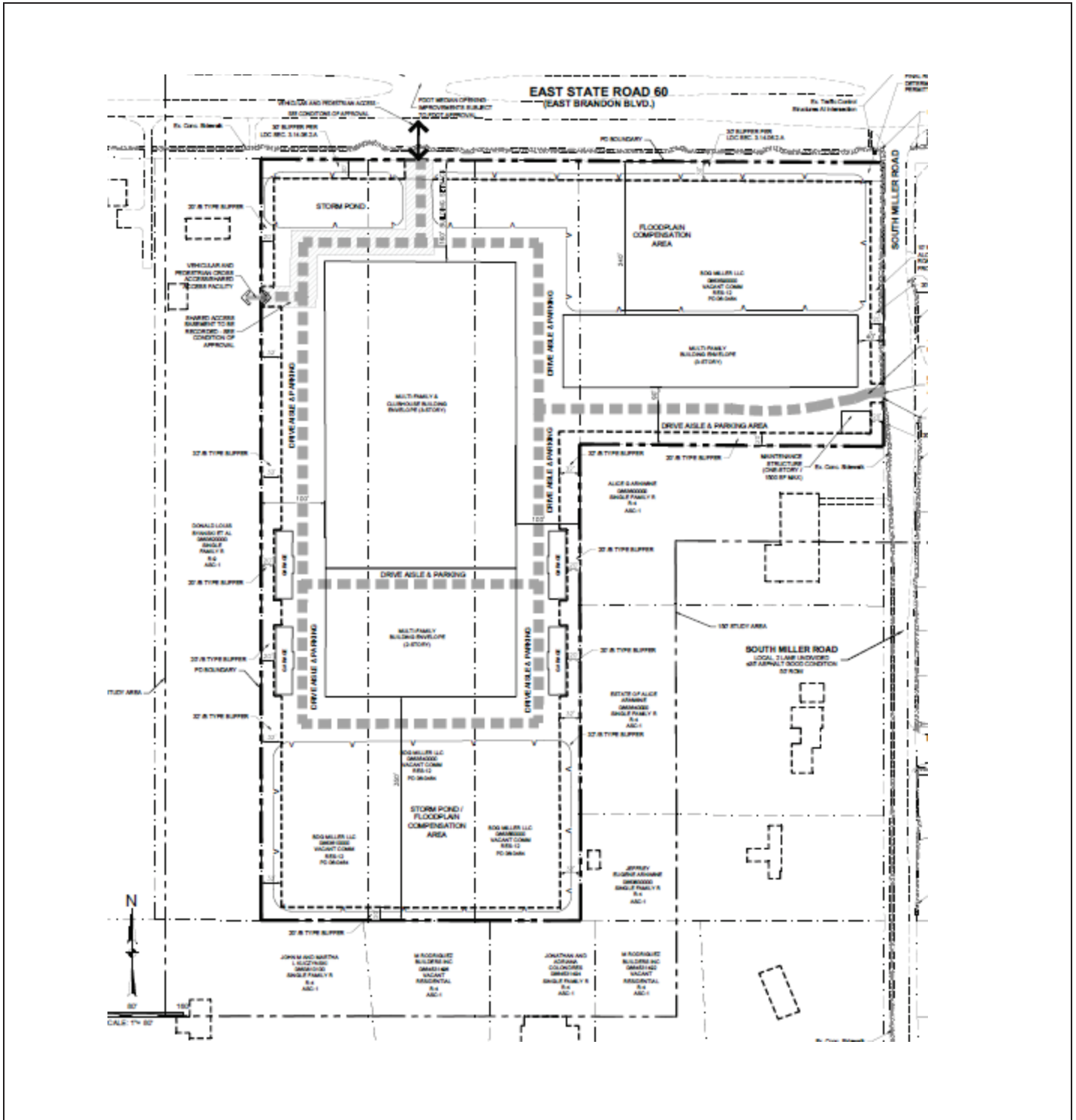
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE M/

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 60	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
S. Miller Rd.	County Collector - Urban	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 type="checkbox"/> Substandard Road Improvements <input checked="" 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	1,690	101	129
Proposed	1,690	101	129
Difference (+/-)	0	0	0

*Trips reported are based on net new 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	None	None	Meets LDC
South		None	None	Meets LDC
East		Emergency Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC

Notes: Gated emergency access to east.

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<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	
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
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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	
Service Area/ Water & Wastewater <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	
Hillsborough County School Board 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	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <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 seeks to move development northward, toward State Road 60, providing a larger setback to the south. Residential uses are found the immediate south. The building envelopes will provide greater flexibility for individual building layouts; however, no change to building height, side setbacks, or buffering and screening is proposed. No access changes are proposed.

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 revised general site plan submitted August 5, 2025.

1. The project shall be limited to a maximum of 221 multi-family units (12 units per acre), should the project not be developed to meet the requirements of Florida State Statute 403.892 (graywater density bonus). The project shall be limited to a maximum of 252 multi-family units should the project meet requirements of Florida State Statute 403.892 (graywater density bonus). When utilizing the graywater density bonus, the following shall apply:
 - 1.1 A 14% density bonus shall be permitted if at least 75% of the 252 units (189 units) comply with Florida State Statute 403.892. Should less than 75% of the units not be in compliance with Florida State Statute 403.892, the project shall be limited to a maximum of 221 units.
 - 1.2 Upon request for building permits for 190 or more residential units, the developer shall demonstrate compliance with Florida State Statute 403.892(3)(b), 403.892(3)(c) and 403.892(4).
 - 1.3 In accordance with Florida State Statute 403.892(3)(e), an operation and maintenance manual for the graywater system shall be supplied to each unit. The manual shall provide a method of contacting the installer or manufacturer and shall include directions to the tenant that the manual shall remain with the unit throughout the life cycle of the system.
2. Buildings, stormwater ponds, drive aisle and parking areas shall be developed where generally as depicted on plan.
3. The minimum setbacks for the multi-family and clubhouse buildings shall be as noted on the general site plan for each building. Garage buildings shall be setback a minimum of 20 feet from all PD boundaries.
4. Multi-Family building heights shall be limited to a maximum of 40 feet/2 stories or 45 feet/3-stories. Garage building heights shall be limited to a maximum of 15 feet.
5. Buffering at the widths depicted on the general site plan along the western, southern and eastern PD boundaries shall be provided. Type B screening shall be provided within these buffers as specified in conditions 18.1, 18.2, 18.3, 18.4 and 18.5. As depicted on the general site plan, the sidewalk/multi-purpose path along South Miller Road shall be permitted to encroach into the required buffer along South Miller Road.
6. A 30 foot wide buffer developed in accordance with Land Development Code Section 3.14.06.2.a (SR 60 Overlay-Suburban Sector) shall be provided along the northern PD boundary.
7. The project shall be developed in accordance with Land Development Code Sections 3.14.06.2.b, 3.14.06.2.c and 3.14.06.2.d (SR 60 Overlay-Suburban Sector).
8. Clearly identified pedestrian connectivity between uses via sidewalks and right-of-way markings shall be provided to promote safe and functional pedestrian cross-access between uses. Additionally, the developer will coordinate with HART staff to provide a transit stop at an agreed upon location on the project's frontage

on State Road 60 (Brandon Boulevard) that is acceptable to Hillsborough County Transportation and the Florida Department of Transportation. The developer will provide an ADA-compliant landing pad connecting to the sidewalk to accommodate ADA patrons entering and exiting the bus.

9. The project shall be permitted one ~~full~~ right-in/right-out access connection on SR 60, ~~subject to~~ unless otherwise approved by FDOT approval, and one gated emergency access with pedestrian connection onto S. Miller Road.
- 9.1 The developer shall construct a 10-foot sidewalk along the project frontage on S. Miller Rd., as shown on the PD site plan.
10. Prior to initial development approval for the entire site or for each increment of development, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway(s) and any other mitigation which may be necessary. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a turn lane is provided.
- Construction and design of turn lanes or other improvements affecting state roadways are subject to FDOT review and approval. Site access improvements may require the acquisition or dedication of additional right-of-way. No development plan approvals shall be issued for these portions of the property within 250 feet of Miller Road without an analysis of improvements required to serve full build out of the project (and whether additional right-of-way will be needed).
- ~~10.1 The developer shall build a westbound turn lane at the median opening on State Road 60 as approved by the Florida Department of Transportation.~~
11. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day), LDC 6.04.01.F. The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 100 feet is appropriate and will result in no adverse impact to the public roadway system.
- ~~12. If PD 22-0689 is approved, the County Engineer will approve a Design Exception (dated June 1, 2022) which was found approvable by the County Engineer (on June 1, 2022) for S. Miller Rd. substandard road improvements. AS S. Miller Rd. is a substandard collector roadway, the developer will be required to construct a 10-foot sidewalk along the project frontage on S. Miller Rd. consistent with the Design Exception.~~
- ~~13~~12. The developer shall construct the following site access improvements on SR 60, subject to FDOT approval unless otherwise approved by FDOT:
- A restricted right-in/right-out project access. If FDOT otherwise approves inbound left turns into the site, the developer shall construct a A westbound left turn lane approaching the project entrance
 - An eastbound right turn lane approaching the project entrance;
 - Extend the eastbound left turn lane at the intersection of SR 60 and S. Miller Rd.
 - Reconfigure the existing median opening at the proposed project entrance to FDOT standards; ~~and,~~

~~e. Construct the project entrance with a 3-lane section providing for an inbound lane, outbound left turn lane and outbound right turn lane.~~

- ~~1413.~~ The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
- ~~1514.~~ The developer shall construct, with the initial increment of development, a pedestrian and vehicular shared access facility to serve the adjacent property to the west, folios# 86362.0000, as depicted in the site plan consistent with the LDC. The developer shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the developer of adjacent property (within which the access is being shared) to construct and utilize the required the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design of the connections shall be subject to the review and approval of Hillsborough County.
- ~~1615.~~ The project's internal access driveways shall include ADA sidewalks connecting all residential units, parking, amenity areas and all project access connections.
- ~~1716.~~ Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- ~~1817.~~ Natural Resources staff identified a number of significant trees on the site. The developer shall meet with staff prior to submittal of the preliminary site plan to design the site around these trees. The site plan may be modified to avoid tree removal.
- ~~1817.1~~ The buffer yard along the eastern boundary of the project abutting folios 86360.0000, 86364.0000 and 86363.0000 and the buffer yard along the southern boundary of the project abutting folio 86360.0000 shall provide screening standard B. The Type A component of the screening within these areas shall consist of a 6-foot-high solid vinyl fence (in a dark color such as green, black, or brown).
- ~~1817.2~~ The buffer yard along the southern boundary of the project abutting folios 86381.0100, 86453.1496 and 86453.1494 shall provide screening standard B. The Type A component of the screening within this area shall be a 6 foot high solid wall.
- ~~1817.3~~ The fences and wall in areas described in conditions 18.1 and 18.2 shall be installed prior to construction within the area to be screened and be within the buffer yard depicted on the plan and placed no closer than two feet to the adjoining owner's property. A ten-inch space shall be provided at the bottom of the fences and wall described in conditions 18.1 and 18.2 to allow for wildlife to pass through. Further, the first fifteen feet of the buffer as measured from the property boundary along the southern and eastern boundaries of the property, as described in conditions 18.1 and 18.2, shall be maintained in a natural state (except for the fencing required.) Tree limbs overhanging the natural buffers described in conditions 18.1 and 18.2 shall not be disturbed.
- ~~1817.4~~ The buffer yard on the western property line shall provide screening standard B. The Type A component of the screening shall consist of a 6-foot-high solid fence.
- ~~1817.5~~ The buffer yard on the eastern boundary abutting South Miller Road shall provide screening standard B in accordance with any of the options provided in the Land Development Code.
- ~~1817.6~~ The developer shall comply with all local and State rules regarding the identification, protection and mitigation of any impacts to protected and/or threatened species discovered on site.

- ~~1918.~~ The storm water management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations. Vertical wall retention ponds are prohibited along the eastern property line of the property where the property abuts residential uses. However, this does not prohibit the use of retaining walls and tree wells to assist in the preservation of trees and tree root systems in coordination with site grading. The intent of this condition is to not adversely impact trees within the buffer along the eastern property line where the property abuts residential uses.
- ~~2019.~~ The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
- 2019.1 Ground Signs shall be limited to Monument Signs.
- 2019.2 Billboards, pennants and banners shall be prohibited.
- ~~2120.~~ Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~2221.~~ 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.
- ~~2322.~~ If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~2423.~~ 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.
- ~~2524.~~ 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.

Zoning Administrator Sign Off:

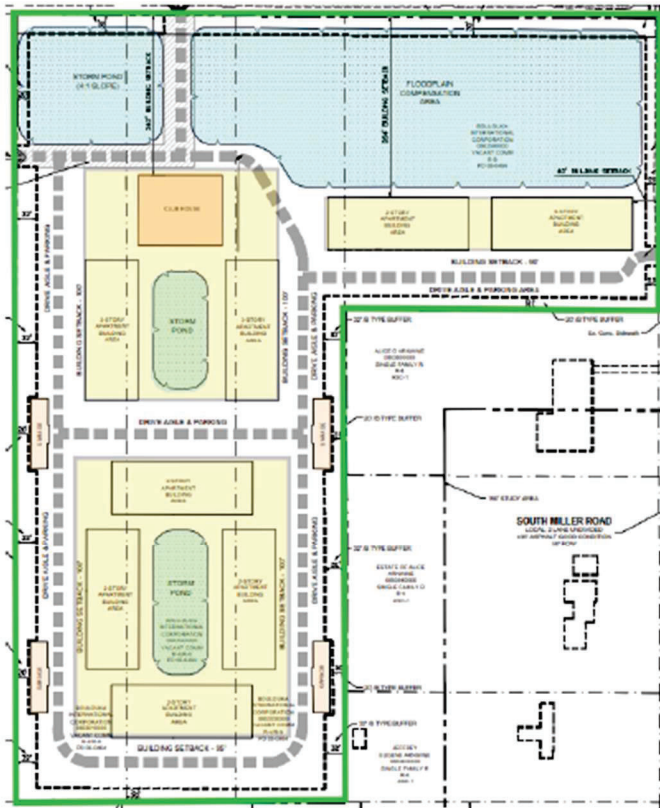


SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

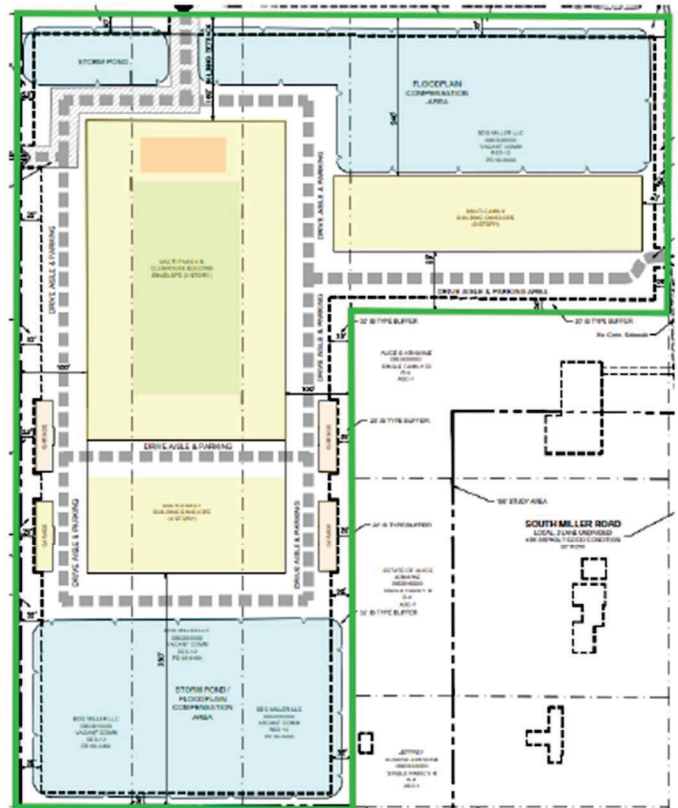
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

MM 22-0689

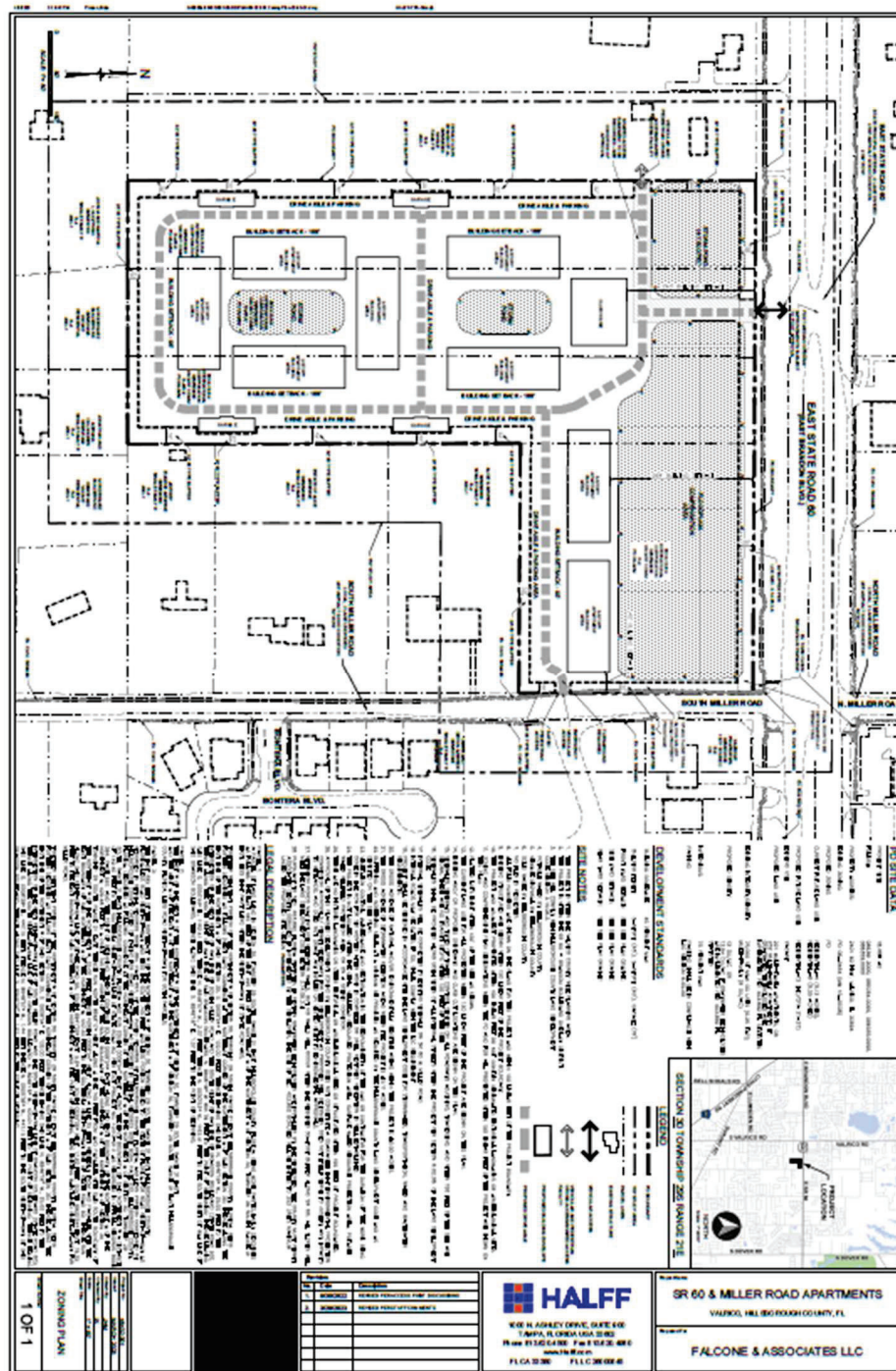


PROPOSED PRS



8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/28/2025
REVISED: 8/01/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: VR

PETITION NO: PRS 25-0921

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

Revised Conditions:

9. The project shall be permitted one ~~full~~ right-in/right-out access connection on SR 60, ~~subject to~~ unless otherwise approved by FDOT ~~approval~~, and one gated emergency access with pedestrian connection onto S. Miller Rd.

9.1 The developer shall construct a 10-foot sidewalk along the project frontage on S. Miller Rd., as shown on the PD site plan.

10. Prior to initial development approval for the entire site or for each increment of development, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway(s) and any other mitigation which may be necessary. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a turn lane is provided.

Construction and design of turn lanes or other improvements affecting state roadways are subject to FDOT review and approval. Site access improvements may require the acquisition or dedication of additional right-of-way. No development plan approvals shall be issued for these portions of the property within 250 feet of Miller Road without an analysis of improvements required to serve full build out of the project (and whether additional right-of-way will be needed).

~~10.1 The developer shall build a westbound turn lane at the median opening on State Road 60 as approved by the Florida Department of Transportation.~~

- ~~12. If PD 22-0689 is approved, the County Engineer will approve a Design Exception (dated June 1, 2022) which was found approvable by the County Engineer (on June 1, 2022) for S. Miller Rd. substandard road improvements. AS S. Miller Rd. is a substandard collector roadway, the developer will be required to construct a 10-foot sidewalk along the project frontage on S. Miller Rd. consistent with the Design Exception.~~

13. The developer shall construct the following site access improvements on SR 60, ~~subject to FDOT approval~~ unless otherwise approved by FDOT:
- a. A restricted right-in/right-out project access. If FDOT otherwise approves inbound left turns into the site, the developer shall construct a ~~A~~ westbound left turn lane approaching the project entrance;

- b. An eastbound right turn lane approaching the project entrance;
- c. Extend the eastbound left turn lane at the intersection of SR 60 and S. Miller Rd.;
- d. Reconfigure the existing median opening at the proposed project entrance to FDOT standards; ~~and~~
- e. ~~Construct the project entrance with a 3 lane section providing for an inbound lane, outbound left turn lane and outbound right turn lane.~~

Other:

- Prior to certification, the applicant revise the PD site plan as follows:
 - a. Revise the label “Full Access” to “Vehicular and Pedestrian Access – See Conditions of Approval”

PROJECT SUMMARY

The applicant is requesting a minor modification (PRS) to PD 22-0684 approved to construct a 252-unit multi-family apartment complex. The proposed changes will reconfigure the internal site layout. There are no proposed changes to the use, number of units or access.

The 18.49-acre subject property is located at the southwest corner of SR 60 and S. Miller Rd. within the SR 60 Overlay District Suburban Sector and is designated Residential 12 (R-12).

TRANSPORTATION ANALYSIS

The proposed minor modification will not change the project’s trip generation potential. Staff has prepared analysis of the trips based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 252-Units Multi-Family (221)	1,690	101	129

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 60 is a FDOT maintained, 4-lane, divided rural arterial roadway. It is characterized by +/-12-foot travel lanes, +/-4-foot paved shoulders and +/- 40-sodded medians. There are sidewalks on both sides of the roadway. The right-of-way width is +/-182 feet within the vicinity of the project.

Pursuant to the Hillsborough County Corridor Preservation Plan, SR 60 is planned to be improved to 6-lanes from Valrico Rd. to County Line Rd. The FDOT SR 60 PD&E study (project no. 430055-1) shows the proposed typical section for SR 60 along the project frontage to be 182 feet. Right of way preservation may be required at the southwest corner of SR 60 and Miller Rd at the time of site construction plan submittal to accommodate the need for future geometric improvements (i.e. corner clip) consistent with the PD&E and subject to FDOT approval.

S. Miller Rd is a 2-lane, substandard, publicly maintained, urban collector roadway characterized by +/-10-foot wide travel lanes in average condition. The roadway lies within a +/- 50-foot wide right-of-way along the project’s frontage. There is a sidewalk on the west side of the roadway and no bicycle lanes within the vicinity of the project.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban collector roadway shall meet the typical section TS-4 standard. TS-4 standard includes 11-foot-wide lanes, 7-foot buffered bike lanes, and 5-foot wide sidewalks on both sides and curb and gutter within a minimum of 64 feet of right-of-way. Since the access to S. Miller Rd. is restricted to emergency vehicular access and pedestrian access

only, no substandard roadway improvements are required. As such the design exception codified in Condition of Approval # 12 is proposed to be deleted.

S. Miller Rd. is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes one access connection on SR 60, subject to FDOT approval, one gated emergency access with pedestrian connection onto S. Miller Rd., and a shared access facility to the western property (folio# 86362.0000).

The staff proposed revisions to the conditions of approval are a result of FDOT comments dated June 25, 2025, indicating that FDOT is not in support of a full access connection to SR 60.

The PD proposes to construct a 10-foot sidewalk along the project frontage on S. Miller Rd. (+/-450 feet).

At the time of site construction plan review, the applicant is required to provided ADA compliant sidewalk connection from each site arrival point to all residential units, parking, and amenity areas. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 60	VALRICO RD	DOVER RD	D	C
S MILLER RD	LITHIA PINECREST RD	SR 60	D	C

Source: Hillsborough County 2020 Level of Service Report.

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 25, 2023.

1. The project shall be limited to a maximum of 221 multi-family units (12 units per acre), should the project not be developed to meet the requirements of Florida State Statute 403.892 (graywater density bonus). The project shall be limited to a maximum of 252 multi-family units should the project meet requirements of Florida State Statute 403.892 (graywater density bonus). When utilizing the graywater density bonus, the following shall apply:
 - 1.1 A 14% density bonus shall be permitted if at least 75% of the 252 units (189 units) comply with Florida State Statute 403.892. Should less than 75% of the units not be in compliance with Florida State Statute 403.892, the project shall be limited to a maximum of 221 units.
 - 1.2 Upon request for building permits for 190 or more residential units, the developer shall demonstrate compliance with Florida State Statute 403.892(3)(b), 403.892(3)(c) and 403.892(4).
 - 1.3 In accordance with Florida State Statute 403.892(3)(e), an operation and maintenance manual for the graywater system shall be supplied to each unit. The manual shall provide a method of contacting the installer or manufacturer and shall include directions to the tenant that the manual shall remain with the unit throughout the life cycle of the system.
2. Buildings, stormwater ponds, drive aisle and parking areas shall be developed where generally as depicted on plan.
3. The minimum setbacks for the multi-family and clubhouse buildings shall be as noted on the general site plan for each building. Garage buildings shall be setback a minimum of 20 feet from all PD boundaries.
4. Multi-Family building heights shall be limited to a maximum of 40 feet/2 stories or 45 feet/3-stories. Garage building heights shall be limited to a maximum of 15 feet.
5. Buffering at the widths depicted on the general site plan along the western, southern and eastern PD boundaries shall be provided. Type B screening shall be provided within these buffers as specified in conditions 18.1, 18.2, 18.3, 18.4 and 18.5. As depicted on the general site plan, the sidewalk/multi-purpose path along South Miller Road shall be permitted to encroach into the required buffer along South Miller Road.
6. A 30 foot wide buffer developed in accordance with Land Development Code Section 3.14.06.2.a (SR 60 Overlay-Suburban Sector) shall be provided along the northern PD boundary.
7. The project shall be developed in accordance with Land Development Code Sections 3.14.06.2.b, 3.14.06.2.c and 3.14.06.2.d (SR 60 Overlay-Suburban Sector).
8. Clearly identified pedestrian connectivity between uses via sidewalks and right-of-way markings shall be provided to promote safe and functional pedestrian cross-access between uses. Additionally, the developer will coordinate with HART staff to provide a transit stop at an agreed upon location on the project's frontage on State Road 60 (Brandon Boulevard) that is acceptable to Hillsborough County Transportation and the Florida Department of Transportation. The developer will provide an ADA-compliant landing pad connecting to the sidewalk to accommodate ADA patrons entering and exiting the bus.

9. The project shall be permitted one full access connection on SR 60, subject to FDOT approval, and one gated emergency access with pedestrian connection onto S. Miller Road.
 - 9.1 The developer shall construct a 10-foot sidewalk along the project frontage on S. Miller Rd., as shown on the PD site plan.
10. Prior to initial development approval for the entire site or for each increment of development, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway(s) and any other mitigation which may be necessary. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a turn lane is provided.

Construction and design of turn lanes or other improvements affecting state roadways are subject to FDOT review and approval. Site access improvements may require the acquisition or dedication of additional right-of-way. No development plan approvals shall be issued for these portions of the property within 250 feet of Miller Road without an analysis of improvements required to serve full build out of the project (and whether additional right-of-way will be needed).

 - 10.1 The developer shall build a westbound turn lane at the median opening on State Road 60 as approved by the Florida Department of Transportation.
11. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day), LDC 6.04.01.F. The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 100 feet is appropriate and will result in no adverse impact to the public roadway system.
12. If PD 22-0689 is approved, the County Engineer will approve a Design Exception (dated June 1, 2022) which was found approvable by the County Engineer (on June 1, 2022) for S. Miller Rd. substandard road improvements. AS S. Miller Rd. is a substandard collector roadway, the developer will be required to construct a 10-foot sidewalk along the project frontage on S. Miller Rd. consistent with the Design Exception.
13. The developer shall construct the following site access improvements on SR 60, subject to FDOT approval:
 - a. A westbound left turn lane approaching the project entrance
 - b. An eastbound right turn lane approaching the project entrance;
 - c. Extend the eastbound left turn lane at the intersection of SR 60 and S. Miller Rd.
 - d. Reconfigure the existing median opening at the proposed project entrance to FDOT standards; and,
 - e. Construct the project entrance with a 3-lane section providing for an inbound lane, outbound left turn lane and outbound right turn lane.
14. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).

15. The developer shall construct, with the initial increment of development, a pedestrian and vehicular shared access facility to serve the adjacent property to the west, folios# 86362.0000, as depicted in the site plan consistent with the LDC. The developer shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the developer of adjacent property (within which the access is being shared) to construct and utilize the required the Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design of the connections shall be subject to the review and approval of Hillsborough County.
16. The project's internal access driveways shall include ADA sidewalks connecting all residential units, parking, amenity areas and all project access connections.
17. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
18. Natural Resources staff identified a number of significant trees on the site. The developer shall meet with staff prior to submittal of the preliminary site plan to design the site around these trees. The site plan may be modified to avoid tree removal.
 - 18.1 The buffer yard along the eastern boundary of the project abutting folios 86360.0000, 86364.0000 and 86363.0000 and the buffer yard along the southern boundary of the project abutting folio 86360.0000 shall provide screening standard B. The Type A component of the screening within these areas shall consist of a 6-foot-high solid vinyl fence (in a dark color such as green, black, or brown).
 - 18.2 The buffer yard along the southern boundary of the project abutting folios 86381.0100, 86453.1496 and 86453.1494 shall provide screening standard B. The Type A component of the screening within this area shall be a 6 foot high solid wall.
 - 18.3 The fences and wall in areas described in conditions 18.1 and 18.2 shall be installed prior to construction within the area to be screened and be within the buffer yard depicted on the plan and placed no closer than two feet to the adjoining owner's property. A ten-inch space shall be provided at the bottom of the fences and wall described in conditions 18.1 and 18.2 to allow for wildlife to pass through. Further, the first fifteen feet of the buffer as measured from the property boundary along the southern and eastern boundaries of the property, as described in conditions 18.1 and 18.2, shall be maintained in a natural state (except for the fencing required.) Tree limbs overhanging the natural buffers described in conditions 18.1 and 18.2 shall not be disturbed.
 - 18.4 The buffer yard on the western property line shall provide screening standard B. The Type A component of the screening shall consist of a 6-foot-high solid fence.
 - 18.5 The buffer yard on the eastern boundary abutting South Miller Road shall provide screening standard B in accordance with any of the options provided in the Land Development Code.
 - 18.6 The developer shall comply with all local and State rules regarding the identification, protection and mitigation of any impacts to protected and/or threatened species discovered on site.
19. The storm water management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations. Vertical wall retention ponds are prohibited

along the eastern property line of the property where the property abuts residential uses. However, this does not prohibit the use of retaining walls and tree wells to assist in the preservation of trees and tree root systems in coordination with site grading. The intent of this condition is to not adversely impact trees within the buffer along the eastern property line where the property abuts residential uses.

20. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 20.1 Ground Signs shall be limited to Monument Signs.
 - 20.2 Billboards, pennants and banners shall be prohibited.
21. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
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.
23. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
24. 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.
25. 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

DATE: 7/28/2025
REVISED: 8/01/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: VR

PETITION NO: PRS 25-0921

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

Revised Conditions:

9. The project shall be permitted one ~~full~~ right-in/right-out access connection on SR 60, ~~subject to~~ unless otherwise approved by FDOT ~~approval~~, and one gated emergency access with pedestrian connection onto S. Miller Rd.

9.1 The developer shall construct a 10-foot sidewalk along the project frontage on S. Miller Rd., as shown on the PD site plan.

10. Prior to initial development approval for the entire site or for each increment of development, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway(s) and any other mitigation which may be necessary. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a turn lane is provided.

Construction and design of turn lanes or other improvements affecting state roadways are subject to FDOT review and approval. Site access improvements may require the acquisition or dedication of additional right-of-way. No development plan approvals shall be issued for these portions of the property within 250 feet of Miller Road without an analysis of improvements required to serve full build out of the project (and whether additional right-of-way will be needed).

~~10.1 The developer shall build a westbound turn lane at the median opening on State Road 60 as approved by the Florida Department of Transportation.~~

- ~~12. If PD 22-0689 is approved, the County Engineer will approve a Design Exception (dated June 1, 2022) which was found approvable by the County Engineer (on June 1, 2022) for S. Miller Rd. substandard road improvements. AS S. Miller Rd. is a substandard collector roadway, the developer will be required to construct a 10-foot sidewalk along the project frontage on S. Miller Rd. consistent with the Design Exception.~~

13. The developer shall construct the following site access improvements on SR 60, ~~subject to FDOT approval~~ unless otherwise approved by FDOT:
- a. A restricted right-in/right-out project access. If FDOT otherwise approves inbound left turns into the site, the developer shall construct a ~~A~~ westbound left turn lane approaching the project entrance;

- b. An eastbound right turn lane approaching the project entrance;
- c. Extend the eastbound left turn lane at the intersection of SR 60 and S. Miller Rd.;
- d. Reconfigure the existing median opening at the proposed project entrance to FDOT standards; ~~and~~
- e. ~~Construct the project entrance with a 3 lane section providing for an inbound lane, outbound left turn lane and outbound right turn lane.~~

Other:

- Prior to certification, the applicant revise the PD site plan as follows:
 - a. Revise the label “Full Access” to “Vehicular and Pedestrian Access – See Conditions of Approval”

PROJECT SUMMARY

The applicant is requesting a minor modification (PRS) to PD 22-0684 approved to construct a 252-unit multi-family apartment complex. The proposed changes will reconfigure the internal site layout. There are no proposed changes to the use, number of units or access.

The 18.49-acre subject property is located at the southwest corner of SR 60 and S. Miller Rd. within the SR 60 Overlay District Suburban Sector and is designated Residential 12 (R-12).

TRANSPORTATION ANALYSIS

The proposed minor modification will not change the project’s trip generation potential. Staff has prepared analysis of the trips based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 252-Units Multi-Family (221)	1,690	101	129

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 60 is a FDOT maintained, 4-lane, divided rural arterial roadway. It is characterized by +/-12-foot travel lanes, +/-4-foot paved shoulders and +/- 40-sodded medians. There are sidewalks on both sides of the roadway. The right-of-way width is +/-182 feet within the vicinity of the project.

Pursuant to the Hillsborough County Corridor Preservation Plan, SR 60 is planned to be improved to 6-lanes from Valrico Rd. to County Line Rd. The FDOT SR 60 PD&E study (project no. 430055-1) shows the proposed typical section for SR 60 along the project frontage to be 182 feet. Right of way preservation may be required at the southwest corner of SR 60 and Miller Rd at the time of site construction plan submittal to accommodate the need for future geometric improvements (i.e. corner clip) consistent with the PD&E and subject to FDOT approval.

S. Miller Rd is a 2-lane, substandard, publicly maintained, urban collector roadway characterized by +/-10-foot wide travel lanes in average condition. The roadway lies within a +/- 50-foot wide right-of-way along the project’s frontage. There is a sidewalk on the west side of the roadway and no bicycle lanes within the vicinity of the project.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban collector roadway shall meet the typical section TS-4 standard. TS-4 standard includes 11-foot-wide lanes, 7-foot buffered bike lanes, and 5-foot wide sidewalks on both sides and curb and gutter within a minimum of 64 feet of right-of-way. Since the access to S. Miller Rd. is restricted to emergency vehicular access and pedestrian access

only, no substandard roadway improvements are required. As such the design exception codified in Condition of Approval # 12 is proposed to be deleted.

S. Miller Rd. is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes one access connection on SR 60, subject to FDOT approval, one gated emergency access with pedestrian connection onto S. Miller Rd., and a shared access facility to the western property (folio# 86362.0000).

The staff proposed revisions to the conditions of approval are a result of FDOT comments dated June 25, 2025, indicating that FDOT is not in support of a full access connection to SR 60.

The PD proposes to construct a 10-foot sidewalk along the project frontage on S. Miller Rd. (+/-450 feet).

At the time of site construction plan review, the applicant is required to provided ADA compliant sidewalk connection from each site arrival point to all residential units, parking, and amenity areas. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 60	VALRICO RD	DOVER RD	D	C
S MILLER RD	LITHIA PINECREST RD	SR 60	D	C

Source: Hillsborough County 2020 Level of Service Report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: June 25, 2025

TO: Isabelle Albert, Halff

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Mecale' Roth, FDOT
David Ayala, FDOT
Tanya King, FDOT
Richard Perez, Hillsborough County

SUBJECT: PRS 25-0921, 2427 60 Hwy, Valrico.
Folios: 86359.0000, 86355.0000, 86354.0000, 86361.0000

This project is on a state road, SR 60. This site was reviewed at a Pre-Application meeting with FDOT on 12/3/24. The meeting notes are attached.

The department is concerned that directing all trips for this significant development to a single driveway on SR 60 will create an undue burden on the state roadway facilities. In particular there is a concern for the potential for weaving action from vehicles attempting a right out movement and crossing SR 60 to perform a U-turn movement to travel westbound on SR 60.

Neither the full median opening or a directional median opening will be permitted at this location as neither meets spacing standards. The full median is to be closed in conjunction with this driveway access connection permit.

The Department will consider a right-in/right-out driveway connection. This will be contingent on the provision of a complete traffic impact analysis for the entire development, and in particular, the evaluation of the potential impacts to the existing directional right turn lane for the signal at Miller Road and SR 60. The complete traffic

impact analysis will determine the overall impacts to the state roadway and the improvements needed to the state roadway for the access connection.

The location of the cross access/shared access facility may need to be moved farther north. The throat length must be at least 50 feet.

A virtual or in-person pre-application meeting may be scheduled through Ms. Mecale' Roth in the District Seven Tampa Operations offices. Ms. Roth can be reached at Mecale.Roth@dot.state.fl.us or 813-612-3237.

Thank you for the opportunity to comment.

END OF MEMO



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

December 3rd 2024

Miller Road Apartments Pre-App Revisit SR 60 & Miller Road, Valrico

SR 60

10 110 000

MP 11.697

Class 3 @ 55 MPH

Connection/signal spacing – 660' / 2640'

Directional/full median opening spacing – 1320' / 2640'

Folio #'s 086361-0000, 086354-0000, 086355-0000, 086359-0000

RE: Pre-Application Meeting

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE
AND ARE NOT BINDING ON THE DEPARTMENT OR THE APPLICANT.

Attendees:

Guests: Steve Henry, Richard Perez

FDOT: Todd Croft, Mecale' Roth, Nancy Porter, Leanna Schail, Lindsey Mineer, Dan Santos, Justin An, Anna Gelmar, Efrain Torres

Proposed Conditions:

This development is proposing new access to **SR 60** a **Class 3** roadway with a posted speed limit of **55 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **660'** driveway spacing, **1320'** directional, **2640'** full median opening spacing, and **2640'** signal spacing requirements.

Proposing to construct a 252 multi-family apartment complex with one full access to SR 60 and emergency access to Miller Road.



Florida Department of Transportation

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GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

FDOT Recommendations:

1. SR 60 is a Class 6 @ 55 MPH roadway section, with spacing standards of 660' between driveways, 1320' between directional median openings, and 2640' between full medians.
2. SR 60 AADT 36,000 with Truck AADT 3132 / 9.0%
3. The Department understands the applicant has based the zoning application with Hillsborough County on the previous notes provided by FDOT regarding a full median opening design. It is understood that the proposed changes may not require additional rezoning as the zoning conditions stipulated were based on FDOT approval of the design. The EOR will meet with the applicant and relay the Department's requirements for the median and provide a response back on how they intend to proceed.
4. An application for a full median opening will require a complete permit application for review.
5. The full median opening will not be permitted at this location as it does not meet spacing standards for a full median location. The full median is to be closed in conjunction with this driveway access connection permit.
6. A directional median opening would also not be permitted at this location as it will not meet spacing standards so will not be permitted at that location.
7. The Department will consider a right-in/right-out driveway connection only for the proposed development at the minimum spacing standards. This will be contingent on the provision of a complete traffic impact analysis for the entire development, and in particular, the evaluation of the potential impacts to the existing directional right turn lane for the signal at Miller Road and SR 60.
8. The additional trips generated by this development and current conditions on SR 60 may require the extension of the right turn lane under stop control to address the queue, and the driveway will not be permitted to be constructed within the queue of the right turn lane.
9. The Department is concerned that directing all trips for this significant development to a single driveway on SR 60 will create undue burden on the state roadway facilities, in particular, for the potential for weaving action from vehicles attempting a right-out movement crossing SR 60 to perform a U-turn movement to travel westbound on SR 60.
10. A complete Traffic Impact Analysis will be required to determine the overall impacts to the state roadway and the improvements needed to the state roadway for the access connection.
11. The driveway is to be offset a minimum of 50-feet from the taper of the right turn lane for the signal to prevent the construction of a continuous right turn lane on SR 60.



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12. The TIA is to evaluate the impacts to all four legs of the intersection at Miller Rd and U-turns at the left turn lane at the intersection to the west at Randy Drive.
13. The improvements in the FDOT R/W are to be designed and constructed based on design speed.
14. The driveway connection is to be designed in accordance with the FDOT criteria contacted in the FDOT FDM Chapter 214.
15. Please provide complete onsite development plans. Please see the attached notes in the checklist for the required information.
16. Include the Auto Turn for the largest vehicle entering and exiting the site and show the wheel pack. Include the internal site circulation for that vehicle. Include it in the plans or make sure it is signed and sealed.
17. Include the signing and pavement marking plan.
18. Include the driveway detail sheet.
19. Include the cross section of the driveway and include the sight triangles for pedestrians and vehicles.
20. Please provide complete roadway improvement plans. Please see the attached notes in the checklist for the required information.
21. Please provide a complete construction agreement for review.
22. The property has been seen by FDOT multiple times for similar uses in recent years.
23. The Commissioner will not allow access to Miller Rd due to multiple public hearing results of the community not wanting to grant access to Miller Rd.
24. FDOT has the right to make changes to the ROW at any time.
25. AMRC is an option if rezoning is not an option.
 - a. Will require a permit submittal and denial to be seen by AMRC.
26. The County has hopes that rezoning will not be required due to access being restricted on SR 60.
27. **Drainage:**
 - a. Fill out and submit a Drainage Exception Questionnaire to determine if the project qualifies for an Exception.
 - b. Submit a DCP application.
 - c. Include full set of plans, drainage report, and pre/post drainage maps with elevations and flow arrows to verify the drainage patterns.
 - d. District 7 requires 1' of freeboard from 100-year critical storm even to the top of bank. Need District Drainage Engineer approval for anything less than required.
 - e. If discharging into an existing FDOT ditch system, must run all of the 14-86 storm events and show a storm-for-storm reduction in pre vs post draining to the ditch.



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- f. If a turn lane is proposed, check to see if there is a FDOT SWFWMD permit. The applicant will need to modify the permit for the turn lane on FDOT's behalf. Joel Johnson will have to sign the application, with FDOT as the owner.
- g. If the 100-year runoff is retained onsite, a permit is required, and all 14-86 storm events must be run, including the 7- and 10-day storm events.
- h. Existing ditch capacity needs to be checked with new impervious from turn lane and replaced/regraded, if necessary, to meet FDOT Drainage Manual Requirements.
 - i. Provide ditch calculations that meet FDOT Drainage Manual Requirements (freeboard, slope, etc.)
 - ii. If discharging to ditch, must also run all the 14-86 storm events and show post < pre for each.
 - iii. If proposed ditch cannot meet FDOT requirements, a right-of-way donation is most likely required to provide an adequate ditch.
 - iv. Retaining walls within the FDOT right-of-way can be considered as a last resort to avoid ROW donation.
 - v. Provide spread analysis with additional turn lane impervious is section is curbed – provide attenuation to maintain or decrease 25-year/24-hour storm and run 100-year to make sure FDOT pond doesn't overtop. May require taking turn lane impervious onsite, or modifying roadside ditches, or piping turn lane to a vault system on the developer's site before discharging to one of the developer's systems. If discharging to a wetland or non-FDOT system, do a spread analysis or verify that the ditch still meets FDOT requirements (this needs further discussion).
- i. Provide the approved onsite SWFWMD permit/exception.
- j. Provide photos (no Google Earth street views) of the site with the application, especially in areas adjacent to the FDOT R/W.
- k. See the DCP Checklist for additional requirements.

28. Utilities

- a. If applicable, a separate utility permit will be required for each utility (water, sewer, etc.) and applications are to be submitted via FDOT's One-Stop Permitting (OSP) website.
 - i. Hillsborough County will be the applicant via OSP.

29. There are FDOT projects in design within the proposed work zone that may impact this project.



Florida Department of Transportation

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Tampa, FL 33612-6456

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- a. Please reach out to Manuel Flores 813-975-6279 Manuel.Flores@dot.state.fl.us for the current status on FDOT FPID Project 440251-1 RESURFACING SR 60/BRANDON BLVD FROM W OF N/S VALRICO RD TO W OF TURKEY CREEK RD.
 - b. Please reach out to Kevin Lee 813-975-6426 Kevin.Lee@dot.state.fl.us for the current status on FDOT FPID Project 435750-1 ADD LANES & RECONSTRUCT SR 60 FROM VALRICO RD TO E OF DOVER RD
30. Contact Leanna Schaille or Tammer Al-Turk for any traffic or access related questions at leanna.schaille@dot.state.fl.us, Tammer.Alturk@dot.state.fl.us, or at 813-975-6000.
 31. Contact Mecale' (makayla) or Nancy for permit, pre app, or general questions at mecale.roth@dot.state.fl.us, Nancy.porter@dot.state.fl.us or 813-612-3200.
 32. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257.

Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

- access-category A or B
- access-category C, D, E, or F
 - traffic study required
- access safety upgrade
- drainage
- or**
- drainage exception
- construction agreement
- utility
- general Use



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

other

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Nancy Porter

Permit Coordinator II
2822 Leslie Rd.
Tampa, Fl. 33619
Office - 813-612-3237
M-F 7:00 AM – 3:30 PM





Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



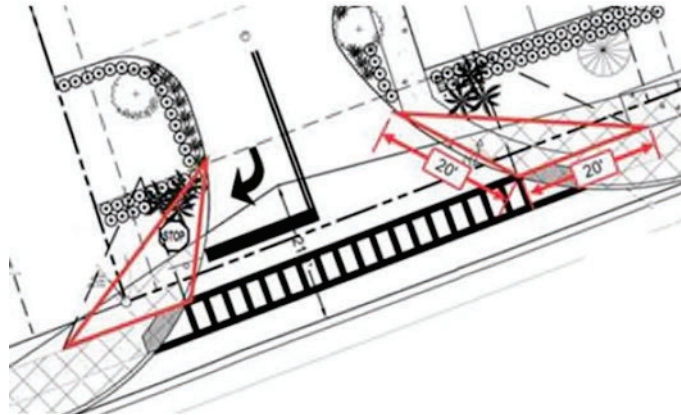


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GOVERNOR

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Tampa, FL 33612-6456

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SECRETARY



9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>



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Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 222.1.1 Standard Sidewalk Widths

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12

Notes:

- (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See **FDM 260.2.2** for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lit per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2



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Table 231.2.1 Lighting Initial Values

Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_{V(MAX)}/L_{AVG}$
Conventional Lighting					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
High Mast Lighting					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
Signalized Intersection Lighting					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
Midblock Crosswalk Lighting					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
Sidewalks and Shared Use Paths					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
Sign Lighting					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
Rest Area Lighting					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: August 12, 2025</p> <p>PETITION NO.: 25-0921</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: July 10, 2025</p> <p>PROPERTY ADDRESS: 2427, 2401 Hwy 60, Valrico, FL 33594</p> <p>FOLIO #: Multiple folios (See application)</p> <p>STR: 30-29S-21E</p>
<p>REQUESTED ZONING: Minor modification</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>NO</p> <p>NA</p> <p>NA</p> <p>Desktop Review – Aerial Review, soil survey and EPC file search</p>
<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>INFORMATIONAL COMMENTS:</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 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
 Ec: jalbert@half.com / tmceachern@middleburg.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh Date: 07/14/2025**

Agency: Natural Resources Petition #: 25-0921

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

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

PETITION NO.: PRS 25-0921 REVIEWED BY: Clay Walker, E.I. DATE: 6/10/2025

FOLIO NO.: 86359.0000, 86355.0000, 86354.0000, 86361.0000

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 East 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 24 inch wastewater forcemain exists (approximately ___ feet from the project site), (adjacent to the site) and is located east of the subject property within the west Right-of-Way of South Miller Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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