

PD Modification Application: PRS 26-0798

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: July 21, 2026

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Craig Taraszki, Esq.

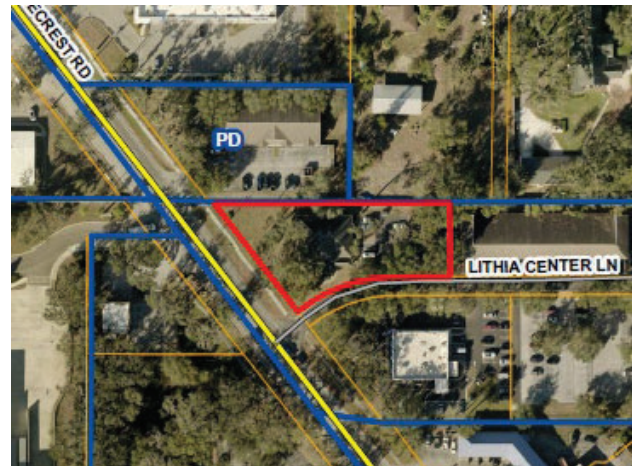
FLU Category: OC-20

Service Area: Urban

Site Acreage: 0.64 AC

Community
Plan Area: Valrico

Overlay: None

**Introduction Summary:**

PD 98-0356, as most recently modified by PRS 02-0440, is approved for BP-O and C-N uses, excluding drinking establishments, automotive repair, lawn mower repair, car washes, bowling alleys, billiards and pool parlors. A fast-food restaurant with drive-through service is permitted only in the southern portion of the site, south of the entrance to Lithia Pinecrest Road. The approved PD allows a maximum of 28,035 square feet of C-N uses and a maximum of 14,030 square feet of BP-O uses.

The subject request is to memorialize to the existing front setbacks and building height conditions of a dental office building located at 3203 Lithia Pinecrest Road.

Existing Approval(s):	Proposed Modification(s):
Minimum front yards shall be 30 feet.	To reduce the required front yard setback along the western property line of Parcel 1, adjacent to Lithia Pinecrest Road, to 28.2 feet. The proposed setback is 20.7 feet when measured from the future right-of-way line associated with the Lithia Pinecrest Road corridor preservation.
Maximum height shall be 25 feet and two stories.	Increase the maximum height from 25 feet to 26 feet.

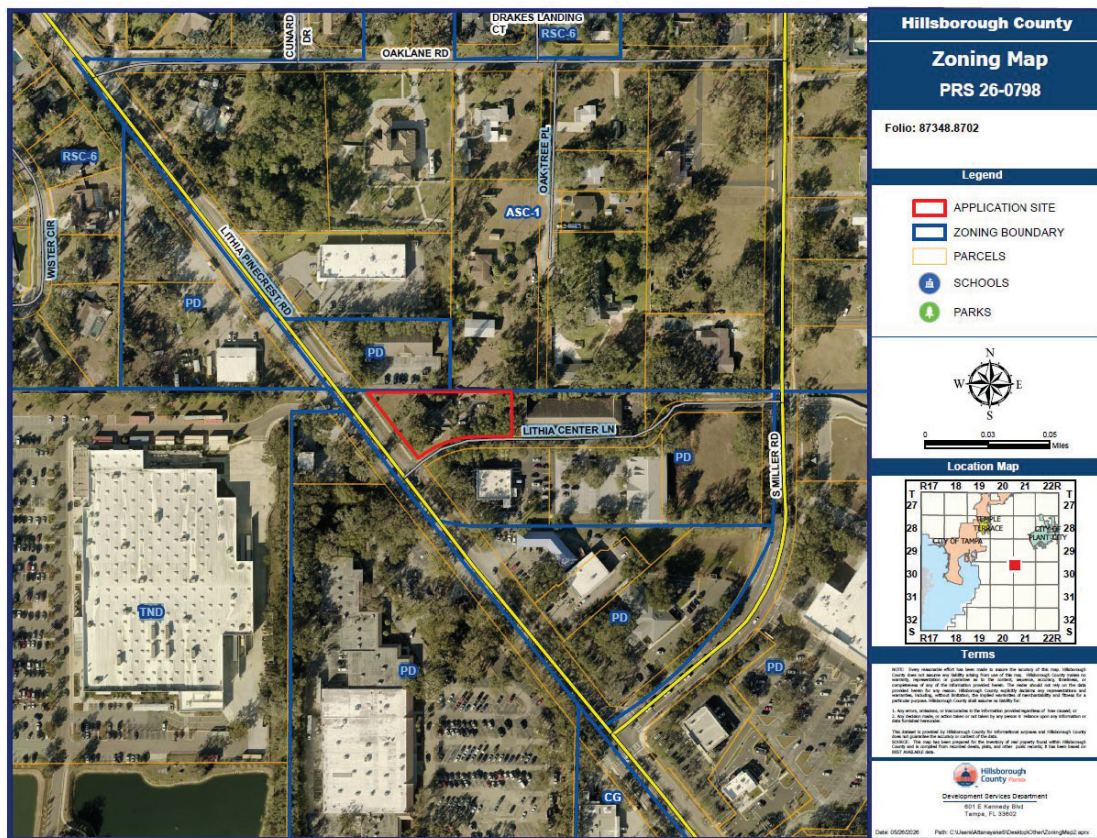
Additional Information:

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 proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



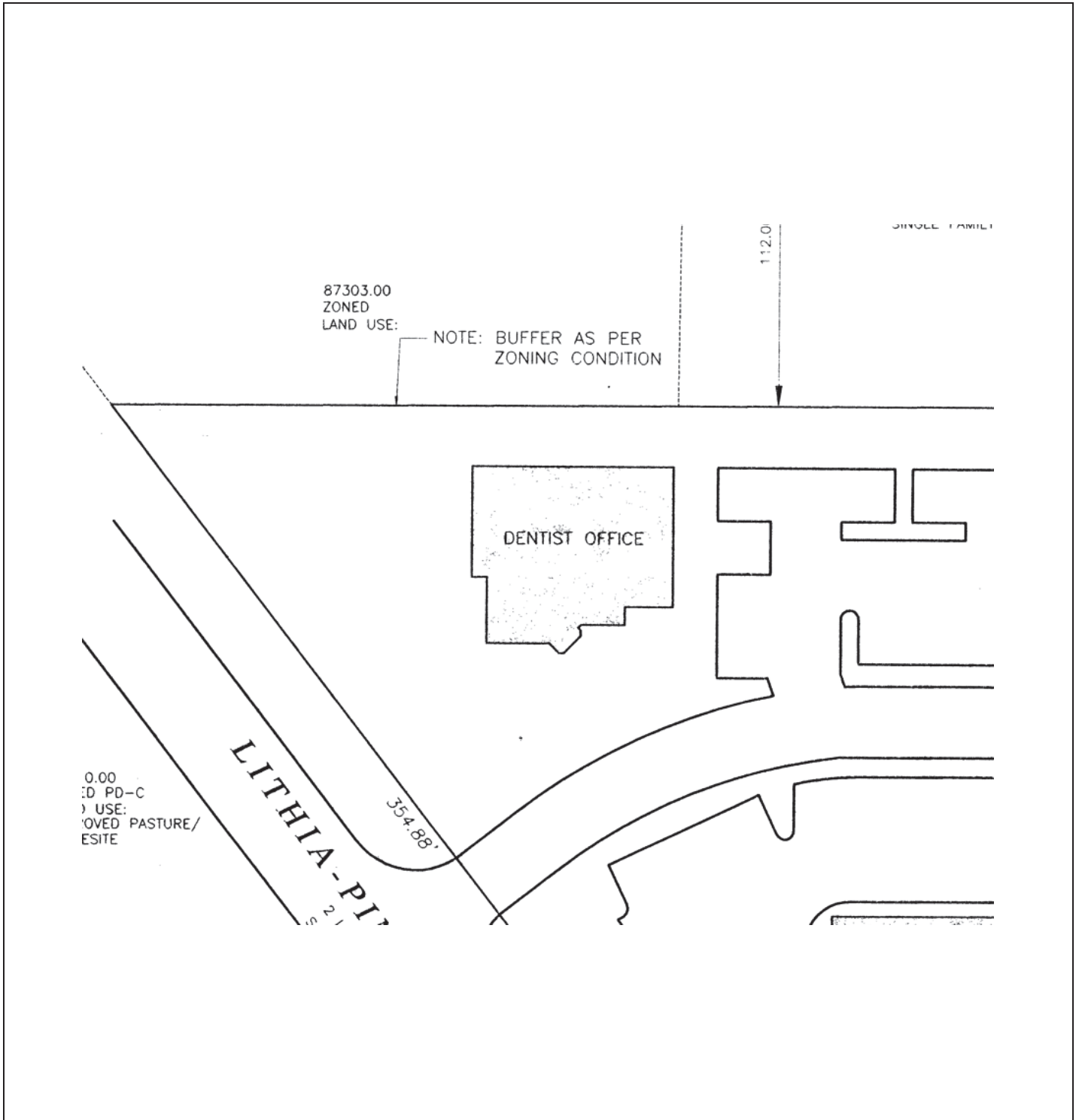
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 99-0861, ASC-1	0.19 FAR 1 DU/AC	Office Single-Family Residential/Agricultural	Office Single-Family Residential/Agricultural
South	PD 98-0356	0.2 FAR	General Commercial, Office and Personal Services	Medical Office

West	TND, PD 87-0193	TND: 0.23 FAR PD 87-0193: 0.16 FAR	Mixed-use/TND uses per LDC Sec. 5.08.04.C, Table 5.08-3, including residential, office/bank, retail/store/shop, restaurant, mixed-use office/store with residential, medical clinic, school, institutional/community uses, and related public/community uses, subject to POD/TOD limitations and approved PD conditions. Neighborhood Commercial, Office and Personal Services (PD-C (N) uses per PD 87-0193)	Lithia Pinecrest Rd. ROW, Supermarket Fast Food Restaurant
East	PD 98-0356	0.2 FAR	General Commercial, Office and Personal Services	Office

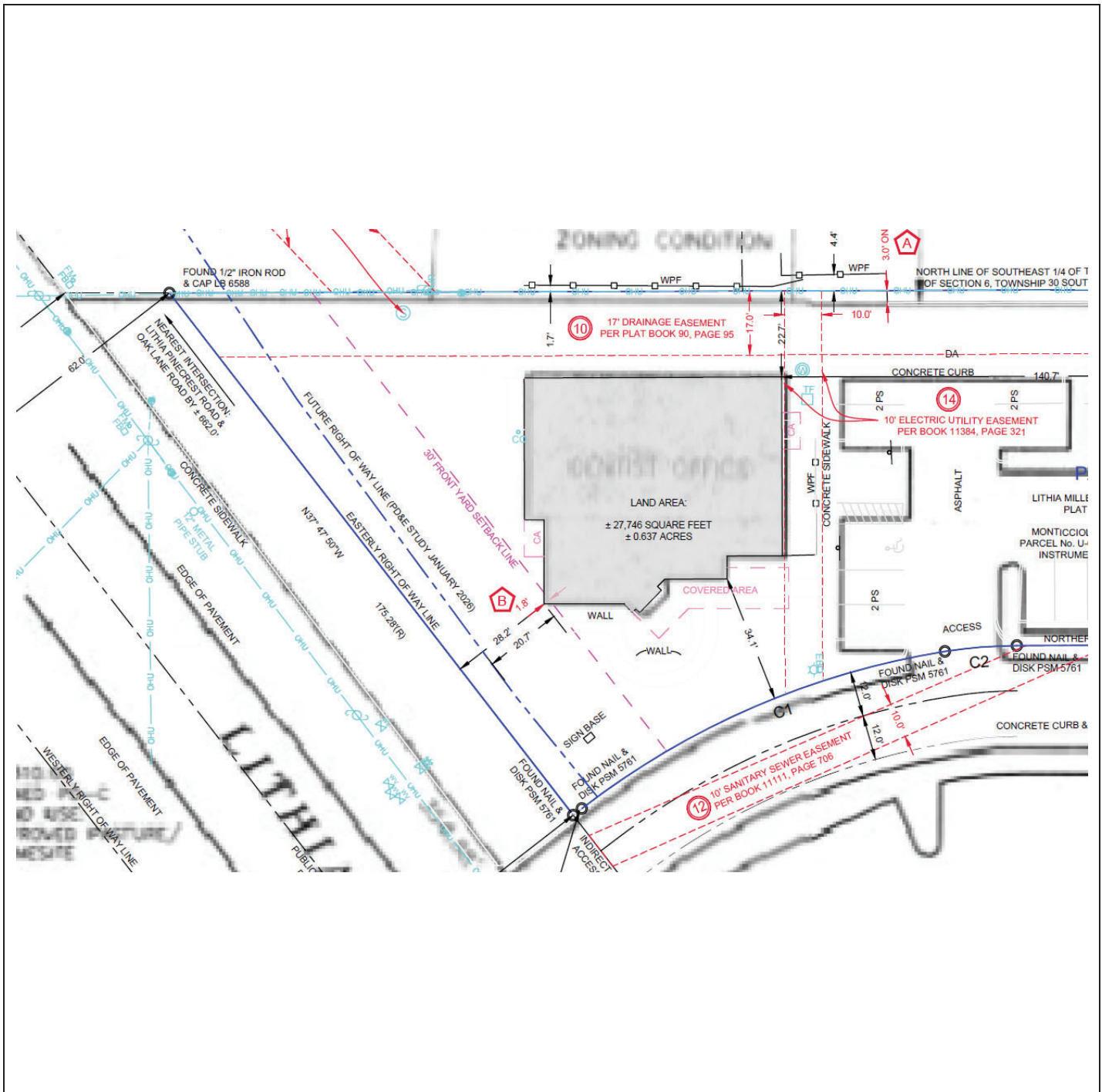
2.0 LAND USE MAP SET AND SUMMARY DATA

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



AND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PRS 26-0798

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Tania C. Chapela

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
Lithia Pinecrest Rd.	County Arterial - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,021	151	200
Proposed	2,021	151	200
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Does Not Meet LDC
South		None	None	Does Not Meet LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC

Notes: While cross access to the north and south are required by the LDC, they are not provided and given the limited scope of the change were not reevaluated as a part of this zoning modification. While they do not meet the LDC requirements, that was not a factor in staff's findings.

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _ 150' AMSL Airport Height Restriction				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Comments were not received.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A ☐ Density Bonus Requested	☐ Yes ☒ No	☐ Inconsistent ☐ Consistent ☒ N/A	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

No significant changes to intensity of the development have been proposed as part of this modification. The proposed uses are comparable to the existing entitlements.

Staff finds the proposed modification generally compatible with the surrounding properties and consistent with the general development pattern of the area.

5.2 Recommendation

Based on these considerations, staff finds the request is supportable.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 6, 2026.

1. Permitted uses within the project shall be limited to BP-O and C-N uses excluding the following: drinking establishments, automotive repair, lawn mower repair, car washes, bowling alleys and billiards and pool parlors. However, a fast food restaurant with drive-through service shall be permitted only in the southern portion of the site, south of the entrance to Lithia Pinecrest.
2. The project shall have a maximum of 28,035 square feet of C-N uses and a maximum of 14,030 sq. ft. of BP-O uses.
3. Building orientation shall be toward the center of the development. Minimum front yards shall be 30 feet. Side and rear yards shall be in accordance with the requirements of the Land Development Code for the C-N zoning district. However, a 28.2 foot front yard setback from Lithia Pinecrest Road shall be permitted for Parcel 1, as depicted in the site plan. When measured from the future right-of-way line associated with the Lithia Pinecrest Road corridor preservation, the front yard setback shall be 20.7 feet.
4. Maximum height shall be 25 feet and one story unless otherwise specified herein. The medical office building, as referenced on the site plan, shall be permitted a maximum of 2 stories not to exceed 25 feet in height. The building in Parcel 1, shall permit a maximum building height of 26 feet.
5. All commercial activities located in the commercial structures along the northern perimeter and fast food restaurants shall be limited in their hours of operation to 7:00 a.m. to 12:00 midnight. Additionally, all property maintenance, including the cleaning of parking lots, shall occur between the hours of 7:00 a.m. to 8:00 p.m. daily.
6. Buffering and screening shall be provided in accordance with requirements of the Land Development Code unless otherwise stated herein.
 - 6.1 In addition to the required screening and landscaping, the developer shall construct a six-foot-high masonry wall within the required buffer area along the northern property boundary abutting Tax Folios 87301.0000, 87300.0000 and 87305.0100. Said wall shall be architecturally finished on all sides and, if made of block, painted on all sides, together with a row of evergreen shade trees which are not less than 10 feet high at time of planting with a minimum caliper of two inches and spaced not more than 10 feet apart on center. The developer shall be responsible for the maintenance and upkeep of said privacy wall. The entire wall installation shall occur prior to any Certificate of Occupancy for the project.
 - 6.2 Along the portion of the northern property line adjacent to Tax Folio 87303.0000, the developer shall provide an evergreen hedge and row of evergreen shade trees. The hedge shall have a minimum height of three feet and shall be a minimum of 75 percent opaque at the time of planting. The trees shall be not less than 10 feet high at time of planting with a

minimum caliper of two inches and spaced not more than 10 feet apart on center. Additionally, within the buffer area shall be provided plant clusters of varied species and heights with a combined linear coverage of 30 percent of the buffer length. A driveway providing cross access to Tax Folio 87303.0000 shall be permitted within the buffer area. However, until such time that the screening wall required by PD 99-0861 on its northern and eastern boundary is in place, or until a six foot high masonry wall is installed on the subject site adjacent to Folio 87303.0000, no certificates of occupancy on the subject site will be issued.

7. The dumpster shall not be located within 70 feet of the northern property boundary. The dumpster shall be properly screened with opaque screening material that is a minimum one foot higher than the solid waste collection.
8. Exterior lighting within the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination and glare beyond project boundaries and not exceed 24 feet in height.
9. All commercial and/or office structures along the northern perimeter of the property, contiguous to the required buffer, shall be prohibited from having any paved vehicular access drives on the north sides of the buildings.
10. All commercial and/or office structure's perimeter walls along the northern perimeter of the property shall consist of solid masonry walls with the exception of opaque doorway units as required to comply with Fire Codes.
11. The commercial/office development shall provide for a cross access easement to allow access/egress to the commercial property contiguous to the south. If such cross access/egress includes off-site joint access to Lithia Pinecrest Road that is mutually agreeable to both property owners, direct access from the development to Lithia Pinecrest Road shall be limited to said off-site access; however, if said off-site access is eliminated, restricted or in any way controlled in such a manner as to limit the commercial/office development's access and/or circulation, direct access from the commercial/office development to Lithia Pinecrest Road may be allowed provided that it meets Hillsborough County Access Management requirements.
12. The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).
13. The applicant shall provide internal access to any existing or future outparcels on the site.
14. All internal access to project 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 which 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.

15. 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 warranted by the results of the transportation analysis, and 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 southbound to eastbound traffic) into the site, on Lithia-Pinecrest Road, and (for northbound to westbound traffic) into the site, on Miller Road 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 turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. Design plans for said construction shall be reviewed and approved by the Hillsborough County Planning and Growth Management Department.
16. The applicant shall dedicate to Hillsborough County, prior to Construction Site Plan approval, or within 90 days from the request of the County coincident with roadway improvements, whichever comes first, up to 62 feet (18.9 meters) of right-of-way from the existing center line of right-of-way on Lithia-Pinecrest Road, to accommodate for the right-of-way as needed for a four lane divided collector. This shall be up to 22 feet (6.7 meters) from the existing right-of-way.
17. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
18. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
19. 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."
20. 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.
21. Within ninety days of approval of PRS ~~02-440~~ 26-0798 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
22. 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 in place at the time of application for subsequent development orders on permits to allow issuance of such development orders or permits.

23. 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:

J. Brian Grady

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

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

APPLICATION NUMBER: PRS 26-0798

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/06/2026

Revised: 7/7/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: VR

PETITION NO: PRS 26-0798

☐

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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to a +/- 0.64 ac. portion of Planned Development (PD) #98-0356, as most recently amended via PRS 02-0440. The project is currently approved for the following:

Permitted uses within the project shall be limited to BP-O and C-N uses excluding the following: drinking establishments, automotive repair, lawn mower repair, car washes, bowling alleys and billiards and pool parlors. However, a fast food restaurant with drive-through service shall be permitted only in the southern portion of the site, south of the entrance to Lithia Pinecrest.

The project shall have a maximum of 28,035 square feet of C-N uses and a maximum of 14,030 sq. ft. of BP-O uses.

The applicant is requesting two amendments to the zoning conditions for the modification area. The applicant is proposing to amend the front setback (along the modification area's Lithia Pinecrest Rd. frontage) from 30 feet to 20.7 feet and height from 25 feet to 26 feet (both to reflect actual conditions for a building which was approved and constructed).

The applicant did calibrate this request to ensure the requested setback takes into account the alignment established by the Lithia Pinecrest PD&E (see attached page excerpt showing additional right-of-way needs in the vicinity of the proposed parcel) as required by LDC Sec. 5.11.05.

The change to height has no impact on the adjacent transportation network.

Consistent with Sec. 6.2.1.C of the Development Review Procedures Manual (DRPM), and given the proposed changes do not change proposed uses or external access connections, the applicant was not required to submit a trip generation or site access analysis to process this zoning modification. Staff has calculated maximum trip generation potential of the existing approved PD. Data shown below is based upon the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition, utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
28,035 s.f. strip retail plaza (LUC 822)	1,527	110	154
14,030 s.f. medical office uses (LUC 720)	494	41	46
Subtotal:	2,021	151	200

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
28,035 s.f. strip retail plaza (LUC 822)	1,527	110	154
14,030 s.f. medical office uses (LUC 720)	494	41	46
Subtotal:	2,021	151	200

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lithia Pinecrest Rd. is a 2-lane, undivided, publicly maintained, substandard, arterial roadway. The roadway is characterized by +/- 11-foot-wide travel lanes in average condition. According to the County's GIS roadway inventory, the roadway lies within a +/- 100-foot-wide right-of-way along the project's frontage. There are +/- 5-foot-wide sidewalks along portions of the east and west sides of the roadway in the vicinity of the proposed project. There +/- 5-foot-wide bicycle facilities (on paved shoulders) present on Lithia Pinecrest Rd. in the vicinity of the proposed project.

Lithia Pinecrest Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. There is an approved Lithia Pinecrest PD&E (CIP 69649000), which specifies a specific alignment for the expansion. The applicant will have to preserve sufficient right-of-way to accommodate expansion per the PD&E alignment as further discussed hereinabove.

SITE ACCESS AND CONNECTIVITY

No changes to site access or connectivity are proposed.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Lithia Pinecrest Rd.	Lumsden Rd.	Bloomington Ave.	D	F

Source: Hillsborough County 2024 Level of Service Report.

Final Preliminary Engineering Report

for

Project Development and Environment (PD&E) Study

**For Lithia Pinecrest Road (CR 640) from
Fishhawk Boulevard to Lumsden Road and
Bloomingdale Avenue from Culbreath Road to Pearson Road**

Capital Improvement Program Project: 69649000

Hillsborough County

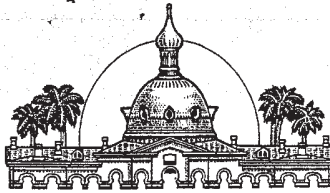


January 2026



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**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

April 10, 2002

BOARD OF COUNTY COMMISSIONERS

Stacey L. Easterling
Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Kathy C. Harris
Edwin Hunzeker
Anthony Shoemaker

B. Mitchell Burley
P O Box 1592
Brandon, FL 33509

RE: PETITION NO. PRS 02-0440 BR

Dear Applicant:

At the regularly scheduled public meeting on April 9, 2002, the Board of County Commissioners approved your request for a minor modification to PD (98-356), with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact Rosa Suescun 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: Timothy H. Powell
File: PD (98-356)

Post Office Box 1110 • Tampa, Florida 33601

Web Site: www.hillsboroughcounty.org

An Affirmative Action/Equal Opportunity Employer

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 02-0440-BR (98-356)
BOCC MEETING DATE: April 9, 2002
DATE TYPED: April 12, 2002

Approval - Approval, subject to the conditions listed below, is based on site plan received February 5, 2002.

1. Permitted uses within the project shall be limited to BP-O and C-N uses excluding the following: drinking establishments, automotive repair, lawn mower repair, car washes, bowling alleys and billiards and pool parlors. However, a fast food restaurant with drive-through service shall be permitted only in the southern portion of the site, south of the entrance to Lithia Pinecrest.
2. The project shall have a maximum of 28,035 square feet of C-N uses and a maximum of 14,030 sq. ft. of BP-O uses.
3. Building orientation shall be toward the center of the development. Minimum front yards shall be 30 feet. Side and rear yards shall be in accordance with the requirements of the Land Development Code for the C-N zoning district.
4. Maximum height shall be 25 feet and one story unless otherwise specified herein. The medical office building, as referenced on the site plan, shall be permitted a maximum of 2 stories not to exceed 25 feet in height.
5. All commercial activities located in the commercial structures along the northern perimeter and fast food restaurants shall be limited in their hours of operation to 7:00 a.m. to 12:00 midnight. Additionally, all property maintenance, including the cleaning of parking lots, shall occur between the hours of 7:00 a.m. to 8:00 p.m. daily.
6. Buffering and screening shall be provided in accordance with requirements of the Land Development Code unless otherwise stated herein.
 - 6.1 In addition to the required screening and landscaping, the developer shall construct a six-foot-high masonry wall within the required buffer area along the northern property boundary abutting Tax Folios 87301.0000, 87300.0000 and 87305.0100. Said wall shall be architecturally finished on all sides and, if made of block, painted on all sides, together with a row of evergreen shade trees which are not less than 10 feet high at time of planting with a minimum caliper of two inches and spaced not more than 10 feet apart on center. The developer shall be responsible for the maintenance and upkeep of said privacy wall. The entire wall installation shall occur prior to any Certificate of Occupancy for the project.
 - 6.2 Along the portion of the northern property line adjacent to Tax Folio 87303.0000, the developer shall provide an evergreen hedge and row of evergreen shade trees. The hedge shall have a minimum height of three feet and shall be a minimum of 75 percent opaque at the time of planting. The trees shall be not less than 10 feet high at time of planting with a minimum caliper of two inches and spaced not more than 10 feet apart on center. Additionally, within the buffer area shall be provided plant clusters of varied species and heights with a combined linear coverage of 30 percent of the buffer length. A driveway providing cross access to Tax Folio 87303.0000

AMENDED
FINAL CONDITIONS
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shall be permitted within the buffer area. However, until such time that the screening wall required by PD 99-0861 on its northern and eastern boundary is in place, or until a six foot high masonry wall is installed on the subject site adjacent to Folio 87303.0000, no certificates of occupancy on the subject site will be issued.

7. The dumpster shall not be located within 70 feet of the northern property boundary. The dumpster shall be properly screened with opaque screening material that is a minimum one foot higher than the solid waste collection.
8. Exterior lighting within the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination and glare beyond project boundaries and not exceed 24 feet in height.
9. All commercial and/or office structures along the northern perimeter of the property, contiguous to the required buffer, shall be prohibited from having any paved vehicular access drives on the north sides of the buildings.
10. All commercial and/or office structure's perimeter walls along the northern perimeter of the property shall consist of solid masonry walls with the exception of opaque doorway units as required to comply with Fire Codes.
11. The commercial/office development shall provide for a cross access easement to allow access/egress to the commercial property contiguous to the south. If such cross access/egress includes off-site joint access to Lithia Pinecrest Road that is mutually agreeable to both property owners, direct access from the development to Lithia Pinecrest Road shall be limited to said off-site access; however, if said off-site access is eliminated, restricted or in any way controlled in such a manner as to limit the commercial/office development's access and/or circulation, direct access from the commercial/office development to Lithia Pinecrest Road may be allowed provided that it meets Hillsborough County Access Management requirements.
12. The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).
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BOCC MEETING DATE: April 9, 2002
DATE TYPED: April 12, 2002

15. 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 warranted by the results of the transportation analysis, and 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 southbound to eastbound traffic) into the site, on Lithia-Pinecrest Road, and (for northbound to westbound traffic) into the site, on Miller Road 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 turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. Design plans for said construction shall be reviewed and approved by the Hillsborough County Planning and Growth Management Department.
16. The applicant shall dedicate to Hillsborough County, prior to Construction Site Plan approval, or within 90 days from the request of the County coincident with roadway improvements, whichever comes first, up to 62 feet (18.9 meters) of right-of-way from the existing center line of right-of-way on Lithia-Pinecrest Road, to accommodate for the right-of-way as needed for a four lane divided collector. This shall be up to 22 feet (6.7 meters) from the existing right-of-way.
17. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
18. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
19. 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."
20. 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.
21. Within ninety days of approval of PRS 02-440 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
22. 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 in place at the time of application for subsequent development orders on permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/06/2026

Revised: 7/7/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: VR

PETITION NO: PRS 26-0798

☐

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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to a +/- 0.64 ac. portion of Planned Development (PD) #98-0356, as most recently amended via PRS 02-0440. The project is currently approved for the following:

Permitted uses within the project shall be limited to BP-O and C-N uses excluding the following: drinking establishments, automotive repair, lawn mower repair, car washes, bowling alleys and billiards and pool parlors. However, a fast food restaurant with drive-through service shall be permitted only in the southern portion of the site, south of the entrance to Lithia Pinecrest.

The project shall have a maximum of 28,035 square feet of C-N uses and a maximum of 14,030 sq. ft. of BP-O uses.

The applicant is requesting two amendments to the zoning conditions for the modification area. The applicant is proposing to amend the front setback (along the modification area's Lithia Pinecrest Rd. frontage) from 30 feet to 20.7 feet and height from 25 feet to 26 feet (both to reflect actual conditions for a building which was approved and constructed).

The applicant did calibrate this request to ensure the requested setback takes into account the alignment established by the Lithia Pinecrest PD&E (see attached page excerpt showing additional right-of-way needs in the vicinity of the proposed parcel) as required by LDC Sec. 5.11.05.

The change to height has no impact on the adjacent transportation network.

Consistent with Sec. 6.2.1.C of the Development Review Procedures Manual (DRPM), and given the proposed changes do not change proposed uses or external access connections, the applicant was not required to submit a trip generation or site access analysis to process this zoning modification. Staff has calculated maximum trip generation potential of the existing approved PD. Data shown below is based upon the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition, utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
28,035 s.f. strip retail plaza (LUC 822)	1,527	110	154
14,030 s.f. medical office uses (LUC 720)	494	41	46
Subtotal:	2,021	151	200

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
28,035 s.f. strip retail plaza (LUC 822)	1,527	110	154
14,030 s.f. medical office uses (LUC 720)	494	41	46
Subtotal:	2,021	151	200

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lithia Pinecrest Rd. is a 2-lane, undivided, publicly maintained, substandard, arterial roadway. The roadway is characterized by +/- 11-foot-wide travel lanes in average condition. According to the County's GIS roadway inventory, the roadway lies within a +/- 100-foot-wide right-of-way along the project's frontage. There are +/- 5-foot-wide sidewalks along portions of the east and west sides of the roadway in the vicinity of the proposed project. There +/- 5-foot-wide bicycle facilities (on paved shoulders) present on Lithia Pinecrest Rd. in the vicinity of the proposed project.

Lithia Pinecrest Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. There is an approved Lithia Pinecrest PD&E (CIP 69649000), which specifies a specific alignment for the expansion. The applicant will have to preserve sufficient right-of-way to accommodate expansion per the PD&E alignment as further discussed hereinabove.

SITE ACCESS AND CONNECTIVITY

No changes to site access or connectivity are proposed.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Lithia Pinecrest Rd.	Lumsden Rd.	Bloomington Ave.	D	F

Source: Hillsborough County 2024 Level of Service Report.

Final Preliminary Engineering Report

for

Project Development and Environment (PD&E) Study

**For Lithia Pinecrest Road (CR 640) from
Fishhawk Boulevard to Lumsden Road and
Bloomingdale Avenue from Culbreath Road to Pearson Road**

Capital Improvement Program Project: 69649000

Hillsborough County



January 2026

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 21, 2026	COMMENT DATE: June 16, 2026
PETITION NO.: 26-0798	PROPERTY ADDRESS: 3203 Lithia Pinecrest Rd, Valrico, FL 33596
EPC REVIEWER: Liam Huxhold	FOLIO #: 087348-8702
CONTACT INFORMATION: (813) 627-2600 x 1247	STR: 06-30S-21E
EMAIL: huxholdl@epchc.org	
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No obvious wetlands or mapped hydric soils appear to exist within the area to be rezoned.
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. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. 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.	

Environmental Excellence in a Changing World

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

REZ 26-0798
June 16, 2026
Page 2 of 2

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.

Lh/dc

ec: craigt@jpfirm.com

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 26-0798

REVIEWED BY: John Rochelle

DATE: 5/27/2026

FOLIO NO.: 87348.8702

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6 inch water main exists ☒ (approximately feet from the site), ☐ (adjacent to the site), and is located east of the subject property within the east Right-of-Way of S. 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.
- ☐ 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 8 inch wastewater forcemain exists ☐ (approximately feet from the project site), ☒ (adjacent to the site) and is located south of the subject property within the Right-of-Way of Lithia Center Lane. 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.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 05-27-2026

REVIEWER: Sherri Wilson, Conservation and Environmental Lands Management

APPLICANT: Craig Taraszki

PETITION NO: 26-0798

LOCATION: 3203 Lithia Pinecrest Rd., Valrico, FL 33596

FOLIO NO: 87348.8702

SEC: 06 **TWN:** 30 **RNG:** 21

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 05/27/2026

Agency: Natural Resources **Petition #:** 26-0798

- ☒ (X) 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.**



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:** 5/19/2026

REVIEWER: Nicole Cooper, Environmental Spec. **REVIEW DATE:** 5/20/2026

PROPERTY OWNER: SP Mon Dental Investor, LLC **PID:** 26-0978

APPLICANT: SP Mon Dental Investor, LLC

LOCATION: 3203 Lithia Pinecrest Rd. Valrico, FL 33596

FOLIO NO.: 87348.8702

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.