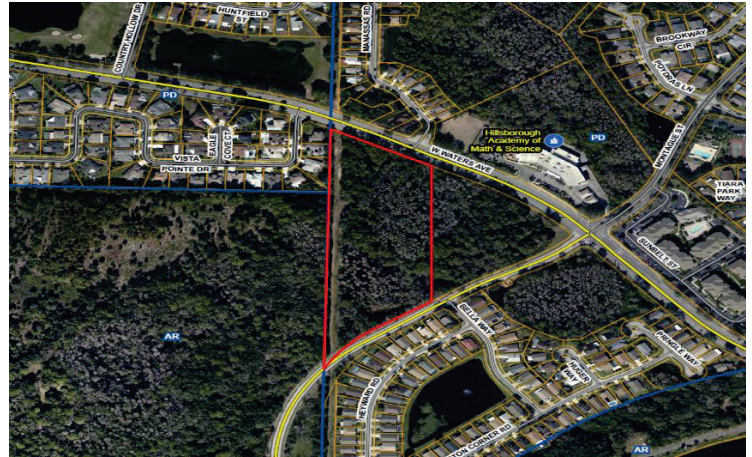


PD Modification Application: PRS 23-0581
Zoning Hearing Master Date: N/A
BOCC Land Use Meeting Date: August 8, 2023

1.0 APPLICATION SUMMARY

Applicant: Montague Holdings, LLC
FLU Category: Residential - 6 (RES-6)
Service Area: Urban
Site Acreage: 9.2 MOL
Community Plan Area: Northwest Area and Town N Country
Overlay: None



Introduction Summary:

The subject site is located within PD 87-0161 which consists of 244 acres. PD 87-0161 was approved in 1987 to allow for 110,000 sf of commercial, 44,080 of semi-public, 554 d/u of single-family residential, 468 d/u of multi-family, 1.7 acres of community recreation and 58 acres of wetland conservation. PRS 15-1216 modified folio 4339.0100 to allow a maximum of fifteen multi-family townhomes. The subject folio is proposed to be rezoned through standard rezoning request 23-0330 to BPO-R (Business – Professional Office Restricted). If approved, this modification will remove folio 4339.0100 from PD 87-0161.

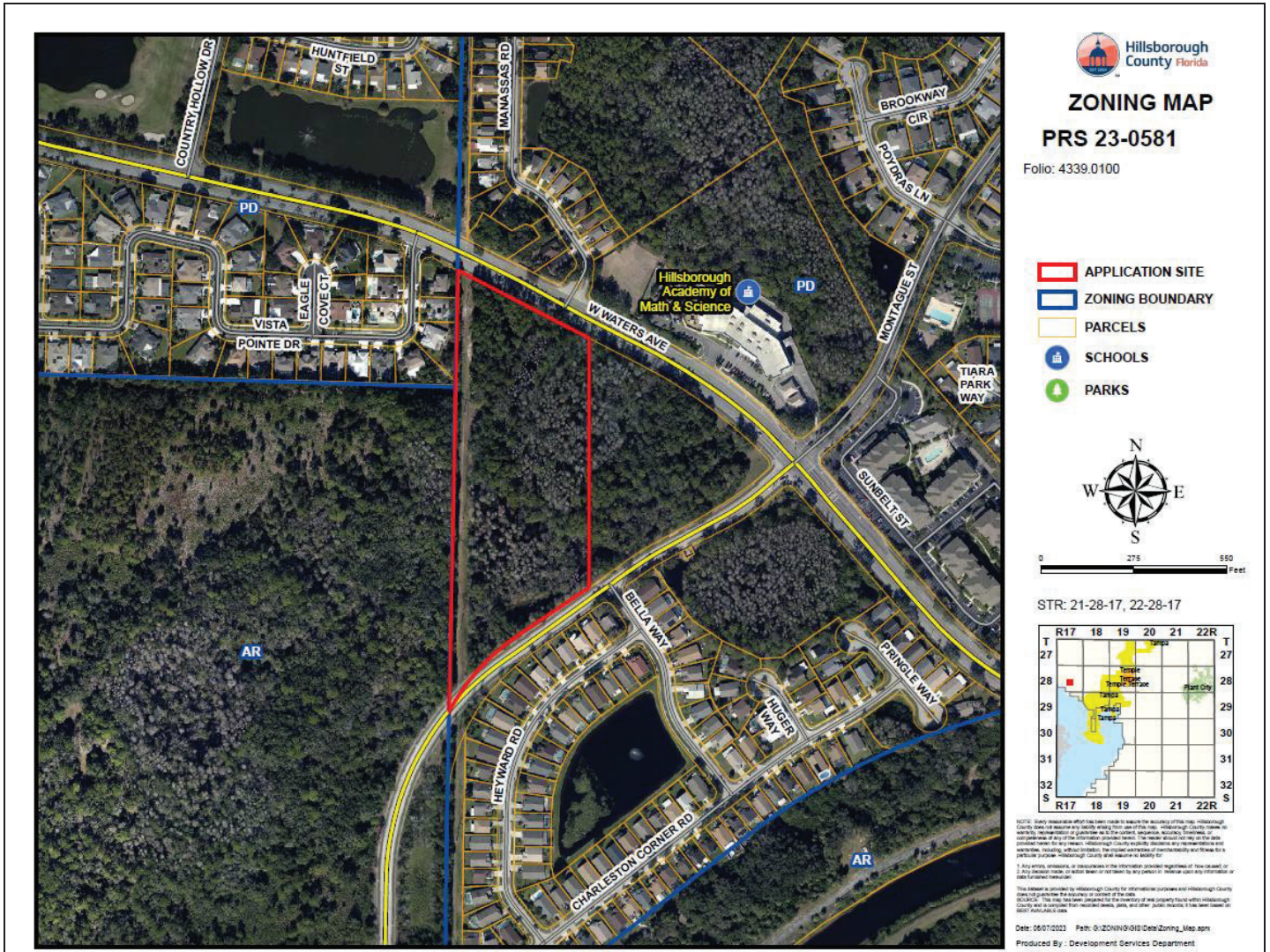
Existing Approval(s):	Proposed Modification(s):
This portion of the PD is approved for a maximum of fifteen multi-family townhomes.	Remove folio 4339.0100

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

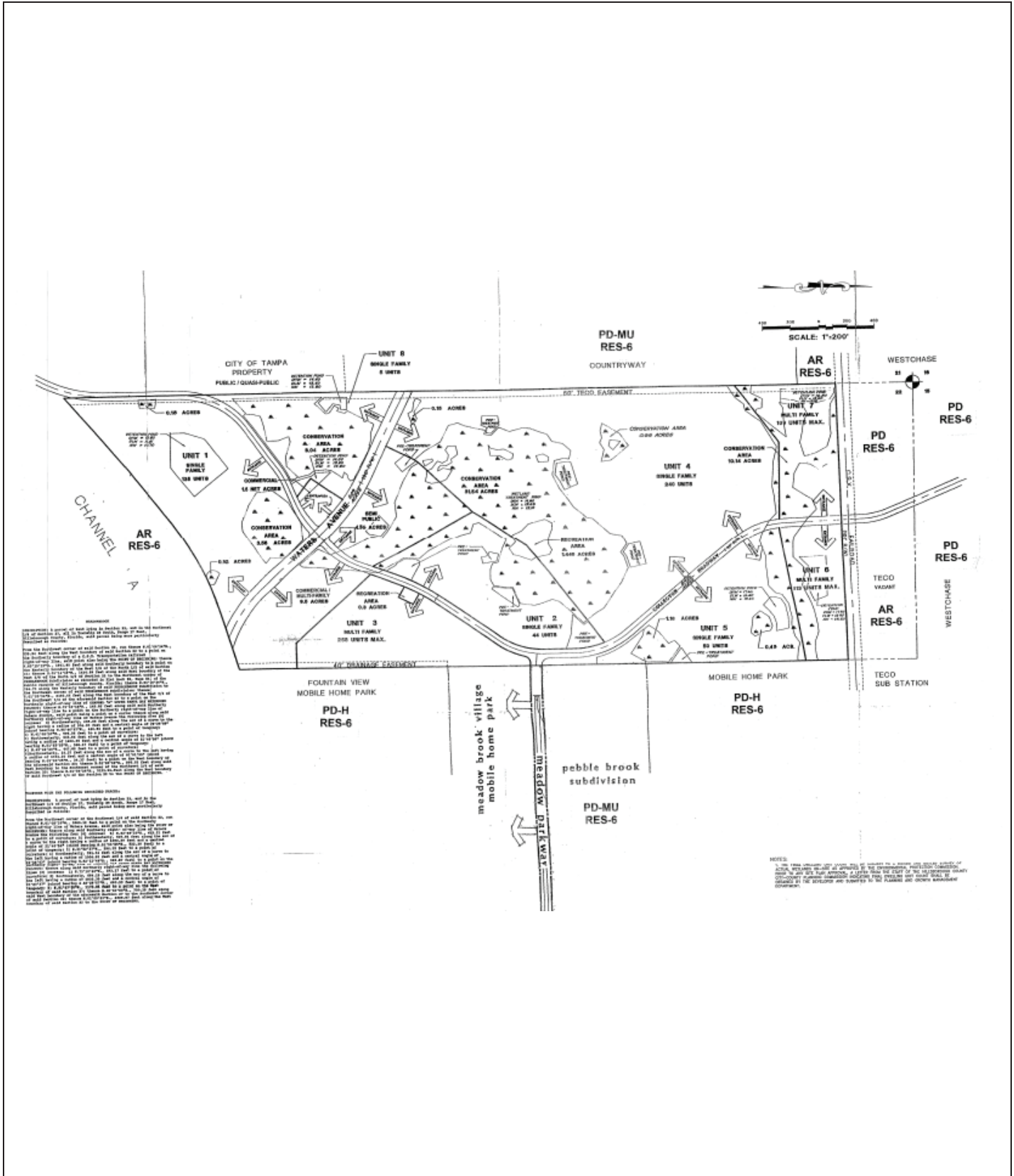


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 87-0161	Per PD 87-0161	Single-Family Residential (Conventional Only)	Single-Family Residential, School
South	PD 87-0161	Per PD 87-0161	Single-Family Residential (Conventional Only)	Single-Family Residential
East	PD 87-0161	Per PD 87-0161	Commercial	Vacant
West	PD 73-0078, AR	Per PD 73-0078, 1 dwelling unit per 5 acres	Single-Family Residential (Conventional Only), Single Family Residential/Agricultural	Single-Family Residential, Conservation Area

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 7.1 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
Waters Ave	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Montague St	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,230	736	1,059
Proposed	10,230	736	1,059
Difference (+/-)	+0	+0	+0

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

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

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Significant wetland areas exist throughout the property.
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" 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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.
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 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 type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject application involves the adjustment of an approved PD to recognize the removal of acreage into a standard district. No changes to the remaining use in the PD are proposed. The new property lines will continue to provide required setbacks and allow use of the parcel. Staff has not identified any compatibility issues related to the request.

5.2 Recommendation

Based on the above considerations, staff recommends approval subject to the proposed conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~November 17, 2015~~ July 21, 2023.

1. The maximum number of permitted dwelling units shall not exceed the density permitted by the Comprehensive Plan, as determined by the Hillsborough County City-County Planning Commission, or 1,240, whichever is less. The developer shall place a note on the general site plan indicating that final dwelling unit count will be subject to a signed and sealed survey of actual wetlands on-site as approved by the Environmental Protection Commission. Prior to any site plan approval, a letter from the staff of the Hillsborough County City-County Planning Commission indicating final dwelling unit count shall be obtained by the developer and submitted to the Development Services Department.
2. A maximum of 81 units shall be permitted in the single-family portion of the PD-MU located on Sheldon Road.
3. A maximum of 18 dwelling units per acre shall be permitted in the multi-family portions of the PD-MU, except as referenced herein.
 - 3.1 Per PRS 06-0061 the subject parcel, approved commercial use, shall be permitted the option of a maximum of 192 multi-family dwelling units. No variances to site development regulations were reviewed as part of this request.
 - 3.2 For the parcel associated with PRS 06-0061, a minimum building setback of 70 feet shall be required for multi-family residential structures along the northeastern project boundary adjacent to the existing single-family subdivision. A minimum 20 foot setback with maximum height of 20 feet shall be required for accessory structures (i.e. clubhouse).
4. A maximum of 4.5 dwelling units per gross acre overall shall be permitted for the remaining single family portions of the PD-MU not located on Sheldon Road.
- ~~5. Unit 8 as shown on the general development plan shall be limited to a maximum of fifteen (15) multi-family townhomes.~~
- ~~6. The following development standards are exclusive to the townhome development located within Unit 8:~~

Front Setback (North)	25 feet
Front Setback (South)	50 feet
Side Setback (West)	50 feet
Side Setback (East)	10 feet plus 2 additional feet for every 1 foot over 20 feet in height)
Maximum height shall be	35 feet
- 7.5. All on-site multi-family development shall comply with area, height, bulk, and placement regulations of the RMC-20 zoning district unless otherwise stated within these conditions.

- ~~8.6.~~ All on-site attached or detached single family development shall comply with the area, maximum height, front yard, rear yard, and maximum lot coverage requirements of the RSC-9 zoning district unless otherwise stated within these conditions. Notwithstanding, the above lot sizes may vary from a minimum of three thousand, six hundred (3,600) square feet with a minimum forty (40) foot lot width up to six thousand (6,000) square feet with a maximum 40% lot coverage. A maximum of 45% of the total number of single-family units may be three thousand, six hundred (3,600) square foot lots. The location of lots containing the forty (40) foot width and/or three thousand six hundred (3,600) square foot provision may be dispersed throughout the development provided that no such lot shall be a corner lot or located adjacent to a major roadway, (i.e., Waters Avenue Extension and North/South Roadway). Larger lot sizes are acceptable and shall meet the schedule of area, height, bulk, and placement requirements of the appropriate district pursuant to the Hillsborough County Zoning Code. The developer shall commit to the side yard setbacks prior to Preliminary Plat approval and those side yards shall be consistent throughout the tract.
- ~~8.16.1~~ Parking for lots smaller than the minimum requirements of the RSC-9 zoning district shall be provided as follows:
- ~~8.1.16.1.1~~ Off-street parking for two (2) vehicles shall be provided in the driveway of each lot (excluding garages) without interruption to the sidewalk system, or
- ~~8.1.26.1.2~~ Common parking areas shall be provided to accommodate any parking requirement that is not provided on the lot.
- ~~9.7.~~ The uses in the multi-family portion of the PD-MU shall be restricted to multi-family conventional residential units with related accessory uses such as swimming pools, club houses and laundry facilities, except as provided in the Land Development Code.
- ~~10.8.~~ The uses in the single family portion of the PD-MU shall be restricted to single family detached, and attached units and related accessory uses except as provided in the Land Development Code.
- ~~11.9.~~ The commercial portions of the PD-MU shall contain a maximum of 100,000 square feet or .23 F.A.R., whichever is less.
- ~~12.10.~~ The maximum height in the commercial portion of the PD-MU shall be 30 feet.
- ~~13.11.~~ The required front yard at the boundaries of the PD-MU shall be 30 feet.
- ~~14.12.~~ Buffering and screening shall be provided in accordance with the Land Development Code.
- ~~15.13.~~ Semi-public and/or child care land use category shall be defined as churches, schools, day care centers, or any other use determined by the Zoning Administrator to be semipublic.
- ~~16.14.~~ The developer shall meet all requirements of the Land Development Code and other applicable regulations.
- ~~17.15.~~ The developer shall comply with all rules and regulations of the Environmental Protection Commission.

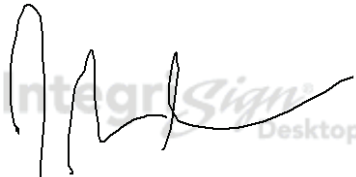
- ~~18.~~16. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
- ~~19.~~17. An additional project access shall be permitted on the west side of Waters Avenue Extension 230 feet north of the intersection with Montague Street, as generally depicted on the site plan. The final location, design and construction shall be subject to review and approval of Hillsborough County, which may include restrictions in movement.
- ~~20.~~18. Per Land Development Code, General Access Standards, 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 which might interfere with the movement of vehicles into our 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.
- ~~21.~~19. 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 of sufficient length to accommodate anticipated left turning traffic, (for eastbound to southbound traffic) into Montague Street to accommodate adequate left turn storage for both the gasoline haulers to this site and buses using the school located south of this site. Design plans for said construction shall be reviewed and approved by the County Public Works Department and evidence of said approval shall be submitted to review by the Hillsborough County Development Services Department.
- ~~22.~~20. If warranted, based upon a submitted traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve Meadow Brook development traffic, the developer shall provide at his own expense additional left-turn storage lane capacity to accommodate anticipated traffic turning left into the Westchase development from Sheldon Road onto Linebaugh Avenue (northbound to westbound traffic) generated by the development. The design and construction of this left turn lane, if warranted, shall be approved by Hillsborough County Engineering and Construction Services prior to the Certificate of Occupancy being granted for the seven hundred and fiftieth (750) dwelling unit in the development. All roadway construction of said left turn lane 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 County Traffic Engineering Department and evidence of said approval shall be submitted to review by the Hillsborough County Development Services Department.
- ~~23.~~21. If warranted, based upon a submitted traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve Meadow Brook development traffic, the developer shall provide at his own expense additional left-turn storage lane capacity to accommodate anticipated traffic turning left into the Westchase development from Linebaugh Avenue onto the future Montague Drive (westbound to southbound traffic) generated by the development. The design and construction of these left turn lanes, if warranted, shall be approved by Hillsborough County Engineering and Construction Services, prior to the Certificate of Occupancy being granted for the seven hundred and fiftieth (750) dwelling unit in the development. All roadway construction of said left turn lane 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 County Traffic Engineering Department and

evidence of said approval shall be submitted to review by the Hillsborough County Development Services Department.

- ~~24.22.~~ If the left-turn lane above is required, the developer shall be responsible for removing existing pavement markings in the widened section and for restriping the roadway to delineate the left-turn lanes. This restriping shall be performed in compliance with Hillsborough County standards.
- ~~25.23.~~ If traffic signals should become warranted at the intersection of Linebaugh Avenue and Montague Drive and the intersection of Waters Avenue and Montague Drive, the developer shall install, at his expense and with the concurrence of the County, a signal and appropriately interconnect adjacent signals. The placement and design of the signals shall be subject to approval by Hillsborough County Engineering and Construction Department. The applicant may be eligible for applicable transportation impact fee credits, per the Hillsborough County Transportation Impact Fee Ordinance.
- ~~26.24.~~ Accesses to the semi-public and commercial portions of the site on the north/south collector roadway, shall be located a minimum of 230 feet north and south of Waters Avenue Extensions, measured from the near edge of pavement on Waters Avenue Extension to the near edges of the drives.
- ~~27.25.~~ Accesses to the semi-public and commercial portions of the site on Waters Avenue Extension, shall be located a minimum of 115 feet east and west of the north/south collector roadway, measured from the near edge of pavement on the north/south collector roadway to near edges of the drives.
- ~~28.26.~~ There shall be two access points on the east side of Waters Avenue, north of the intersection of Waters Avenue and the project collector.
- ~~29.27.~~ Waters Avenue Extension, within the site, shall have a maximum of one median opening east of the north/south collector roadway, and one median opening west of the north/south collector roadway. These median openings shall be located a minimum of 660 feet east and west of the North/south collector roadway, measured from the center of the median openings to the center line of the north/south collector roadway.
- ~~30.28.~~ The north/south collector roadway shall be constructed as shown on the site plan and shall align with the Thomas Ranch access on the north side of Linebaugh Avenue Extension.
- ~~31.29.~~ The right-of-way for the north/south collector roadway shall have 80 feet of right-of-way if it is to be constructed as a rural type of roadway section, or 60 feet of right-of-way if it is to be constructed as an urban type roadway section.
- ~~32.30.~~ The developer shall deed to the County 22 feet of right-of-way on the west side of Sheldon Road. This will provide part of the 124 feet of total right-of-way needed to accommodate a six-lane divided urban arterial roadway section.
- ~~33.31.~~ Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
- ~~34.32.~~ The development 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.

~~35.33.~~ Within ninety days of approval of PRS ~~15-1216~~ 23-0581 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a Revised General Site Plan for certification reflecting all the conditions outlined above.

Zoning Administrator Sign Off:



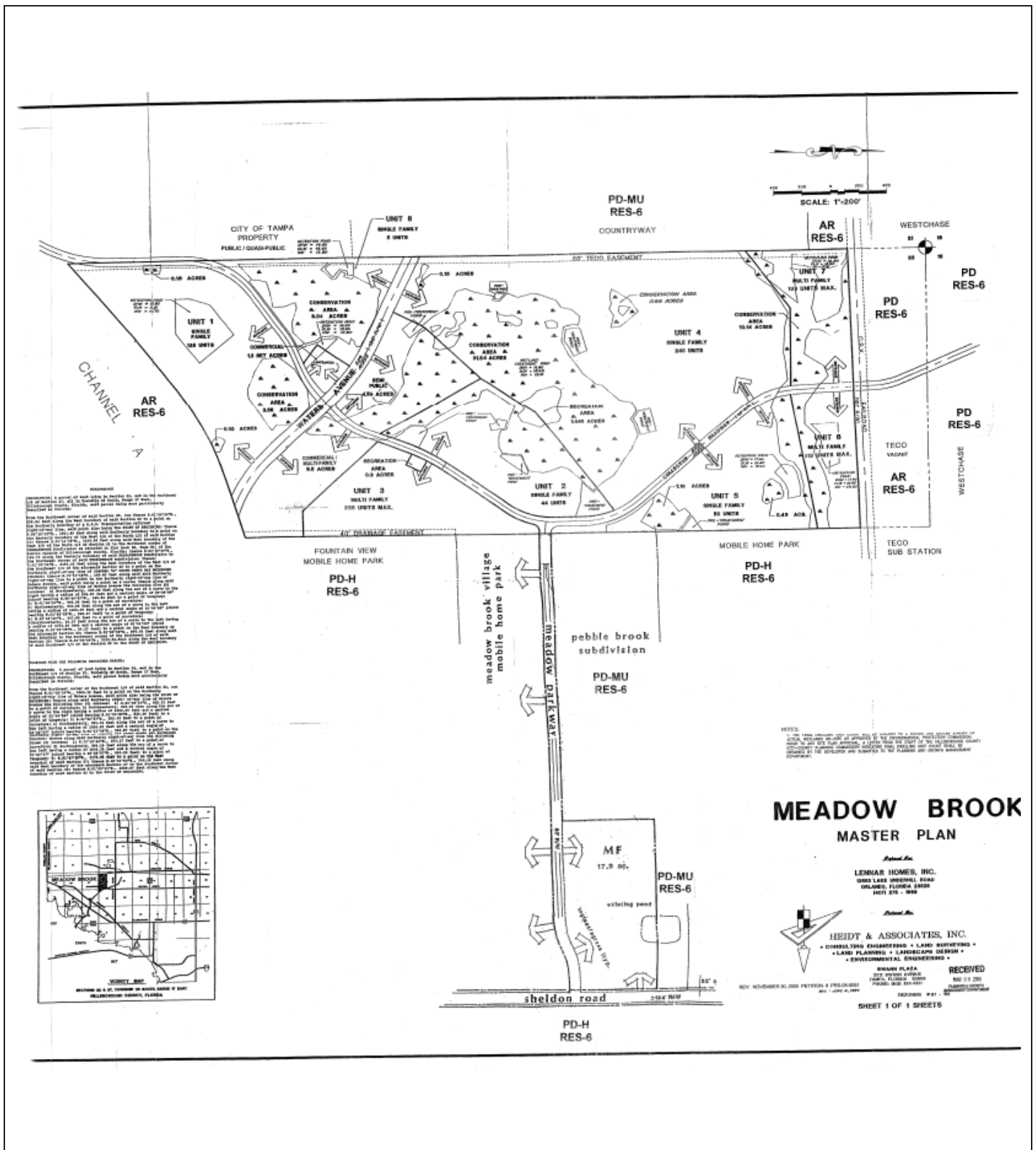
J. Brian Grady
Fri Jul 21 2023 15:23:14

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.

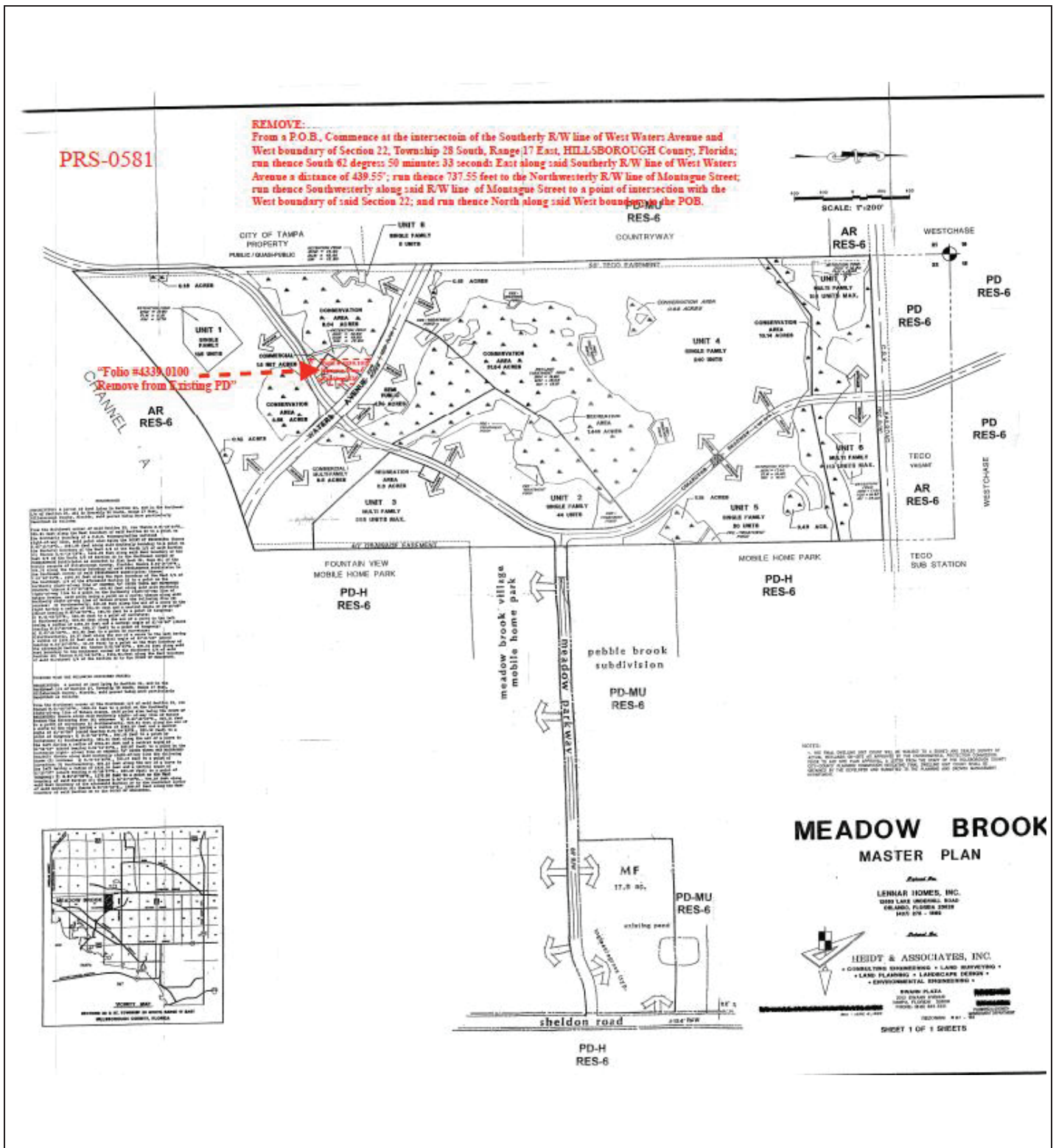
7.0 SITE PLANS (FULL)

7.1 Approved Site Plan (Full)



7.0 SITE PLANS (FULL)

7.2 Proposed Site Plan (Full)



8.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department DATE: 7/21/2023
REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Northwest PETITION NO: PRS 23-0581

- This agency has no comments.
[X] 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.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION

The applicant is requesting a minor modification, also known as Personal Appearance (PRS), to approved Planned Development (PD) #87-0161, as amended by PRS 15-1216. The applicant proposes to remove a +/-9.12-acre parcel, approved for 15 multi-family units, from the larger parent PD. PD#87-0161, as amended, is approved for 1,240 residential units and a mix of non-residential uses throughout multiple phases encompassing a total of +/-221.8 acres. The proposed amendment will not result in a change in entitlements.

This minor modification is concurrent with Standard Rezoning application #23-0330 to rezoning the subject property to a Business Professional Office (BPO) district.

The future land use is Residential 6 (R-6).

Staff has prepared an analysis of the potential trips generated by the existing entitlements, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, under the existing PD zoning designation utilizing a generalized worst-case scenario for informational purposes.

Existing Planned Development Entitlements:

Table with 3 columns: Land Use/Size, 24 Hour Two-Way Volume, Total Peak Hour Trips (AM, PM). Row 1: PD-1,240 Single Family Dwelling Units (ITE LUC 210), 10,230, 736, 1,059

SITE ACCESS AND TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The major county roadways serving access to the PD are Waters Ave. and Montague St. No change to site access is proposed.

Waters Avenue is a 4-lane, divided, Hillsborough County maintained, arterial roadway with +/- 10-foot travel lanes. Waters Avenue has sidewalks, bike lanes, and curb and gutter on both sides of the roadway within the vicinity of the project.

Montague Street is a 2-lane, undivided, Hillsborough County maintained, collector roadway with +/- 12-foot travel lanes. Montague Street has sidewalks, bike lanes, and curb and gutter on both sides of the roadway within the vicinity of the project.

ROADWAY LEVEL OF SERVICE

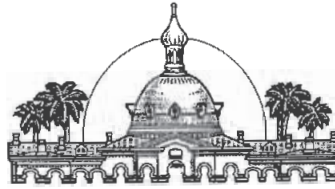
Level of Service (LOS) information is reported below for informational purposes.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
WATERS AVE	COUNTYWAY	SHELDON RD	D	C
MONTAGUE ST	HILLSBOROUGH AVE	WATERS AVE	D	D

Source: 2020 Hillsborough County Level of Service Report



**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

January 13, 2006

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Kathy Castor
Ken Hagan
Jim Norman
Thomas Scott
Mark Sharpe
Ronda Storms

Deputy County Administrator
Wally Hill

Assistant County Administrators
Bernardo Garcia
Carl S. Harness
Manus J. O' Donnell

Judith L. James, Esquire
325 S. Blvd.
Tampa, Fl. 33606.

RE: PETITION NO. PRS 06-0061 NWH

Dear Applicant:

At the regularly scheduled public meeting on January 10, 2006 the Board of County Commissioners approved your request for a minor modification to PD-MU (87-161), as described in your application, with the following attached 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 Christian Robertson at (813) 276-8368.

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

CR

cc: Eric A. Gonzalez, Trustee
PRS 06-0061 NWH
PD-MU (87-161)

Post Office Box 1110 · Tampa, Florida 33601
Web Site: www.hillsboroughcounty.org
An Affirmative Action/Equal Opportunity Employer

Approval - Approval, subject to the conditions listed below, is based on site plans (Page 1 – PRS 06-061 Parcel, Page 2 – Entire Planned Development) received December 16, 2005.

1. The maximum number of permitted dwelling units shall not exceed the density permitted by the Comprehensive Plan, as determined by the Hillsborough County City-County Planning Commission, or 1,240, whichever is less. The developer shall place a note on the general site plan indicating that final dwelling unit count will be subject to a signed and sealed survey of actual wetlands on-site as approved by the Environmental Protection Commission. Prior to any site plan approval, a letter from the staff of the Hillsborough County City-County Planning Commission indicating final dwelling unit count shall be obtained by the developer and submitted to the Planning and Growth Management Department.
2. A maximum of 81 units shall be permitted in the single-family portion of the PD-MU located on Sheldon Road.
3. A maximum of 18 dwelling units per acre shall be permitted in the multi-family portions of the PD-MU, except as referenced herein.
 - 3.1 Per PRS 06-0061 the subject parcel, approved commercial use, shall be permitted the option of a maximum of 192 multi-family dwelling units. No variances to site development regulations were reviewed as part of this request.
 - 3.2 For the parcel associated with PRS 06-0061, a minimum building setback of 70 feet shall be required for multi-family residential structures along the northeastern project boundary adjacent to the existing single-family subdivision. A minimum 20 foot setback with maximum height of 20 feet shall be required for accessory structures (i.e. clubhouse)
4. A maximum of 4.5 dwelling units per gross acre overall shall be permitted for the remaining single family portions of the PD-MU not located on Sheldon Road.
5. All on-site multi-family development shall comply with area, height, bulk, and placement regulations of the RMC-20 zoning district.
6.
 - 6.1 All on-site attached or detached single family development shall comply with the area, maximum height, front yard, rear yard, and maximum lot coverage requirements of the RSC-9 zoning district. Notwithstanding, the above lot sizes may vary from a minimum of three thousand, six hundred (3,600) square feet with a minimum forty (40) foot lot width up to six thousand (6,000) square feet with a maximum 40% lot coverage. A maximum of 45% of the total number of single-family units may be three thousand, six hundred (3,600) square foot lots. The location of lots containing the forty (40) foot width and/or three thousand six hundred (3,600) square foot provision may be dispersed throughout the development provided that no such lot shall be a corner lot or located adjacent to a major roadway, (i.e., Waters Avenue Extension and North/South Roadway). Larger lot sizes are acceptable and shall meet

the schedule of area, height, bulk, and placement requirements of the appropriate district pursuant to the Hillsborough County Zoning Code. The developer shall commit to the side yard setbacks prior to Preliminary Plat approval and those side yards shall be consistent throughout the tract.

- 6.2 Parking for lots smaller than the minimum requirements of the RSC-9 zoning district shall be provided as follows:
 - 6.2.1 Off-street parking for two (2) vehicles shall be provided in the driveway of each lot (excluding garages) without interruption to the sidewalk system, or
 - 6.2.2 Common parking areas shall be provided to accommodate any parking requirement that is not provided on the lot.
7. The uses in the multi-family portion of the PD-MU shall be restricted to multi-family conventional residential units with related accessory uses such as swimming pools, club houses and laundry facilities, except as provided in the Land Development Code.
8. The uses in the single family portion of the PD-MU shall be restricted to single family detached, and attached units and related accessory uses except as provided in the Land Development Code.
9. The commercial portions of the PD-MU shall contain a maximum of 100,000 square feet or .23 F.A.R., whichever is less.
10. The maximum height in the commercial portion of the PD-MU shall be 30 feet.
11. The required front yard at the boundaries of the PD-MU shall be 30 feet.
12. Buffering and screening shall be provided in accordance with the Land Development Code.
13. Semi-public and/or child care land use category shall be defined as churches, schools, day care centers, or any other use determined by the Zoning Administrator to be semi-public.
14. The developer shall meet all requirements of the Land Development Code and other applicable regulations.
15. The developer shall comply with all rules and regulations of the Environmental Protection Commission.
16. The developer shall provide illumination for all project access points sufficient to provide safe ingress and egress. The access point shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.

17. An additional project access shall be permitted on the west side of Waters Avenue Extension 230 feet north of the intersection with Montague Street, as generally depicted on the site plan. The final location, design and construction shall be subject to review and approval of Hillsborough County, which may include restrictions in movement.
18. Per Land Development Code, General Access Standards, 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 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.
19. 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 of sufficient length to accommodate anticipated left turning traffic, (for eastbound to southbound traffic) into Montague Street to accommodate adequate left turn storage for both the gasoline haulers to this site and buses using the school located south of this site. Design plans for said construction shall be reviewed and approved by the County Public Works Department and evidence of said approval shall be submitted to review by the Hillsborough County Planning and Growth Management Department.
20. If warranted, based upon a submitted traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve Meadow Brook development traffic, the developer shall provide at his own expense additional left-turn storage lane capacity to accommodate anticipated traffic turning left into the Westchase development from Sheldon Road onto Linebaugh Avenue (northbound to westbound traffic) generated by the development. The design and construction of this left turn lane, if warranted, shall be approved by Hillsborough County Engineering and Construction Services prior to the Certificate of Occupancy being granted for the seven hundred and fiftieth (750) dwelling unit in the development. All roadway construction of said left turn lane 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 County Traffic Engineering Department and evidence of said approval shall be submitted to review by the Hillsborough County Planning and Growth Management Department.
21. If warranted, based upon a submitted traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve Meadow Brook development traffic, the developer shall provide at his own expense additional left-turn storage lane capacity to accommodate anticipated traffic turning left into the Westchase development from Linebaugh Avenue onto the future Montague Drive (westbound to southbound traffic) generated by the development. The design and construction of these left turn lanes, if warranted, shall be approved by Hillsborough County Engineering and Construction Services, prior to the Certificate of Occupancy being granted for the seven hundred and fiftieth (750) dwelling unit in the development. All roadway construction of said left turn

- lane 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 County Traffic Engineering Department and evidence of said approval shall be submitted to review by the Hillsborough County Planning and Development Management Department.
22. If the left-turn lane above is required, the developer shall be responsible for removing existing pavement markings in the widened section and for restriping the roadway to delineate the left-turn lanes. This restriping shall be performed in compliance with Hillsborough County standards.
 23. If traffic signals should become warranted at the intersection of Linebaugh Avenue and Montague Drive and the intersection of Waters Avenue and Montague Drive, the developer shall install, at his expense and with the concurrence of the County, a signal and appropriately interconnect adjacent signals. The placement and design of the signals shall be subject to approval by Hillsborough County Engineering and Construction Department. The applicant may be eligible for applicable transportation impact fee credits, per the Hillsborough County Transportation Impact Fee Ordinance.
 24. Accesses to the semi-public and commercial portions of the site on the north/south collector roadway, shall be located a minimum of 230 feet north and south of Waters Avenue Extensions, measured from the near edge of pavement on Waters Avenue Extension to the near edges of the drives.
 25. Accesses to the semi-public and commercial portions of the site on Waters Avenue Extension, shall be located a minimum of 115 feet east and west of the north/south collector roadway, measured from the near edge of pavement on the north/south collector roadway to near edges of the drives.
 26. There shall be two access points on the east side of Waters Avenue, north of the intersection of Waters Avenue and the project collector.
 27. Waters Avenue Extension, within the site, shall have a maximum of one median opening east of the north/south collector roadway, and one median opening west of the north/south collector roadway. These median openings shall be located a minimum of 660 feet east and west of the North/south collector roadway, measured from the center of the median openings to the center line of the north/south collector roadway.
 28. The north/south collector roadway shall be constructed as shown on the site plan and shall align with the Thomas Ranch access on the north side of Linebaugh Avenue Extension.
 29. The right-of-way for the north/south collector roadway shall have 80 feet of right-of-way if it is to be constructed as a rural type of roadway section, or 60 feet of right-of-way if it is to be constructed as an urban type roadway section.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 06-0061 NWH (87-161)
BOCC MEETING DATE: January 10, 2006
DATE TYPED: January 12, 2006

30. The developer shall deed to the County 22 feet of right-of-way on the west side of Sheldon Road. This will provide part of the 124 feet of total right-of-way needed to accommodate a six-lane divided urban arterial roadway section.
31. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
32. The development 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.
33. Within ninety days of approval of PRS 06-0061 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Planning and Development Management Department a Revised General Site Plan for certification reflecting all the conditions outlined above.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 7/21/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Northwest

PETITION NO: PRS 23-0581

- 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.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION

The applicant is requesting a minor modification, also known as Personal Appearance (PRS), to approved Planned Development (PD) #87-0161, as amended by PRS 15-1216. The applicant proposes to remove a +/-9.12-acre parcel, approved for 15 multi-family units, from the larger parent PD. PD#87-0161, as amended, is approved for 1,240 residential units and a mix of non-residential uses throughout multiple phases encompassing a total of +/- 221.8 acres. The proposed amendment will not result in a change in entitlements.

This minor modification is concurrent with Standard Rezoning application #23-0330 to rezoning the subject property to a Business Professional Office (BPO) district.

The future land use is Residential 6 (R-6).

Staff has prepared an analysis of the potential trips generated by the existing entitlements, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, under the existing PD zoning designation utilizing a generalized worst-case scenario for informational purposes.

Existing Planned Development Entitlements:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD:1,240 Single Family Dwelling Units (ITE LUC 210)	10,230	736	1,059

SITE ACCESS AND TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The major county roadways serving access to the PD are Waters Ave. and Montague St. No change to site access is proposed.

Waters Avenue is a 4-lane, divided, Hillsborough County maintained, arterial roadway with +/- 10-foot travel lanes. Waters Avenue has sidewalks, bike lanes, and curb and gutter on both sides of the roadway within the vicinity of the project.

Montague Street is a 2-lane, undivided, Hillsborough County maintained, collector roadway with +/- 12-foot travel lanes. Montague Street has sidewalks, bike lanes, and curb and gutter on both sides of the roadway within the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below for informational purposes.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
WATERS AVE	COUNTYWAY	SHELDON RD	D	C
MONTAGUE ST	HILLSBOROUGH AVE	WATERS AVE	D	D

Source: 2020 Hillsborough County Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Waters Ave	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Montague St	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,230	736	1,059
Proposed	10,230	736	1,059
Difference (+/-)	+0	+0	+0

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

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

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

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

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: August 8, 2023</p> <p>PETITION NO.: 23-0581</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 X1101</p> <p>EMAIL: weeks@epchc.org</p>	<p>COMMENT DATE: June 7, 2023</p> <p>PROPERTY ADDRESS: 8525 Montague Street, Tampa, FL</p> <p>FOLIO #: 004339.0100</p> <p>STR: 22-28S-17E</p>
<p>REQUESTED ZONING: Parcel Removal from existing PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>n/a</p>
<p>WETLAND LINE VALIDITY</p>	<p>Valid through 3/10/2028 (SWFWMD)</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Significant wetland areas exist throughout the property. The wetland limits are approximately depicted on the site plan</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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ 	

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OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

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.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow/

ec: todd@pressmaninc.com



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:** 7/24/2023
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 7/25/2023
APPLICANT: Montague Holdings, LLC **APP ID:** 23-0581
LOCATION: 8525 Montague Street Tampa, FL 33635
FOLIO NO.: 4339.0100

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Protection Area (SWPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.