

Rezoning Application: RZ-STD 23-0330

Zoning Hearing Master Date: June 20, 2023

BOCC Land Use Meeting Date: August 8, 2023

1.0 APPLICATION SUMMARY

Applicant: Montague Holdings, LLC

FLU Category: Residential-6 (R-6)

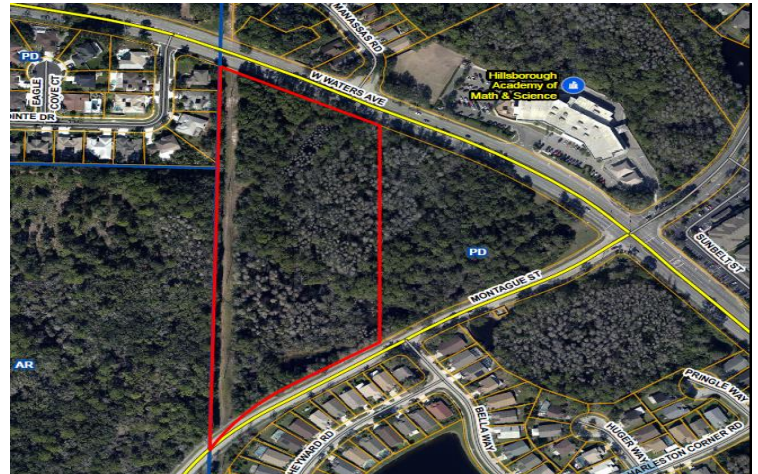
Service Area: Urban

Site Acreage: 9.2 MOL

Community: Northwest Area and

Plan Area: Town N Country

Overlay: None



Introduction Summary:

The existing zoning is Planned Development (PD 87-0161) which permits Multi-Family Residential uses pursuant to the development standards in the table below. The proposed zoning is Business – Professional Office Restricted (BPO-R) which allows Restricted Office uses pursuant to the development standards in the table below. The applicant has offered limitations restricting the building structures design to residential type characteristics. There is a companion case PRS 23-0581, which proposes to remove the subject parcel from PD 87-0161.

Zoning:	Existing	Proposed
District(s)	PD 87-0161	BPO-R
Typical General Use(s)	Multi-Family Residential	Restricted Office
Acreage	9.2 MOL	9.2 MOL
Density/Intensity	Per PD 87-0161	0.20 F.A.R.
Mathematical Maximum*	15 units	80,150 sf

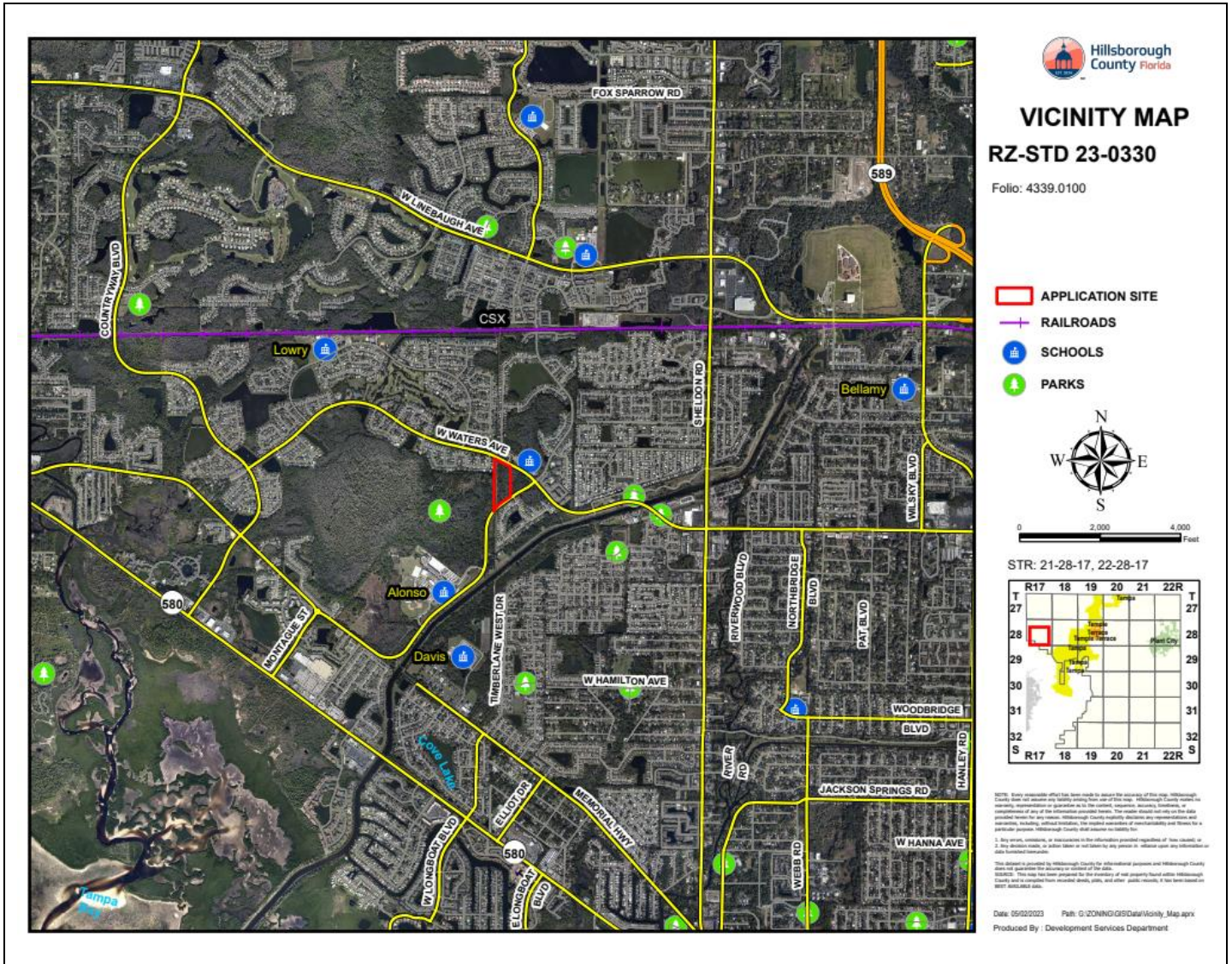
*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	PD 87-0161	BPO-R
Lot Size / Lot Width	Per PD 87-0161	7,000 sf / 70'
Setbacks/Buffering and Screening	Per PD 87-0161	30' Front Buffer Rear Buffer Sides
Height	35'	50'

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

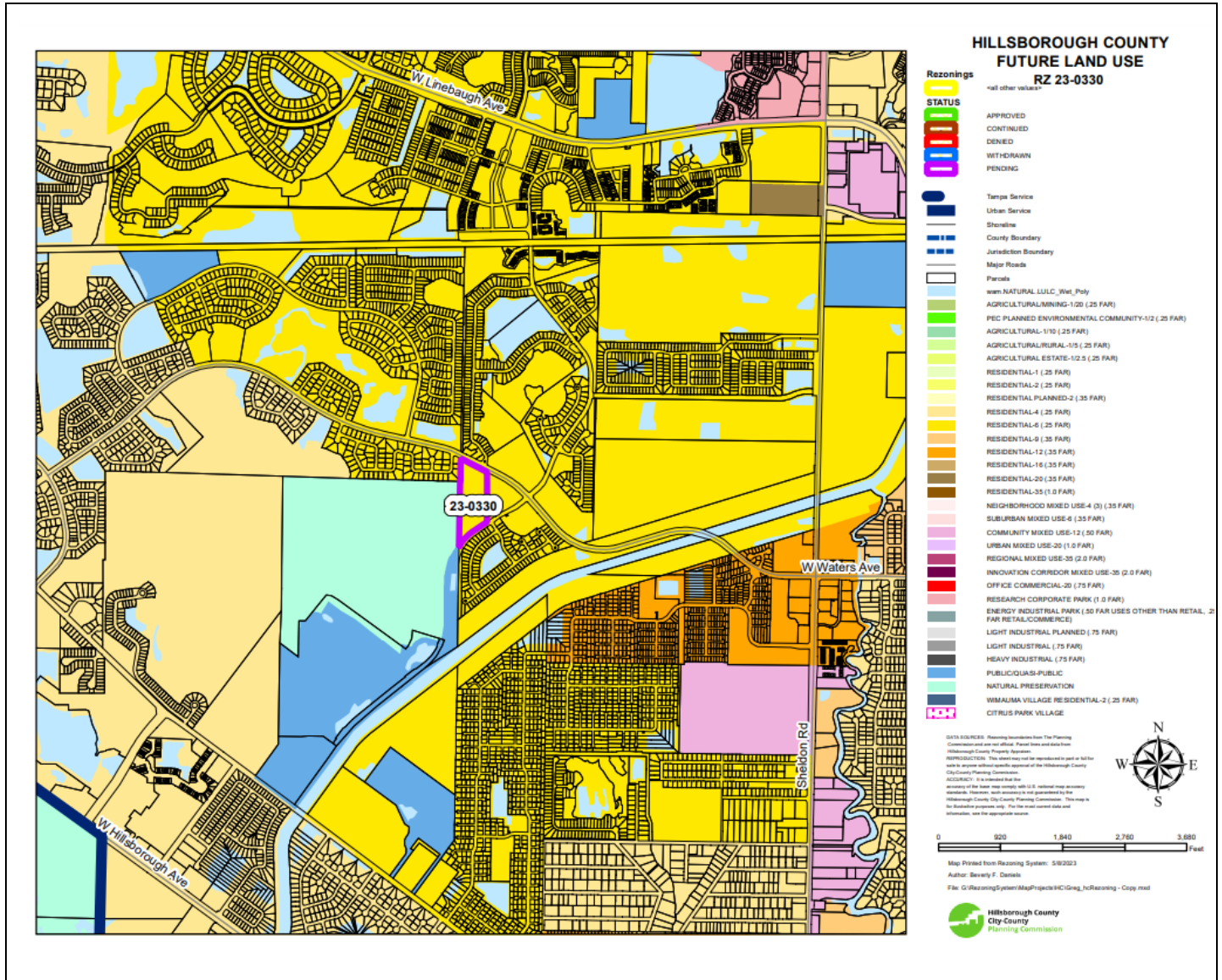


Context of Surrounding Area:

The area consists of residential, commercial, and institutional. To the west the subject parcel is directly adjacent to residential lots zoned PD 73-0078 and a conservation area zoned AR. To the east the subject parcel is directly adjacent to a vacant commercial lot zoned PD 87-0161. To the north across West Waters Avenue is a school and residential lots zoned PD 87-0161. To the south across Montague Street are residential lots zoned PD 87-0161.

2.0 LAND USE MAP SET AND SUMMARY DATA

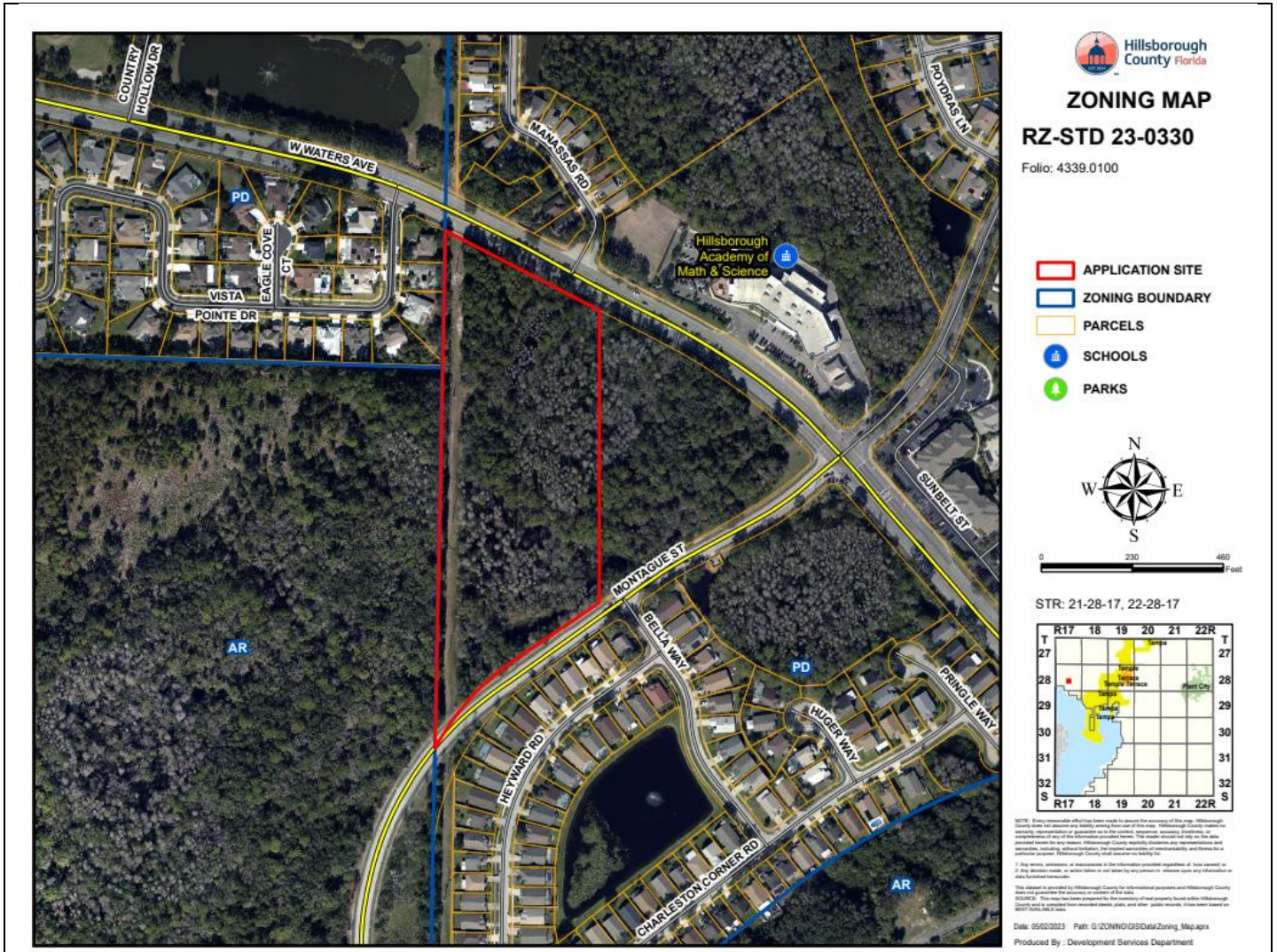
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (R-6)
Maximum Density:	6.0 dwelling units per gross acre / 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density 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

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
Montague Street	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
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

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	171	28	27
Proposed	945	137	137
Difference (+/-)	+774	+109	+110

*Trips reported are based on net new 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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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.
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	Wetlands Present
Conservation & Environ. Lands Mgmt.	<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	Compatibility Plan required, see report in the record for details.
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"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 9.2-acre vacant parcel is zoned Planned Development (PD 87-0161). The subject parcel is located at 8525 Montague Street. The applicant proposes business professional offices. The area consists of residential, commercial, and institutional. To the west the subject parcel is directly adjacent to residential lots zoned PD 73-0078 and a conservation area zoned AR. To the east the subject parcel is directly adjacent to a vacant commercial lot zoned PD 87-0161. To the north across West Waters Avenue is a school and residential lots zoned PD 87-0161. To the south across Montague Street are residential lots zoned PD 87-0161. The subject parcel is designated Residential-6 (RES-6) on the Future Land Use Map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan.

In response to Planning Commission and DSD staff concerns regarding the bulks, scale and mass of the project in relation to the nearby residential uses, the applicant has offered the following restrictions to ensure a residential style architecture:

- 1) The building structures will have residential characteristics. At minimum, the following shall be provided:
 - a) Shall have a pitched roof with a minimum of 4 to 12 pitch ratio.
 - b) Building shall be clad with stucco, brick, or wood siding.
 - c) Windows shall have features such as trims or casings consistent with the architectural design of the building.

The subject parcel is directly adjacent to a vacant commercial lot to the east. Also, the subject parcel's northern section is located on Waters Avenue, a county arterial conducive to high levels of commercial traffic. Therefore, the rezoning of the subject parcel from PD 87-0161 to BPO-R would be consistent with the existing zoning pattern of the area. Personal Appearance modification PRS 23-0581 removing the parcel from the Planned Development is pending.


Based on the above considerations staff finds the requested BPO-R zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff finds the request **Approvable**. As noted, the applicant has offered the following restriction:

- 1) The building structures will have residential characteristics. At minimum, the following shall be provided:
 - a) Shall have a pitched roof with a minimum of 4 to 12 pitch ratio.
 - b) Building shall be clad with stucco, brick, or wood siding.
 - c) Windows shall have features such as trims or casings consistent with the architectural design of the building.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Jun 12 2023 08:23:26

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.

6.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Town and Country/ Northwest

DATE: 06/01/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 23-0330

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 774 average daily trips, 109 trips in the a.m. peak hour, and 110 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 9.12-acre parcel from Planned Development (PD) to Business Professional Office (BPO). The site is located +/- 660 feet west of the intersection of Waters Ave and Montague Street. The Future Land Use designation of the site is Residential – 6 (RES-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 15 Multi Family Dwelling Units (ITE Code 220)	171	28	27

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO, 79,000 sf General Office Building (ITE Code 710)	945	137	137

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+774	+109	+110

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Montague Street and Waters Ave. 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. 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.

SITE ACCESS

It is anticipated that the site will have access to Montague and/or Waters Avenue. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

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

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



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date June 20, 2023 Report Prepared June 8, 2023	Petition: RZ-STD 23-0330 8525 Montague Street <i>South of West Waters Avenue and north of Montague Street</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25)
Service Area	Urban
Community Plan	Northwest Area and Town N Country
Request	Applicant is requesting a standard rezoning from Planned Development (PD) to Business Professional-Office (BP-O) allow for business professional office use
Parcel Size (Approx.)	9.12 ± acres
Street Functional Classification	West Waters Avenue – County Arterial Montague Street– County Collector
Locational Criteria	Meets
Evacuation Zone	A



Context

- The subject property is 9.12± acres located at 8525 Montague Street, south of West Waters Avenue and north of Montague Street. The property is located within the Urban Service Area (USA) and is within the limits of the Northwest Hillsborough and Town N County Community Plans.
- The subject property is within the Residential-6 (RES-6) Future Land Use category, which allows a density of six (6) dwelling units per gross acre or a Floor Area Ratio (FAR) of 0.25 or 175,000 square feet, whichever is less dense. The actual square footage limit is dependent on the classification of the roadway intersection where the property is located. The intent of the RES-6 Future Land Use is to designate areas that are suitable for low density residential development. Typical uses include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development.
- The property is surrounded by the RES-6 Future Land Use category to the north, east and south. Natural Preservation is located to the west. Public/Quasi-Public is also found to the southwest.
- According to the Hillsborough County Property Appraiser data, the existing use of the property is currently vacant residential. To the north is single-family residential and a Hillsborough County Charter School. To the west is single-family residential and public /Quasi-public institutional use. A quarter mile to the southwest is a Hillsborough County high school. To the northeast is a multi-family residential use and to the east and southeast is single-family residential.
- The property is in Planned Development (PD) 87-0161 zoning. Several other PD zonings are located to the west, north, south and east. To the south and west is Agricultural/Rural zoning.
- The applicant is requesting a standard rezoning from Planned Development (PD) to Business Professional-Office (BP-O) allow for business professional office use.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements

affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to the Concept Plan

Objective 6: The concept plan is the overall, conceptual basis for the long range, Comprehensive Plan, and all plan amendments must be consistent with, and further the intent of the concept plan, which advocates focused clusters of growth connected by corridors that efficiently move goods and people between each of the activity centers.

Policy 6.1: All plan amendments and rezoning staff reports shall contain a section that explains how said report(s) are consistent with, and further, the intent of the concept plan and the Future of Hillsborough Comprehensive Plan.

Relationship to the Future Land Use Map

Objective 7: The Future Land Use Map is a graphic illustration of the county’s policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

Policy 7.1: The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- *Wetlands are considered to be the following:*
 - *Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element*
 - *Man-made water bodies as defined (including borrow pits).*
- *If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
 - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category*
- *If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*
 - *Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on*
 - *That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category*

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

1. *locational criteria for the placement of non-residential uses as identified in this Plan,*
2. *limiting commercial development in residential land use categories to neighborhood scale;*
3. *requiring buffer areas and screening devices between unlike land uses;*

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

1. *the creation of like uses; or*
2. *creation of complementary uses; or*
3. *mitigation of adverse impacts; and*
4. *transportation/pedestrian connections*

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Commercial Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

Policy 22.7: Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

Community Design Component

5.0 Neighborhood Level Design

5.1 COMPATIBILITY

Objective 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

Policy 12-1.2: Walls and buffering used to separate new development from the existing, lower density community should be designed in a style compatible with the community and should allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

Environmental and Sustainability Section (E&S)

Objective 3.5: Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

Policy 3.5.1: Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

Policy 3.5.2: Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

Policy 3.5.4: Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

LIVABLE COMMUNITIES ELEMENT: NORTHWEST AREA

Strategies

To ensure the implementation of the Vision formulated by the residents of the Northwest community, the following strategies will guide future growth and development in the area. The

proposed community plan boundary map will be amended to generally align with the Urban Service Area boundary.

Section D

Social and economic vitality and sustainability has been ensured through:

Locating and designing civic infrastructure, buildings and services to support town centers and neighborhoods.

Requiring a range of housing suitable for younger and older people in addition to housing for families in the neighborhood.

Ensuring adequate infrastructure and balancing urban service systems through an equitable assignment of fiscal responsibility between private and public sectors.

Encouraging economic development opportunities to balance employment opportunities with housing.

Enable market forces to affect housing type and density without compromising the neighborhood structure.

Creating economic incentives for the construction of neighborhoods and town centers.

LIVABLE COMMUNITIES ELEMENT: TOWN N COUNTRY

Strategies

III. Vision Statement We the People of Town 'N Country cherish our location next to Tampa Bay, and advocate the creation of town centers that serve as a community gathering places. We support the expansion of protected lands, seek better connectivity in our trail networks, and endorse the creation of recreational opportunities for young and old alike.

We encourage redevelopment of our older commercial centers and desire a strong business sector that contributes to the community and provides meaningful employment opportunities. We support non-residential construction in a pedestrian friendly, new urban design that contributes to the community's sense of place. We would like to see a reduction in traffic congestion, an increase in transit service and will take steps to improve the appearance and safety of our primary roadways.

4. Relieve Traffic Congestion And Improve Transit

- *Encourage alternative modes of transportation including transit, bicycle and pedestrian modes*
- *Expand transit service*
- *Discourage cul-de-sacs in new subdivisions and require connections to streets within adjacent subdivisions, community facilities and land uses*
- *Improve Hillsborough/Memorial intersection*
- *Encourage mixed-use town centers and creating "park once" environments that decrease vehicular trips*
- *If a light rail system is designed, support a station to serve Town 'N Country*
- *Restrict access points from individual properties along major roads*
- *Encourage the use of shared access points, cross easements and entry from side streets*

Staff Analysis of Goals, Objectives, and Policies:

The subject property is 9.12± acres located at 8525 Montague Street, south of Waters Avenue and north of Montague Street. The property is located within the Urban Service

Area (USA) and is within the limits of the Northwest Hillsborough and Town N County Community Plan. The subject property is within the Residential-6 (RES-6) Future Land Use category, which allows a density of six (6) dwelling units per gross acre or a Floor Area Ratio (FAR) of 0.25 or 175,000 square feet, whichever is less dense. The actual square footage limit is dependent on the classification of the roadway intersection where the project is located. The applicant is requesting a standard rezoning from Planned Development (PD) to Business Professional-Office (BP-O) allow for business professional office use.

The subject site sits within the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed business professional office use is compatible with the development pattern in the area as required by Policy 1.4. The area is mostly residential and public institutional use. To the north is single-family residential and a Hillsborough County Charter School. To the west is single-family residential and public /quasi-public institutional use. A quarter mile to the southwest is a Hillsborough County high school. To the northeast is a multi-family residential use and to the east and southeast is single-family residential.

Objective 8 enables the Future Land Use Map (FLUM) and Policy 8.1 mandates the range of acceptable land uses in each classification in the FLUM. Policy 8.2 requires all development to be compliant with the Future Land Use Element of the Comprehensive Plan and the proposed rezoning does meet the intent of the FLU category. The property is surrounded by the SMU-6 Future Land Use category to the north, northeast, northwest, east, southeast and south. Natural Preservation is located to the west and southwest. Public/Quasi-Public is also found to the southwest. Objective 9 and Policy 9.1 requires that all development meet or exceed the land development regulations in Hillsborough County. Planning Commission Staff finds the proposal consistent with Objective 9 and Policy 9.1 since the proposed development is for a business professional office use and serves as a transitional use. Since the request is for a Euclidean zoning district, a site plan was not required. However, the property has an intensity limitation (39,612 square feet) pursuant to Policy 13.3, which is explained further below.

The Environmental Protection Commission (EPC) has identified wetlands present on the subject site. The EPC Wetlands Division has reviewed the proposed site plan and has provided agency comments dated June 6, 2023, indicating that a resubmittal is not necessary for the site plan's current configuration. Furthermore, the Southwest Water Management District has issued a Notice of Intended Agency Action petition for a formal wetland determination dated March 10, 2023. The letter indicates that there are 6.21 acres of wetlands. Planning Commission staff finds this request consistent with Objective 13 and Policy 13.3 as the proposal is subject to the Environmentally Sensitive Land Credit, which allows a 1.25 credit on the acreage of the uplands. The maximum permitted intensity is 39,612 square feet (9.12-6.21 acres*1.25 credit*0.25 FAR). The proposed development does not exceed the maximum allowed per the RES-6 Future Land Use category and does not exceed beyond what is allowed pursuant to Policy 13.3.

The proposed development is compatible with the surrounding uses and does meet the intent of FLUE Objective 16 or FLUE Policies 16.1, 16.2, 16.3, 16.5 and 16.10 regarding compatibility, complementary uses, the need to protect existing, neighborhoods and

communities and those that will emerge in the future. As stated above, the proposed development is for a business professional office use and serves as a transitional use for the area.

The property is subject to Commercial Locational Criteria pursuant to FLUE Policy 22.2. The nearest qualifying intersection is Waters Avenue and Montague Street. For purposes of Commercial Locational Criteria, Water Avenue is a 4-lane roadway and Montague Street is a 2-lane roadway. The maximum building square footage permitted for neighborhood serving commercial uses per quadrant within 900 feet of a 2 and 4 lane roadway intersection is 150,000 square feet for the RES-6 Future Land Use category. The property occupies the southeast quadrant of the intersection and is within the required 900 feet of the intersection. Therefore, the subject site meets Commercial Locational Criteria.

The Community Design Component (CDC) Goal 12, Policy 12-1.1, Policy 12-1.2 and Policy 12-1.4 contains policy direction that encourages compatibility with the surrounding developments. The surrounding area has single-family residential, multi-family residential and public/quasi-public institutional uses. The property is located within proximity to a signalized intersection. The property is within the Planned Development (PD) 87-0161 zoning. Other PD zonings are located to west and east. To the southwest is Agricultural/Rural zoning. Since the property has wetlands, development is limited to the upland area which is closest to the right-of-way. Furthermore, office development at lower intensities, meeting CLC and at a signalized intersection are often seen as a good transitional use from the intersection to the nearby residential. Though Planning Commission Staff finds the request consistent with the development pattern, there are nearby residential areas that should be considered at the site development stage to ensure impacts are kept to a minimum. To help with the bulk, scale and mass that could be produced by the development, Planning Commission staff has recommended a Condition of Approval to include a residentially themed architectural façade to help blend in with the character of the community.

The request is consistent with the Northwest Area Community Plan Section D which encourages economic development opportunities to balance employment opportunities with housing. The request is also consistent with the Town N Country Community Plan as the vision for the community includes redevelopment of older commercial centers and desire a strong business sector that contributes to the community and provides meaningful employment opportunities. Additionally, the request helps with traffic congestion as it will provide employment opportunities within walking distance of both single-family and multi-family residential homes.

Overall, the rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 23-0330

Rezoning

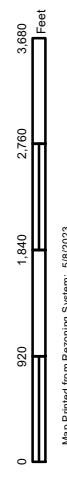
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- varn NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (9) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (7.5 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (7.5 FAR)
- LIGHT INDUSTRIAL (7.5 FAR)
- HEAVY INDUSTRIAL (7.5 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The geographic data is for use as a general reference only. The geographic data is not for use without specific approval of the Hillsborough County Planning Commission.

ACCURACY: It is intended that this U.S. national map comply with the National Map Accuracy Standards, U.S. Department of the Interior, Bureau of Land Management, Hillsborough County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 5/6/2023
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HIC\Reg_H\Rezoning_Copy.mxd

