

Rezoning Application:

Zoning Hearing Master Date: June 14, 2021

BOCC Land Use Meeting Date: August 10, 2021



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: **J and L Tampa Investments LLC**

FLU Category: **Light Industrial (LI)**

Service Area: **Urban**

Site Acreage: **3.586**

Community Plan Area: **Egypt Lake**

Overlay: **None**

Request: **Rezone to Manufacturing (M)**

Zoning:

	Current Agricultural – Industrial (AI) Zoning	Proposed M Zoning
Uses	Vacant	Construction & Demolition Debris Transfer Station

Development Standards:

	Current AI Zoning	Proposed M Zoning
Density / Intensity	1 u/a	N/A
Lot Size / Lot Width	43,560 sf / 150'	20,000 sf / 100'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	30' Front 20' Rear None required - sides
Height	50'	70'

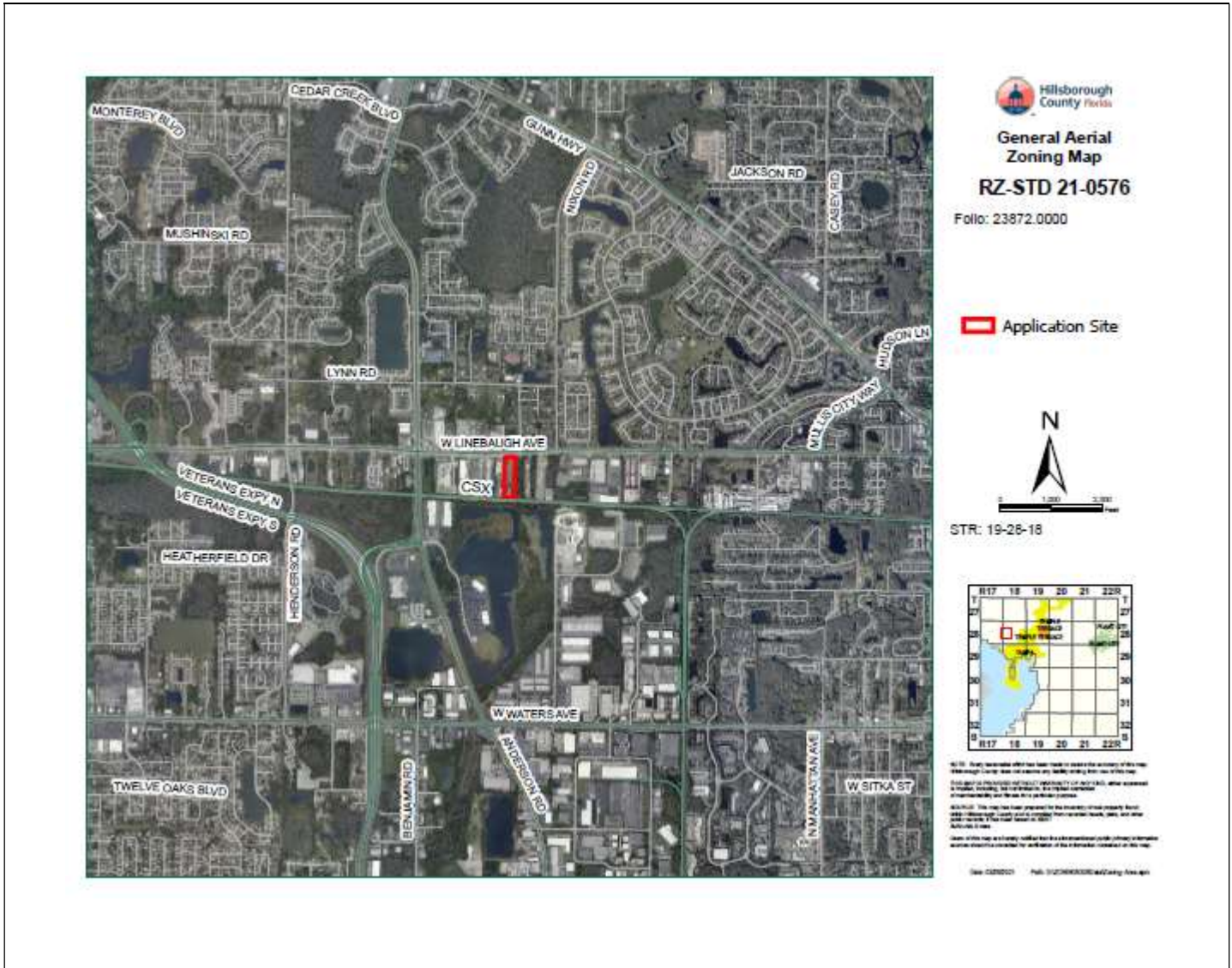
Additional Information:

PD Variations	N/A
Waivers	Commercial Locational Wavier

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

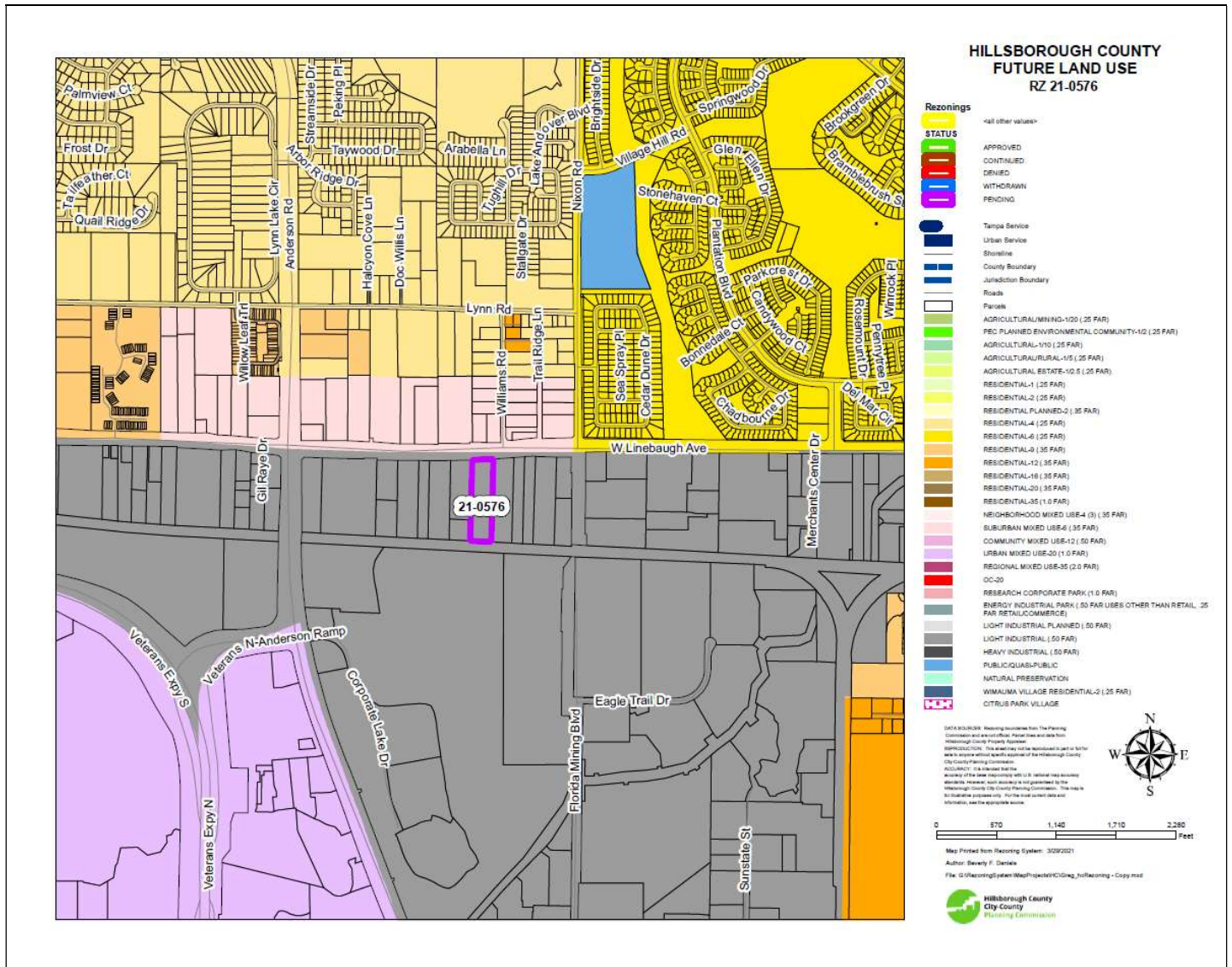


Context of Surrounding Area:

The site is surrounded by commercial and industrial use properties. The adjacent properties are zoned Commercial General -(CG) (to the north), and M (to the south, east and west).

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

Maximum FAR – 0.50

Maximum Density -

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	Commercial-General (CG)	Suburban Mixed Use-6 (SMU)	/ 0.35	retail and service uses in free-standing buildings or shopping centers- general commercial.	Warehouse
South	M	LI	/0.50	manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses.	Vacant Comm HOA

Adjacent Zonings and Uses

Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
West	M	LI	/0.50	manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses.	Vacant
East	M	LI	/0.50	manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses.	Warehouse

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (if applicable)

Not Applicable

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
West Linebaugh Ave	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input checked="" type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,281	281	606
Proposed	479	69	160
Difference (+/-)	(-) 1,802	(-) 212	(-) 446

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

Design Exceptions/Administrative Variance

Road Name	Type	Finding
West Linebaugh Ave	Design Exception Requested	Approvable
Notes: N/A		

Required Connectivity

Project Boundary	Status
North	Required and Proposed
South	Not Required and Not Proposed
East	Not Required and Not Proposed
West	Not Required and Not Proposed
Other:	

Cross Access

Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Check if Applicable: <input 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 type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Objection
Utilities 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Objection
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	This agency offered no comment.
Impact/Mobility Fees: This agency offered no comment			
Comprehensive Plan:			
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The site is located in an area comprised of light industrial, mixed and commercial uses. A majority of the area to the north side of West Linebaugh Avenue is within the SMU-6 FLU category which has the potential to permit commercial, office, and multi-purpose uses. A majority of the area to the south side of West Linebaugh Avenue is within the LI – Light Industrial FLU category which permits intensive commercial uses.

The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. Thus, the proposed rezoning is consistent with the surrounding development pattern.

The site is adjacent to commercial and industrial use properties. The adjacent properties are zoned Commercial General -(CG) (to the north), and M (to the south, east and west).

The size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial uses/zoning districts in the area.

The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. The site is located within the Hillsborough County Urban Service Area; therefore, the subject property should be served by Hillsborough County Water and Wastewater Service. There is a 12-inch watermain located within the south Right-of-Way of W. Linebaugh Avenue.

There is a 4-inch wastewater force main also located within the south Right-of-Way of W. Linebaugh Avenue.

5.2 Recommendation


Based on the above considerations, staff finds the proposed M zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS:

N/A

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH 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.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri Jun 4 2021 13:35:44</p>
--	--

APPLICATION NUMBER: RZ STD 21 - 0576

ZHM HEARING DATE: June 14, 2021

BOCC LUM MEETING DATE: August 10, 2021

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION:

N/A

8.0 FULL TRANSPORTATION REPORT:

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 06/2/2021

REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/Northwest PETITION NO: RZ 21-0576

- 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 is anticipated to decrease the number of trips potentially generated by development of the subject parcel.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone +/- 3.58 acres from Agricultural Industrial (AI) to Manufacturing (M). Since the proposed applicant seeks a Euclidean zoning district, no transportation analysis is required to process this request per the development review procedures manual.

Staff has prepared a comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning, utilizing a generalized worst-case scenario. Values reported are based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI; 116,959 S.F. Whole Sale Nursery (ITE LUC 818)	2,281	281	606

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M; 116,959 S.F. Manufacturing (ITE LUC 155)	479	69	160

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 1,802	(-) 212	(-) 446

Note: Above table reports gross project trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

This segment of West Linebaugh Ave. is a substandard, 4-lane, divided, urban, arterial roadway characterized by 12-foot wide travel lanes in average condition. The roadway lies within a variable width right-of-way (+/-134 and 144 feet of right-of-way) along the project frontage. There are +/- 5-foot wide bike lanes and +/- 5-foot wide sidewalks along both sides of the roadway in the vicinity of the proposed project.

SITE ACCESS

As this is a Euclidean zoning, project access will be reviewed at the time of plat/site/construction plan review; however, it is anticipated that primary access will be to be from West Linebaugh Ave.

ROADWAY LEVEL OF SERVICE

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Linebaugh Ave.	Veterans Expwy	Gunn Highway	D	C

Source: Hillsborough County 2019 Level of Service Report.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 21-0576
DATE OF HEARING:	June 14, 2021
APPLICANT:	Tri-County Hauling & Demolition, LLC
PETITION REQUEST:	The request is to rezone a parcel of land from AI to M
LOCATION:	Southwest Corner of W. Linebaugh Ave. and Williams Rd.
SIZE OF PROPERTY:	3.58 acres m.o.l.
EXISTING ZONING DISTRICT:	AI
FUTURE LAND USE CATEGORY:	LI
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

1.0 APPLICATION SUMMARY

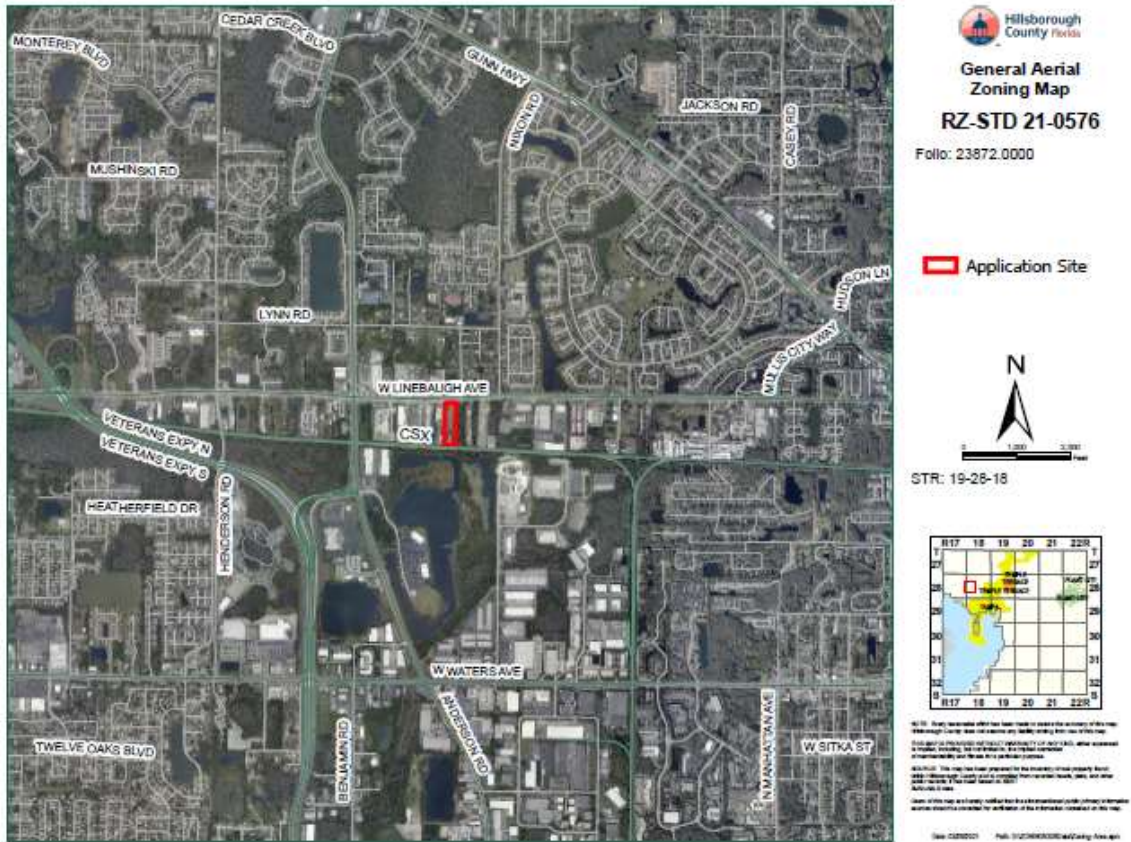
Applicant: J and L Tampa Investments LLC
 FLU Category: Light Industrial (LI)
 Service Area: Urban
 Site Acreage: 3.586

Community Plan Area: Egypt Lake

Overlay: None
 Request: Rezone to Manufacturing (M)

Zoning:		
Uses	Current Agricultural – Industrial (AI) Zoning	Proposed M Zoning
	Vacant	Construction & Demolition Debris Transfer Station
Development Standards:		
	Current AI Zoning	Proposed M Zoning
Density / Intensity	1 u/a	N/A
Lot Size / Lot Width	43,560 sf / 150'	20,000 sf / 100'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	30' Front 20' Rear None required - sides
Height	50'	70'
Additional Information:		
PD Variations	N/A	
Waivers	Commercial Locational Wavier	
Planning Commission Recommendation		Consistent
Development Services Department Recommendation		Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

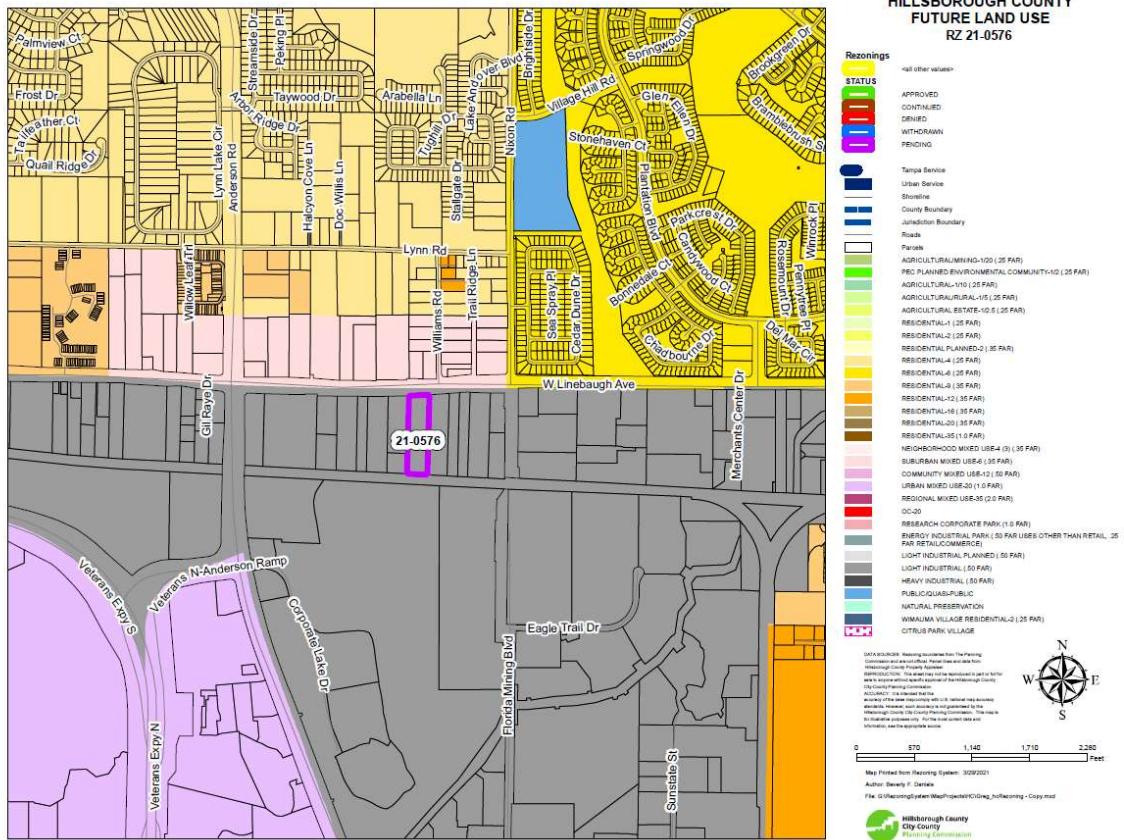


Vicinity Map – No Zoning Districts

Context of Surrounding Area:

The site is surrounded by commercial and industrial use properties. The adjacent properties are zoned Commercial General -(CG) (to the north), and M (to the south, east and west).

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Future Land Use Map

Future Land Use Category Description:

Maximum FAR – 0.50 Maximum Density -

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Immediate Area Map with Zoning Districts

Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	Commercial-General (CG)	Suburban Mixed Use-6 (SMU)	/ 0.35	retail and service uses in free-standing buildings or shopping centers- general commercial.	Warehouse
South	M	LI	/0.50	manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses.	Vacant Comm HOA

Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
West	M	LI	/0.50	manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses.	Vacant
East	M	LI	/0.50	manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses.	Warehouse

2.0 LAND USE MAP SET AND SUMMARY DATA 2.4 Proposed Site Plan (if applicable)

Not Applicable

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
West Linebaugh Ave	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input checked="" type="checkbox"/> Other
Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,281	281	606
Proposed	479	69	160
Difference (+/-)	(-) 1,802	(-) 212	(-) 446

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

Design Exceptions/Administrative Variance		
Road Name	Type	Finding
West Linebaugh Ave	Design Exception Requested	Approvable
Notes: N/A		

Required Connectivity	
Project Boundary	Status
North	Required and Proposed
South	Not Required and Not Proposed
East	Not Required and Not Proposed
West	Not Required and Not Proposed
Other:	

Cross Access			
Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY			
INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Check if Applicable:			
<input 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 type="checkbox"/> Potable Water Wellfield Protection Area			

<input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Objection
Utilities 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Objection
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	This agency offered no comment.
Impact/Mobility Fees:			
This agency offered no comment			
Comprehensive Plan:			
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Density Bonus Requested

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The site is located in an area comprised of light industrial, mixed and commercial uses. A majority of the area to the north side of West Linebaugh Avenue is within

the SMU-6 FLU category which has the potential to permit commercial, office, and multi-purpose uses. A majority of the area to the south side of West Linebaugh Avenue is within the LI – Light Industrial FLU category which permits intensive commercial uses.

The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. Thus, the proposed rezoning is consistent with the surrounding development pattern.

The site is adjacent to commercial and industrial use properties. The adjacent properties are zoned Commercial General -(CG) (to the north), and M (to the south, east and west).

The size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial uses/zoning districts in the area.

The overall area is also within the Urban Service Area with publicly owned and operated potable water and wastewater facilities available. The site is located within the Hillsborough County Urban Service Area; therefore, the subject property should be served by Hillsborough County Water and Wastewater Service. There is a 12-inch watermain located within the south Right-of-Way of W. Linebaugh Avenue.

There is a 4-inch wastewater force main also located within the south Right-of-Way of W. Linebaugh Avenue.

5.2 Recommendation

Based on the above considerations, staff finds the proposed M zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS:

N/A

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH 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.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 14, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Clifford H. Laubstein, 10827 Alafia Street Gibsonton testified on behalf of the applicant. Mr. Laubstein thanked staff for the excellent staff report and showed a graphic to identify the property. He stated that the property is in the middle of a large area zoned M and is also located in the LI land use category. He concluded his remarks by stating that everyone found it consistent.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the request is to rezone property designated Light Industrial with a maximum intensity of up to 0.75 Floor Area Ratio. She described the surrounding properties and their respective zoning districts. Ms. Brown added that the properties surrounding the subject property are developed with manufacturing and Commercial General land uses. Staff found the request consistent with the LI land use category and recommends approval.

Ms. Yeneka Mills, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Mills stated that the subject property is within the Light Industrial Future Land Use classification and the Urban Service Area. Ms. Mills testified that the request meets Policy 1.4 of the Future Land Use Element regarding compatibility. The request is also consistent with Policy 16.3 regarding the surrounding development pattern and is consistent with Objective 16 and accompanying policies 16.1, 16.2, 16.3 and 16.5. The property does not meet commercial locational criteria but a waiver is supported as the property is located in an area with heavy commercial and light industrial land uses and Manufacturing zoning districts. The request is also consistent with Objective 26 and accompanying policies 26.5 and 26.6 which promote industrial uses to further economic development. Ms. Mills concluded her presentation by stating that the Planning Commission finds the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

County staff and Mr. Laubstein did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Laubstein submitted a color parcel map into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject property is 3.58 acres in size and is currently Agricultural Industrial (AI) and is designated Light Industrial (LI) by the Comprehensive Plan. The property is located within the Urban Service Area.
2. The applicant is requesting a rezoning to the Manufacturing (M) zoning district to develop a construction and demolition debris transfer station.
3. The Planning Commission staff supports the request. The Planning Commission found that the request is compatible with Policy 1.4 regarding compatibility as well as Objective 16 regarding the surrounding development pattern. The property does not meet commercial locational criteria but a waiver is supported by the Planning Commission as the surrounding properties are zoned Manufacturing and the area is developed with heavy commercial and light industrial land uses. Staff further found that the request is consistent with Objective 26 and accompanying policies 26.5 and 26.6 which promote industrial uses to further economic development. The Planning Commission found the application consistent with the Comprehensive Plan.
4. The property is bordered by properties Manufacturing (M). Land uses in the area include heavy commercial and light industrial facilities.
5. The proposed rezoning will result in development that is consistent with the Comprehensive Plan and the surrounding area.

**FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

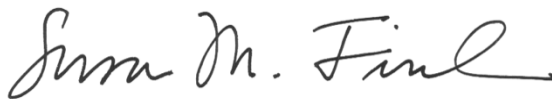
SUMMARY

The applicant is requesting a rezoning to the M zoning district. The property is 3.58 acres in size and is currently zoned AI and designated LI by the Comprehensive Plan.

The Planning Commission found that the property does not meet commercial locational criteria but supports the waiver and request as the property is bordered by parcels zoned M and the uses in the area include heavy commercial and light industrial facilities.

RECOMMENDATION

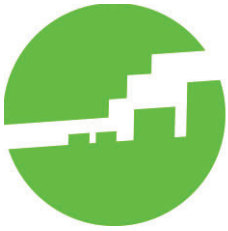
Based on the foregoing, this recommendation is for **APPROVAL** of the M rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



July 5, 2021

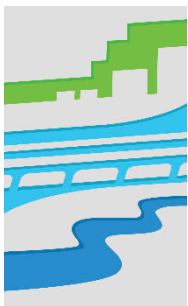
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 14, 2021 Report Prepared: June 4, 2021	Petition: RZ 21-0576 5508 West Linebaugh Avenue <i>East of Anderson Road, south side of West Linebaugh Avenue</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Light Industrial (0.75 FAR)
Service Area	Urban
Community Plan:	N/A
Requested Zoning:	Agricultural Industrial (AI) to Manufacturing (M)
Parcel Size (Approx.):	3.58 acres +/- (155, 944.8 square feet)
Street Functional Classification:	Anderson Road – County Arterial West Linebaugh Avenue – County Arterial
Locational Criteria	Does not meet CLC, Applicant has submitted a waiver.
Evacuation Zone	The subject property is in Evacuation Zone E



Context

- The approximately 3.58 +/- acre subject site is located on the south side of West Linebaugh Avenue, east of Anderson Road. The subject site is located within the Urban Service Area and is not within the limits of a Community Plan.
- The subject site's Future Land Use designation is Light Industrial (LI) on the Future Land Use Map. Typical allowable uses within the LI Future Land Use category include processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use), offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments, and recreational facilities. The subject site is surrounded by LI to the east, west and south. To the north, across West Linebaugh Avenue, is Suburban Mixed-Use-6 (SMU-6) and north of SMU-6 is Residential-4 (RES-4). Residential-6 (RES-6) is located northeast of the subject site.
- The subject site is currently vacant and is surrounded by various commercial establishments such as auto repair, auto dealerships, granite countertop sellers and a kitchen and flooring gallery. There are also other home improvement, home construction, and remodeling related businesses on the north side of West Linebaugh Avenue. There are single-family residential homes located farther north of West Linebaugh Avenue.
- The subject site is currently zoned Agricultural Industrial (AI) and is surrounded by Manufacturing (M) on the east, west and south sides. To the north is a significant strip of Commercial General (CG) across West Linebaugh Avenue. Further north of the (CG) is Agricultural Single-Family Residential-1 (AS-1) and a Planned Development (PD) to the north east.
- The applicant is requesting to rezone the subject site from Agricultural-Industrial (AI) to Manufacturing (M) to allow for the development of a construction and demolition debris transfer station.

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 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.*

Policy 9.6: *Development must meet or exceed all airport zoning regulations, as established by the Land Development Code and by the Aviation Authority, unless such requirements are waived through established procedures.*

Neighborhood/Community Development

Objective 16: *Neighborhood Protection The neighborhood is a 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:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *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:*

- a) *the creation of like uses; or*
- b) *creation of complementary uses; or*
- c) *mitigation of adverse impacts; and*
- d) *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.*

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. 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.*

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

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 22.2: *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.*

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

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.*

Economic Development: Industrial and Heavy Commercial Uses, Research Corporate Parks and Tourist/Leisure Industries

Objective 26: *The County shall identify specific target industry clusters, target industries, and target businesses; shall establish corresponding “economic development areas” and shall provide incentives for the location of desirable economic growth in these areas.*

Policy 26.5: *Non-industrial land uses shall be restricted or prohibited in the industrial land use categories, and economic development areas will be preserved for employment centers, except as provided in Policy 26.6.*

Policy 26.6: *In industrial land use categories, up to twenty percent (20%) of the project land area, when part of larger industrial developments (those industrial and/or office parks greater than 300,000 square feet total) may be considered for certain retail, service and tourist-related uses; generally, the amount of commercial uses permitted in this type of development will not exceed the maximum square footage shown in the chart with locational criteria. Retail activities may also be considered in industrial areas as freestanding uses if it is demonstrated to serve the greater industrial area, pursuant to the provisions of the suburban-scale Locational Criteria .*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

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 12-1.4: *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.*

Staff Analysis of Goals, Objectives and Policies

The applicant is requesting to rezone the subject site from Agricultural Industrial (AI) to Manufacturing (M) to permit the development of a construction and demolition debris transfer station. The property is designated as Light Industrial on the Future Land Use Map.

The subject property is located in the Urban Service Area where according to Objective 1, 80% of the future growth of Hillsborough County is expected to occur. The proposed rezoning meets the intent of Policy 1.4 regarding compatibility with the surrounding area. The subject site is the lone parcel with Agricultural Industrial (AI) zoning and is surrounded by Manufacturing (M) parcels. As Policy 1.4 states “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The subject property is located in an area with numerous Heavy Commercial (HC), Light Commercial (LC), Light Industrial (LI) and Heavy

Industrial uses. These existing uses and businesses service the home building and renovation market, and also provide raw materials and services for the construction and development industry. The proposed rezoning to Manufacturing (M) in order to develop a construction demolition and debris transfer station is therefore compatible with the character of the surrounding area.

Objective 9 and Policies 9.1 and 9.2 require development in Hillsborough County to be compatible with the Comprehensive Plan and meet or exceed all of the local and state land development regulations. The subject site is located in the Light Industrial (LI) Future Land Use Category. Manufacturing uses are consistent with the LI land use category. Policy 9.6 specifically requires proposed development to meet airport zoning regulations as required by the Tampa Aviation Authority and the Land Development Code. The applicant will proceed with the necessary airport height zoning permit as required by the Tampa Aviation Authority during site development.

The proposed rezoning also meets the intent of the neighborhood compatibility and protection policies outlined in Objective 16 and its accompanying policies (16.1,16.2, 16.3,16.5,16.10 and 17.7) in the Future Land Use Element. These policies emphasize the need to protect differing uses and achieve compatibility through site planning, buffering, screening, gradual transitions and locational criteria. The subject site is located in an area where existing uses are intense in nature and similar in nature as they provide services to the construction and development industry. The applicant will adhere to all necessary buffering and screening requirements as required by Development Services.

The subject site does not meet Commercial Locational Criteria (CLC) as defined by Objective 22 and Policy 22.2 of the FLUE. The nearest intersection node at Nixon Road and West Linebaugh Avenue is 950 feet away from 75% of the subject parcel. Policy 22.2 requires that the subject site be within 900 feet. The applicant has submitted a waiver to CLC as permitted by Policy 22.8. The waiver states that the site is 950 feet from the nearest node and that the subject site is located in a large industrial node of Manufacturing zoning districts. Moreover, the applicant has clarified that the commercial activities of the site will not exceed 20% of the subject site as required by the LI FLU category. Planning Commission staff have reviewed the waiver and support it and recommend that the Hillsborough County Board of County Commissioners adopt the waiver to Commercial Locational Criteria.

The proposed rezoning meets the intent of Objective 26 and its accompanying policies 26.5 and 26.6 which promote industrial uses to further the economic development of Hillsborough County. Policy 26.5 limits non-industrial uses within industrial land use categories. Manufacturing is a permitted use within the LI Future Land Use Category. Policy 26.6 mandates that no more than 20% of the subject site may be permitted for commercial uses such as retail or tourism. The applicant has stated that the commercial uses on site will be no greater than 5% of the subject site and thus meets the intent of Policy 26.6.

Goal 12, Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) of the FLUE provides policy guidance on new development recognizing the existing character of the area and maintaining compatibility with it. In this case, the subject site is the only AI parcel surrounding by Manufacturing zoning districts. The proposed use is compatible with the Light Industrial character of the area.

Overall Planning Commission staff find that the proposed rezoning from Agricultural (AI) Industrial to Manufacturing (M) is consistent with the Comprehensive Plan for Unincorporated Hillsborough County and will provide development that is compatible with the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 21-0576

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

AGRICULTURAL/MINING-120 (.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 (3) (.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)

OC-20

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASIPUBLIC

NATURAL PRESERVATION

WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

<all other values>

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

Hillsborough County Property Appraiser: The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

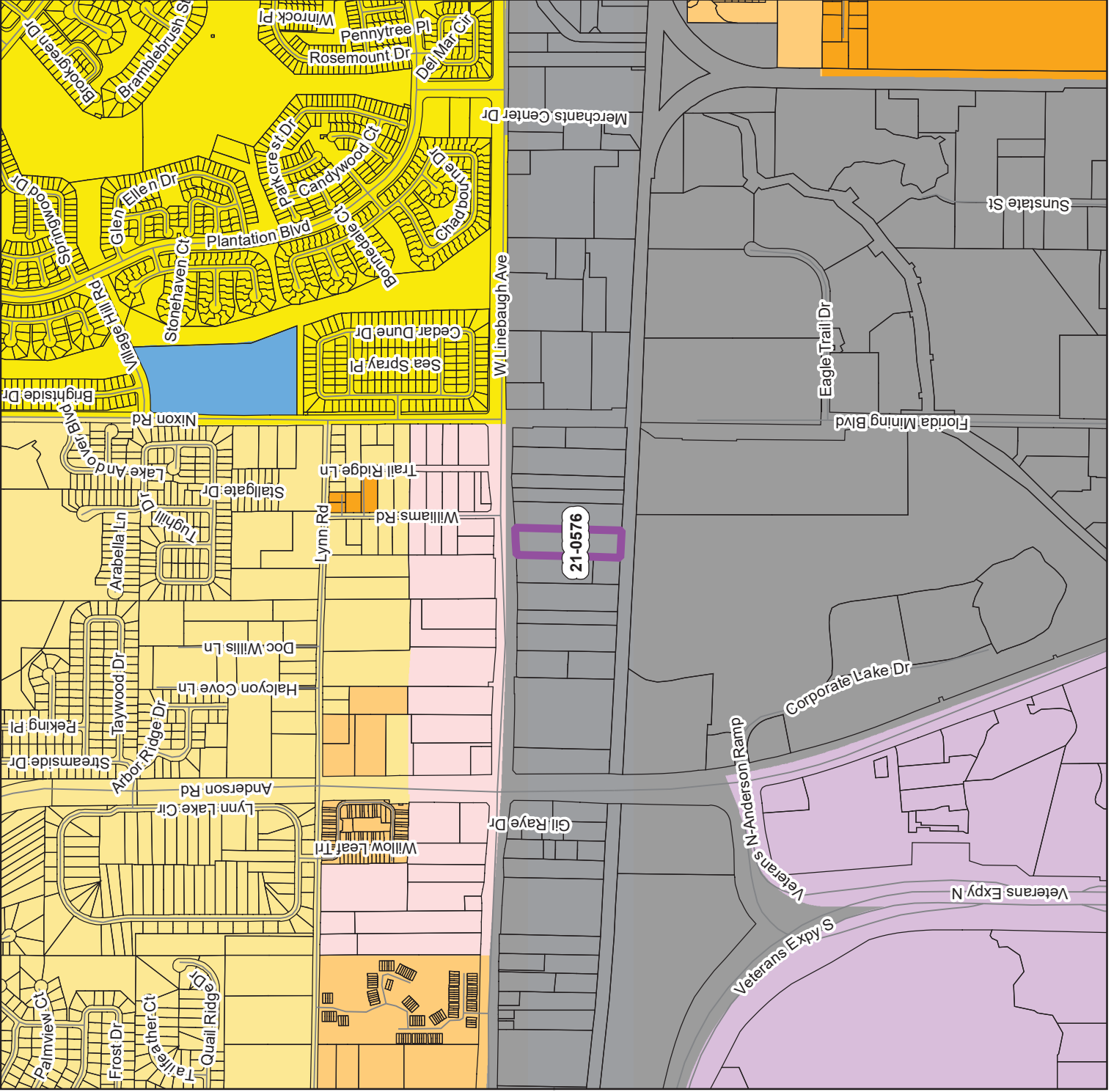
City-County Planning Commission: The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

ACCURACY: It is intended that the information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

Hillsborough County City-County Planning Commission: The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.



Map Printed from Rezoning System: 3/29/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Reg_H\Rezoning_Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/2/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/Northwest

PETITION NO: RZ 21-0576

- 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 is anticipated to decrease the number of trips potentially generated by development of the subject parcel.
- Transportation Review Section staff has no objection to the proposed rezoning,

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone +/- 3.58 acres from Agricultural Industrial (AI) to Manufacturing (M). Since the proposed applicant seeks a Euclidean zoning district, no transportation analysis is required to process this request per the development review procedures manual.

Staff has prepared a comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning, utilizing a generalized worst-case scenario. Values reported are based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AI; 116,959 S.F. Whole Sale Nursery (ITE LUC 818)	2,281	281	606

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M; 116,959 S.F. Manufacturing (ITE LUC 155)	479	69	160

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 1,802	(-) 212	(-) 446

Note: Above table reports gross project trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

This segment of West Linebaugh Ave. is a substandard, 4-lane, divided, urban, arterial roadway characterized by 12-foot wide travel lanes in average condition. The roadway lies within a variable width right-of-way (+/- 134 and 144 feet of right-of-way) along the project frontage. There are +/- 5-foot wide bike lanes and +/- 5-foot wide sidewalks along both sides of the roadway in the vicinity of the proposed project.

SITE ACCESS

As this is a Euclidean zoning, project access will be reviewed at the time of plat/site/construction plan review; however, it is anticipated that primary access will be to be from West Linebaugh Ave.

ROADWAY LEVEL OF SERVICE

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Linebaugh Ave.	Veterans Expwy	Gunn Highway	D	C

Source: Hillsborough County 2019 Level of Service Report.

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn “Gwen” W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR
 Hooshang Boostani, P.E. WASTE DIVISION
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: May 17, 2021</p> <p>PETITION NO.: 21-0576</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: April 27, 2021</p> <p>PROPERTY ADDRESS: 5508 W Linebaugh Ave., Tampa</p> <p>FOLIO #: 023872-0000</p> <p>STR: 19-28S-18E</p>
<p>REQUESTED ZONING: AI to M</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	04/13/2021
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 12 April 2021

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Clifford Laubstein

PETITION NO: 21-0576

LOCATION: 5508 W. Linebaugh Ave., Tampa, FL 33624

FOLIO NO: 23872.0000

SEC: 19 TWN: 28 RNG: 18

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



AVIATION AUTHORITY LAND USE REVIEW
Hillsborough County - OPTIX

DATE: March 30, 2021

PROPOSED USE INFORMATION:

Case No.: 21-0576 Reviewer: Tony Mantegna

Location: 5508 W LINEBAUGH AVE

Folio: 23872.0000

Current use of Land: Agricultural

Zoning: A1

REQUEST: Manufacturing

COMMENTS:

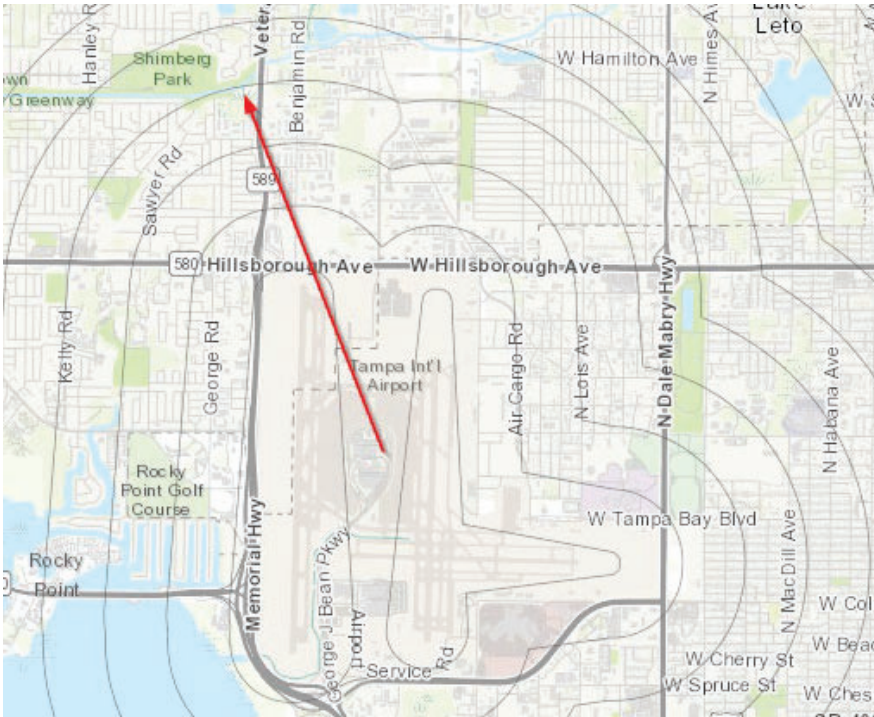
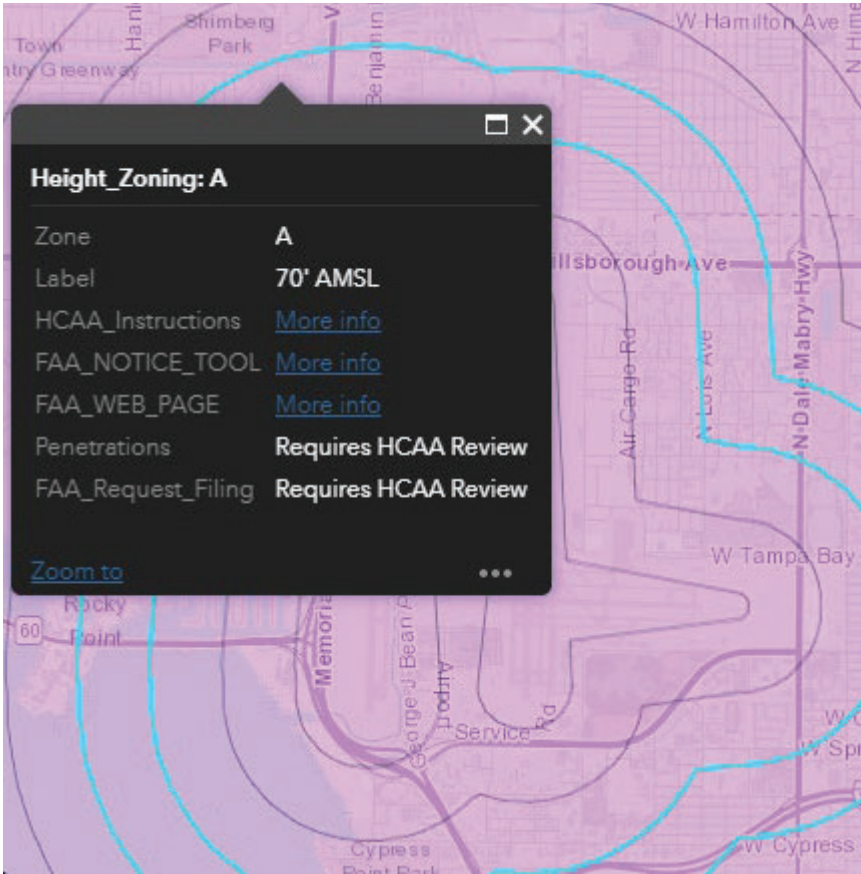
The proposed site falls within Zone "C1" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 180 feet Above Mean Sea Level will require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - _____

Not compatible (comments) - _____

Compatible with conditions (see comments above) – Site is subject to height limitations. Project structures will require an FAA Determination and Permit from the Aviation Authority.

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records



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

PETITION NO.: STD21-0576 REVIEWED BY: Randy Rochelle DATE: 3/30/2021

FOLIO NO.: 23872.0000

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 12 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the south Right-of-Way of W. Linebaugh Avenue.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the south Right-of-Way of W. Linebaugh Avenue.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.



VERBATIM TRANSCRIPT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
June 14, 2021
ZONING HEARING MASTER: SUSAN FINCH

C1:
Application Number: RZ-STD 21-0576
Applicant: Tri-County Hauling &
Demolition, LLC
Location: Southwest corner of W.
Linebaugh Ave. and Williams Rd.
intersection
Folio Number: 023872.0000
Acreage: 3.58 acres, more or less
Comprehensive Plan: LI
Service Area: Urban
Existing Zoning: AI
Request: Rezone to M

1 MR. GRADY: The next item is, again, B-2 is
2 continued. So the next agenda item is item C-1,
3 Rezoning-Standard 21-0576. The applicant is
4 Tri-County Hauling & Demolition, LLC.

5 The request is to rezone from AI,
6 Agricultural Industrial, to M, which is
7 Manufacturing district.

8 Isis Brown will provide staff recommendation
9 after presentation by the applicant.

10 HEARING MASTER FINCH: Good evening, sir.

11 MR. LAUBSTEIN: Good evening. My name is
12 Clifford H. Laubstein, 10827 Alafia Street,
13 Gibsonton, Florida 33534. I represent the
14 applicant.

15 And I'd like to thank staff and the Planning
16 Commission for their excellent report, and I have
17 nothing to add. I just wanted to show this graphic
18 here, if I may.

19 HEARING MASTER FINCH: I do see it.

20 MR. LAUBSTEIN: And this is our site here.

21 MR. GRADY: Speak into the microphone.

22 HEARING MASTER FINCH: Sir, I'm sorry. We
23 are recording this. I need you on the microphone.

24 MR. LAUBSTEIN: Okay. You can see our site
25 is in the middle of a large M zoning node with

1 around 50, 60 properties that go couple of thousand
2 feet east, couple thousand feet west. At least a
3 thousand feet south. And we're kind of like in the
4 middle of all these contiguously M-zoned
5 properties, which is also within a larger LI Future
6 Land Use category.

7 And everyone found it consistent, and I
8 think staff is correct. That's all I have to say.
9 Thank you.

10 HEARING MASTER FINCH: Thank you, sir. I
11 appreciate it. If you could please sign in with
12 the clerk's office.

13 Development Services, please.

14 MS. BROWN: Good evening. Isis Brown,
15 Hillsborough County Development Services.

16 The property associated with case 21-0576
17 has a Future Land Use designation of Light
18 Intensive. The Future Land Use designation permits
19 consideration of residential densities up to a
20 maximum density of one per -- one per dwelling unit
21 per acre and nonresidential intensity of up to a
22 maximum FAR of 0.75.

23 The subject site is surrounded by light
24 intensity to the east, west, south, and Suburban
25 Mixed-Use-6, RES-4, RES-6 to the north. The

1 subject rezoning parcel is located at 5508 West
2 Linebaugh Avenue.

3 The surrounding zoning and development
4 pattern consists of Manufacturing on the east,
5 west, and south sides. And Commercial General to
6 the north and west Linebaugh Avenue. Further north
7 is CG and single-family -- and Agricultural
8 Single-Family Residential, AS-1.

9 The applicant is requesting a rezoning from
10 Agricultural Industrial, AI, to Manufacturing, M.
11 Based on the LI Future Land Use classification and
12 the surrounding zoning development pattern and the
13 proposed use, development standards for
14 Manufacturing zoning districts, staff finds the
15 request approvable.

16 This ends my presentation and I'm available
17 for any questions.

18 HEARING MASTER FINCH: I don't have any, but
19 thank you for your testimony.

20 Planning Commission, please.

21 MS. MILLS: Yeneka Mills, Planning
22 Commission staff.

23 The subject property is located within the
24 Light Industrial Future Land Use classification,
25 the Urban Service Area, and it's not located within

1 a community planning area.

2 The proposed rezoning is consistent with
3 Policy 1.4 regarding compatibility with the
4 surrounding area. The subject property is located
5 in an area with numerous heavy commercial light,
6 commercial light industrial, and heavy industrial
7 uses.

8 The proposed rezoning also meets the intent
9 of neighborhood compatibility and protection
10 policies outlined under Objective 16 and its
11 accompanying policies 16.1, 16.2, 16.3, 16.5 in the
12 Future Land Use Element.

13 The subject site does not meet commercial
14 locational criteria as defined in Objective 22 and
15 Policy 22.2 of the Future Land Use Element. The
16 nearest intersection node is at Nixon and West
17 Linebaugh.

18 The applicant has submitted a waiver to
19 commercial locational criteria. The waiver states
20 that the site is located in a large industrial node
21 of Manufacturing zoning districts.

22 Planning Commission staff have reviewed the
23 waiver in support of the waiver and recommends that
24 the Board of County Commissioners adopt -- accepts
25 the waiver to locational criteria.

1 The proposed rezoning meets the intent of
2 Objective 26 and its accompanying policies 26.5 and
3 26.6, which promotes industrial uses to further the
4 economic development of Hillsborough County.

5 And based on those considerations, Planning
6 Commission staff found the proposed rezoning
7 consistent with the future of Hillsborough. Thank
8 you.

9 HEARING MASTER FINCH: Thank you. I
10 appreciate it.

11 Is there anyone that would like to speak in
12 support? Anyone that would like to offer testimony
13 in support of this application?

14 Seeing no one, anyone in opposition to this
15 request? Seeing no one.

16 All right. County Staff, anything further?

17 MR. GRADY: Nothing further.

18 HEARING MASTER FINCH: All right. Sir, you
19 have an opportunity to have the last word if you'd
20 like.

21 MR. LAUBSTEIN: Thank you very much and have
22 a great evening.

23 HEARING MASTER FINCH: All right. Thank you
24 very much for your testimony.

25 With that, we'll close Rezoning 21-0576 and

1 go to the next case.
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, May 17, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:31 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

1 June 14, 2021, Zoning Hearing Master Hearing.

2 Item A-28, Rezoning-Standard 21-0576. This
3 application is out of order to be heard and is
4 being continued to the June 14, 2021, Zoning
5 Hearing Master Hearing.

6 That concludes all withdrawals and
7 continuances.

8 HEARING MASTER HATLEY: Thank you,
9 Mr. Grady.

10 All right. I have some meeting procedures
11 that I'll go over. Before I do that, I would like
12 to ask everyone here, if you have any devices that
13 make noise, please silence them. Thank you.

14 All right. Meeting procedures. Tonight's
15 agenda consists of items that require a public
16 hearing by a Hearing Master before going to the
17 Board of County Commissioners for a final decision.

18 I'll conduct a hearing on each item today
19 and will submit a recommendation. My written
20 recommendation will be filed with the clerk of the
21 Board, the Board of County Commissioners, within 15
22 working days after the conclusion of today's public
23 hearing.

24 The Board of County Commissioners will
25 consider the record of today's public hearing and



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 20-1253	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, St 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # R2 20-1253	PLEASE PRINT NAME <u>SAM A. CALCO JR.</u> MAILING ADDRESS <u>18422 SWAN LAKE DR</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 500-0202</u>
APPLICATION # VS R2 20-1253	PLEASE PRINT NAME <u>Midelle Parks</u> MAILING ADDRESS <u>19330 US Hwy 41 N.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # R2 20-1266 VS	PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N. Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # R2 21-0554 VS	PLEASE PRINT NAME <u>Tyler Hudson</u> MAILING ADDRESS <u>400 N. Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # MM 21-0169	PLEASE PRINT NAME <u>Todd Pessenda</u> MAILING ADDRESS <u>200 2nd Ave. N. #456</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>704 1760</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 20-1255</u> <u>VS</u>	PLEASE PRINT NAME <u>Christopher McMeal</u> MAILING ADDRESS <u>15957 N. Florida Ave</u> CITY <u>Lotz</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # <u>RZ 21-0576</u>	PLEASE PRINT NAME <u>Cliff Leubsteln</u> MAILING ADDRESS <u>10827 Alafia St</u> CITY <u>Gibsonia</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-671-5928</u>
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Jorge Salmeron</u> MAILING ADDRESS <u>P.O. Box 1753</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-748-5817</u>
APPLICATION # <u>RZ 21-0700</u> <u>VS</u>	PLEASE PRINT NAME <u>Rogelio Alejo</u> MAILING ADDRESS <u>5645 W. Griffin Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Mauro Salmeron</u> MAILING ADDRESS <u>5022 Resnick Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>(813) 397-7657</u>
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Preston Price</u> MAILING ADDRESS <u>5655 W Griffin Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813-205-7075</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p>RZ 21-0700</p>	<p>PLEASE PRINT NAME <u>Barbara McClellan MacChernan</u></p> <p>MAILING ADDRESS <u>5710 W Griffin Rd</u></p> <p>CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-963-4350</u></p>
<p>APPLICATION #</p> <p>RZ 21-0700</p>	<p>PLEASE PRINT NAME <u>Patti Craddock</u></p> <p>MAILING ADDRESS <u>4112 Edwards Rd</u></p> <p>CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813 841-9476</u></p>
<p>APPLICATION #</p> <p>MM 21-0036</p>	<p>PLEASE PRINT NAME <u>M.D. FORNER, AICP</u></p> <p>MAILING ADDRESS <u>14500 N. Dale Mabry #200</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>762-2375</u></p>
<p>APPLICATION #</p> <p>MM 21-0038</p> <p>VS</p>	<p>PLEASE PRINT NAME <u>Alison Yovine</u></p> <p>MAILING ADDRESS <u>1533 Crescent Rd</u></p> <p>CITY <u>Clifton Park</u> STATE <u>NY</u> ZIP <u>12065</u> PHONE _____</p>
<p>APPLICATION #</p> <p>MM 21-0038</p> <p>VS</p>	<p>PLEASE PRINT NAME <u>Jamie Easton</u></p> <p>MAILING ADDRESS <u>621 Columbia St.</u></p> <p>CITY <u>Cohoes</u> STATE <u>Ny</u> ZIP <u>12047</u> PHONE _____</p>
<p>APPLICATION #</p> <p>RZ 21-0297</p>	<p>PLEASE PRINT NAME <u>M.D. FORNER, AICP</u></p> <p>MAILING ADDRESS <u>14500 N. Dale Mabry #200</u></p> <p>CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>762-2375</u></p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0297</u>	PLEASE PRINT NAME <u>Shawn Wilson</u> MAILING ADDRESS <u>5300 W. Cypress St.</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-384-4825</u>
APPLICATION # <u>RZ 21-0297</u>	PLEASE PRINT NAME <u>Alissa Restivo</u> MAILING ADDRESS <u>11408 Buchanan Lane</u> 11408 Buchanan Lane CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-638-1049</u> Seffner
APPLICATION # <u>RZ 21-0297</u>	PLEASE PRINT NAME <u>MARY RESTIVO</u> MAILING ADDRESS <u>11408 Buchanan Lane</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-638-1049</u>
APPLICATION # <u>RZ 21-0318</u>	PLEASE PRINT NAME <u>Channon Brickman</u> MAILING ADDRESS <u>4427 W. KENNEDY BLD, 250</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-9700</u> <u>Suite</u>
APPLICATION # <u>RZ 21-0318</u>	PLEASE PRINT NAME <u>Christie Barreiro</u> MAILING ADDRESS <u>5904 Hampton Oaks Pkwy, #</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3374</u> PHONE <u>813-253-5311</u>
APPLICATION # <u>MM 21-0481</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave, S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>781-304-1760</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R221-0482	PLEASE PRINT NAME <u>Mark Bentley</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>Jacksonville</u> STATE <u>FL</u> ZIP <u>32202</u> PHONE <u>813 2252500</u>
APPLICATION # R221-0482	PLEASE PRINT NAME <u>Russell Ottenberg</u> MAILING ADDRESS <u>3737 Lake Joyce Dr.</u> CITY <u>Longwood</u> STATE <u>FL</u> ZIP <u>32639</u> PHONE <u>813 962-1752</u>
APPLICATION # R2 21-0494 VS	PLEASE PRINT NAME <u>Mike Scholer</u> MAILING ADDRESS <u>6509 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>JOSEPH KOWALSKI</u> MAILING ADDRESS <u>7804 U.S. HWY 301 SOUTH</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-0706</u>
APPLICATION # R221-0494	PLEASE PRINT NAME <u>DAMON DYE</u> MAILING ADDRESS <u>10760 BUCCINCOUCE AVE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>8134137575</u>
APPLICATION # R221-0494	PLEASE PRINT NAME <u>Bradford Patrick (Brent)</u> MAILING ADDRESS <u>9507 Statife Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 454-3420</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Joe Shiver</u> MAILING ADDRESS <u>9508 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>213771715</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Jennifer LINA</u> MAILING ADDRESS <u>6304 BRANDON CIRCLE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>941 773 7620</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Chelsea TAVAREZ</u> MAILING ADDRESS <u>6311 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-766-7865</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Suzanne Hughes</u> MAILING ADDRESS <u>9910 Springway Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>3524671690</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Catherine Nance Patrick</u> MAILING ADDRESS <u>9507 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>615 838 2710</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Jodie Shiver</u> MAILING ADDRESS <u>9508 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-777-1450</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>Jean Hollash</u> MAILING ADDRESS <u>9603 Starlite Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-5008</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>William Hollash</u> MAILING ADDRESS <u>9603 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-5008</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>Joe W. Jones</u> MAILING ADDRESS <u>6202 Brandon Circle</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>813-629-1367</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>MACE MARAMAN (Nelson)</u> MAILING ADDRESS <u>9605 Starlite Drive</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-363-1045</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>JOSHUA MALONEY</u> MAILING ADDRESS <u>6304 Brandon Circle</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>727-692-3205</u>
APPLICATION # RZ 21-0494	PLEASE PRINT NAME <u>Vanessa Hernandez</u> MAILING ADDRESS <u>9621 Springbrook Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-598-8973</u>

DATE/TIME: 6/14/21 6pm

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Jan M Dunlap</u></p> <p>MAILING ADDRESS <u>9606 Springbrook Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 40-6090</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Lois Bahlow</u> Lois Bahlow</p> <p>MAILING ADDRESS <u>2505 Starlite Dr</u></p> <p>CITY <u>Kovance</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 240-2750</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Gerald T Boehm</u> Gerald Boehm</p> <p>MAILING ADDRESS <u>9505 Starlite Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 690-4477</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Anthony Hernandez</u></p> <p>MAILING ADDRESS <u>9621 Springbrook Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 576-5502</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>FAY ALPAUGH</u> Fay Alpaugh</p> <p>MAILING ADDRESS <u>6307 Brandon Cir</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 671-5534</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Ann Fatch</u></p> <p>MAILING ADDRESS <u>6213 Brandon Circle</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 735-9365</u></p>

DATE/TIME: 6/14/21 6pm

HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p>RZ 21-0494</p>	<p>PLEASE PRINT NAME <u>Annette Coffey</u></p> <p>MAILING ADDRESS <u>6204 Brandon Cir</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>702-806-7700</u></p>
<p>APPLICATION #</p> <p>RZ 21-0494</p>	<p>PLEASE PRINT NAME <u>Ricky Lee</u></p> <p>MAILING ADDRESS <u>9906 Springway Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 503358</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # R221-0494</p>	<p>PLEASE PRINT NAME <u>Eric Coffey</u> MAILING ADDRESS <u>6204 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>702 574-2121</u></p>
<p>APPLICATION # R221-0494</p>	<p>PLEASE PRINT NAME <u>Tracy Whidden</u> MAILING ADDRESS <u>6310 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 220 1185</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>CHERYL T. McDANIEL</u> MAILING ADDRESS <u>6214 BRANDON CIR</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-992-5507</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Taylor J. Peña</u> MAILING ADDRESS <u>9605 Springbrook Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-766-2525</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Francisco Peña (Frank)</u> MAILING ADDRESS <u>9605 Springbrook Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-966-2292</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Julie Sanchez</u> MAILING ADDRESS <u>6209 Brandon Circle</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-517-4533</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>JOSEPH R. FUTCH</u> MAILING ADDRESS <u>6213 BRANDON CIRCLE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-735-9367</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>CHRIS BURNS</u> MAILING ADDRESS <u>6212 BRANDON CIRCLE</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 523 7155</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # R221-0494</p>	<p>PLEASE PRINT NAME Vaughn Ali MAILING ADDRESS 9902 Springway Dr W CITY Riverview STATE FL ZIP 33578 PHONE 813-760-9532</p>
<p>APPLICATION # R221-0494</p>	<p>PLEASE PRINT NAME NANNETTE MESSY MAILING ADDRESS 6014 BRANDON CIR CITY RIVERVIEW STATE FL ZIP 33578 PHONE 813 677 5635</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE</p>
<p>APPLICATION # R221-0507</p>	<p>PLEASE PRINT NAME Jaime Maier MAILING ADDRESS 101 E. Kennedy Blvd., ste. 3700 CITY Tampa STATE FL ZIP 33602 PHONE 813-830-8460</p>
<p>APPLICATION # R221-0507</p>	<p>PLEASE PRINT NAME Steve Henry MAILING ADDRESS 5023 W. LAMAR ST CITY TPA STATE FL ZIP 33607 PHONE 813-289-0039</p>
<p>APPLICATION # R221-0559</p>	<p>PLEASE PRINT NAME Clayton Brackmeier MAILING ADDRESS 4427 W. KENNEDY BLVD SUITE 250 CITY TAMPA STATE FL ZIP 33609 PHONE (813) 229-5220</p>

DATE/TIME: 6/14/21 6pm

HEARING MASTER: Susan Funch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>MM21-0561</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Chris McNeal</u></p> <p>MAILING ADDRESS <u>15957 N. Florida Ave</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE: **ZHM**, PHM, VRH, LUHO

DATE: 06/14/2021

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0507	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0507	JAIME MAIER	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0482	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0482	MARK BENTLEY	2. APPLICANT PRESENTATION PACKET	YES (COPY)
RZ 21-0318	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0318	MICHAEL HORNER	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0576	CLIFF LAUBSTEIN	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0700	PRESTON PRICE	1. OPPOSITION PRESENTATION PACKET	NO
RZ 21-0700	BARBARA MCCLERNAN	2. OPPOSITION PICTURES	NO
MM 21-0036	MICHAEL HORNER	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0297	MARY RESTIVO	1. OPPOSITION LETTERS	NO
RZ 21-0297	ALISSA RESTIVO	2. OPPOSITION LETTER	NO
MM 21-0481	TODD PRESSMAN	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0494	JENNIFER LIND	1. OPPOSITION LETTER	NO
RZ 21-0494	BRADFORD PATRICK	2. OPPOSITION LETTER	NO
RZ 21-0494	TWYLA PENA	3. OPPOSITION LETTER	NO
RZ 21-0494	CHELSEA TAVAREZ	4. OPPOSITION LETTER	NO

JUNE 14, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 14, 2021, at 6:00 p.m., held virtually.

☒ Susan Finch, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

☒ Brian Grady, Development Services, reviewed the changes/withdrawals/continuances.

D.1. RZ 20-1253

☒ Brian Grady, Development Services, calls RZ 20-1253.

☒ Kami Corbett, applicant rep, presents testimony.

☒ Sam Calco, proponent, presents testimony.

☒ Michelle Parks, opponent, presents testimony.

☒ Brian Grady, Development Services, responds opponent.

☒ Kami Corbett, applicant rep, responds to Development Services.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 20-1253 to August 16, 2021.

B.2. RZ 20-1266

☒ Brian Grady, Development Services, calls RZ 20-1266.

☒ Truett Gardner, applicant rep, presents testimony.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 20-1266 to July 26, 2021.

D.11. RZ 21-0554

☒ Brian Grady, Development Services, calls RZ 21-0554.

☒ Tyler Hudson, applicant rep, presents testimony.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 21-0554 to July 26, 2021.

A-14 MM 21-0556

☐ Brian Grady, Development Services, calls

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues MM 21-0556 to August 16, 2021.

D-4 MM 21-0169

☐ Brian Grady, Development Services, calls MM 21-0169.

☐ Todd Pressman, applicant rep, presents testimony.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/ continues MM 21-0169 to August 16, 2021.

A. WITHDRAWALS AND CONTINUANCES

☐ Brian Grady, Development Services, continues the changes/withdrawals/continuances.

☐ Susan Finch, ZHM, overview of ZHM process.

☐ Assistant County Attorney Cameron Clark overview consent agenda requirements/ZHM process.

☐ Susan Finch, ZHM, oath

B. REMANDS

B.1. RZ 20-1255

☐ Brian Grady, Development Services, calls RZ 20-1255.

☐ Christopher McNeal, applicant rep, presents testimony.

☐ Israel Monsanto, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Brian Grady Development Services, advised of BOCC date July 20, 2021.

☐ Susan Finch, ZHM, closes RZ 20-1255.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 21-0576

- ☐ Brian Grady, Development Services, calls RZ 21-0576.
- ☐ Cliff Laubstein, applicant rep, presents testimony.
- ☐ Isis Brown, Development Services, staff report.
- ☐ Yeneka Mills, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0576.

C.2. RZ 21-0700

- ☐ Brian Grady, Development Services, calls RZ 21-0700.
- ☐ Jorge Salmeron, applicant rep, presents testimony.
- ☐ Susan Finch, ZHM, questions to applicant rep.
- ☐ Jorge Salmeron, applicant rep, answers ZHM questions and continues testimony.
- ☐ Chris Grandlienard, Development Services, staff report.
- ☐ Yeneka Mills, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents.
- ☐ Rogelio Alejo, proponent, presents testimony.
- ☐ Manuel Salmeron, proponent, presents testimony
- ☐ Preston Price, opponents presents testimony.
- ☐ Barbara McClernan, opponents presents testimony.
- ☐ Patty Craddock, opponents presents testimony.
- ☐ Susan Finch, ZHM, questions to Development Services.
- ☐ Brian Grady, Development Services, answers ZHM questions.
- ☐ Rogelio Alejo, applicant rep, presents rebuttal.

MONDAY, JUNE 14, 2021

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Rogelio Alejo, applicant rep, answers ZHM questions.

☐ Susan Finch, ZHM, closes RZ 21-0700.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.2. MM 21-0036

☐ Brian Grady, Development Services, calls RZ 21-0036.

☐ Michael Horner, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Michael Horner, applicant rep, answers ZHM questions and continues testimony.

☐ Brian Grady, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Brian Grady, Development Services, continues testimony.

☐ Michael Horner, applicant rep, presents rebuttal.

☐ Susan Finch, ZHM, closes MM 21-0036.

D.3. MM 21-0038

☐ Brian Grady, Development Services, calls MM 21-0038.

☐ Alison Yovine, applicant rep, presents testimony.

☐ Jamie Easton, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Jamie Easton, applicant rep, answers ZHM questions and continues testimony.

☐ Tania Chapela, Development Services, staff report.

MONDAY, JUNE 14, 2021

☐ Susan Finch, ZHM, questions to Development Services.

☐ Tania Chapela, Development Services, answers ZHM questions.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Jamie Preston, applicant rep, presents rebuttal.

☐ Susan Finch, ZHM, closes MM 21-0038.

D.5. RZ 21-0297

☐ Brian Grady, Development Services, calls RZ 21-0297.

☐ Michael Horner, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Michael Horner, applicant rep, answers ZHM questions and continues testimony.

☐ Shawn Wilson, applicant rep, presents testimony.

☐ Michael Horner, applicant rep, continues testimony.

☐ Steve Beachy, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents.

☐ Alissa Restivo, opponent, presents testimony.

☐ Mary Restivo, opponent, presents testimony.

☐ Susan Finch, ZHM, calls for Development Services/applicant rep.

☐ Brian Grady, Development Services, continues testimony.

☐ Michael Horner, applicant rep, presents rebuttal.

☐ Susan Finch, ZHM, closes RZ 21-0297.

☐ Susan Finch, ZHM, break

☐ Susan Finch, ZHM, resumes hearing

D.6. RZ 21-0318

☐ Brian Grady, Development Services, calls RZ 21-0318.

☐ Clayton Brickleyer, applicant rep, presents testimony.

☐ Steve Beachy, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, questions to Planning Commission.

☐ Yeneka Mills, Planning Commission, answers ZHM questions.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

☐ Christie Barreiro, applicant rep, presents rebuttal.

☐ Susan Finch, closes RZ 21-0318.

D.7. MM 21-0481

☐ Brian Grady, Development Services, calls MM 21-0481.

☐ Todd Pressman, applicant rep, presents testimony.

☐ Tim Lampkin, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls ~~for~~ for proponents/opponents/Development Services/applicant rep/closes MM 21-0481.

D.8. RZ 21-0482

☐ Brian Grady, Development Services, calls RZ 21-0482.

☐ Mark Bentley, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Mark Bentley, applicant rep, answers ZHM questions and continues testimony.

MONDAY, JUNE 14, 2021

☒ Russell Ottenberg, applicant rep, presents testimony.

☒ Susan Finch, ZHM, Oath.

☒ Russell Ottenberg, applicant rep, continues testimony.

☒ Israel Monsanto, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponent/Development Services/applicant rep.

☒ Susan Finch, ZHM, questions to applicant rep.

☒ Mark Bentley applicant rep, answers ZHM questions and presents rebuttal.

☒ Susan Finch, ZHM, closes RZ 21-0482.

D.9. RZ 21-0494

☒ Brian Grady, Development Services, calls RZ 21-0494.

☒ Joseph Kowalski, applicant rep, presents testimony.

☒ Damon Dye, applicant rep, presents testimony.

☒ Tim Lampkin, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents.

☒ Brent Patrick, opponent, presents testimony.

☒ Joe Shiver, opponent, presents testimony.

☒ Jennifer Lynn, opponent, presents testimony.


☒ Chelsea Tavaréz, opponent, presents testimony.

☒ Suzanne Hughes, opponent, presents testimony.

☒ Catherine Patrick, opponent, presents testimony.

☒ Jodie Shiver, opponent, presents testimony.

MONDAY, JUNE 14, 2021


 William Hollash, opponent, presents testimony.

 Jean Hollash, opponent, presents testimony.

 Nelson Maraman, opponent, presents testimony.

 Vanessa Hernandez, opponent, presents testimony.

 Joshua Maloney, opponent, presents testimony.

 Jan Dunlap, opponent, presents testimony.


 Lois Bahlow, opponent, presents testimony.


 Gerald Boehm, opponent, presents testimony.


 Anthony Hernandez, opponent, presents testimony.

 Cheryl McDaniel, opponent, presents testimony.

 Fary Alpaugh, opponent, presents testimony.


 Joe Jones, opponent, presents testimony.


 Twyla Pena, opponent, presents testimony.

 Frank Pena, opponent, presents testimony.

 Julie Sanchez, opponent, presents testimony.

 Joseph Futch, opponent, presents testimony.


 Ann Futch, opponent, presents testimony.


 Annett Coffey, opponent, presents testimony.


 Eric Coffey, opponent, presents testimony.

 Chris Burns, opponent, presents testimony.

 Tracy Whidden, opponent, presents testimony.

 Vaughn Ali, opponent, presents testimony.

 Ricky Lee, opponent, presents testimony.

 Nannette Massy, opponent, presents testimony.

MONDAY, JUNE 14, 2021

☒ Mike Scholer, opponent, presents testimony.

☒ Susan Finch, ZHM, calls for Development Services/applicant rep.

☒ Joseph Kowalski, applicant rep, presents rebuttal.

☒ Susan Finch, ZHM, closes RZ 21-0494.

D.10. RZ 21-0507

☒ Brian Grady, Development Services, calls RZ 21-0507 and advised of BOCC date July 20, 2021.

☒ Jaime Maier, applicant rep, presents testimony.

☒ Steve Henry, applicant rep, presents testimony.

☒ Israel Monsanto, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0507.

D.12. RZ 21-0559

☒ Brian Grady, Development Services, calls RZ 21-0559.

☒ Clayton Brickleyer, applicant rep, presents testimony.

☒ Tania Chapela, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0559.

D.13. MM 21-0561

☒ Brian Grady, Development Services, calls RZ 21-0561.

☒ Christopher McNeal, applicant rep, presents testimony.

☒ Michelle Heinrich, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

MONDAY, JUNE 14, 2021

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

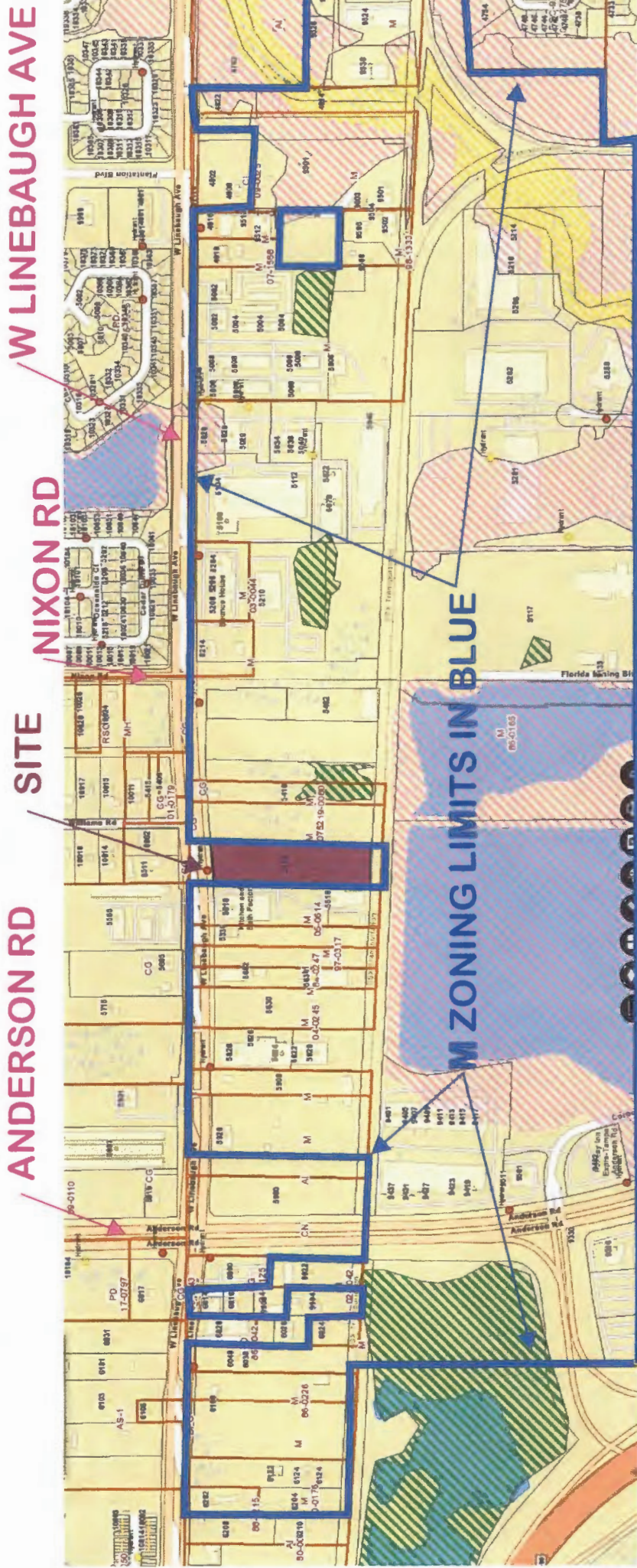
☐ Christopher McNeal, applicant rep, presents rebuttal

☐ Susan Finch, ZHM, closes RZ 21-0561

ADJOURNMENT

☐ Susan Finch, ZHM, adjourns the meeting.

Application No. RZ21-0576
Name: Cliff Lavbscia
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 6/14/21



ANDERSON RD

SITE

NIXON RD

W LINEBAUGH AVE

M ZONING LIMITS IN BLUE



**PARTY OF
RECORD**

NONE