Rezoning Application: 25-0639 **Zoning Hearing Master Date:** 05-19-2025

BOCC Land Use Meeting Date: 07-22-2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: **Certified Motors LLC**

FLU Category: LI

Service Area: Urban

Site Acreage: 1.21

Request: Rezone to M (R)



Introduction Summary:

The applicant is requesting to rezone this property from Agricultural Industrial (AI) to Manufacturing Restricted (M (R)). The applicant is proposing a condition limiting the use of the site to uses that generate less than 80 inbound peak hour trips per day.

Zoning:	Existing Proposed	
District(s)	Al	M (R)
Typical General Use(s)	Agricultural	Industrial/Manufacturing
Acreage	1.21	1.21
Intensity	0.25 – 0.75 FAR	.75 FAR
Mathematical Maximum*	13,176.9 - 39,530.7 sf	39,530.7 Sq ft

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	Al	M (R)	
Lot Size / Lot Width	1 Acre / 150 ft wide	20,000 sq ft/ 100 ft wide	
Setbacks/Buffering and Screening	50 ft Front, 15 ft side, and 50 ft rear	30 ft Front, side and rear yards subject to buffering and screening requirements and dependent on proposed use and adjacent use	
Height	50 ft	110 ft	

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

APPLICATION NUMBER: RZ 25-0639
ZHM HEARING DATE: 05-19-2025

BOCC LUM MEETING DATE: 05-19-2025

Case Reviewer: Logan McKaig

Planning Commission Recommendation:

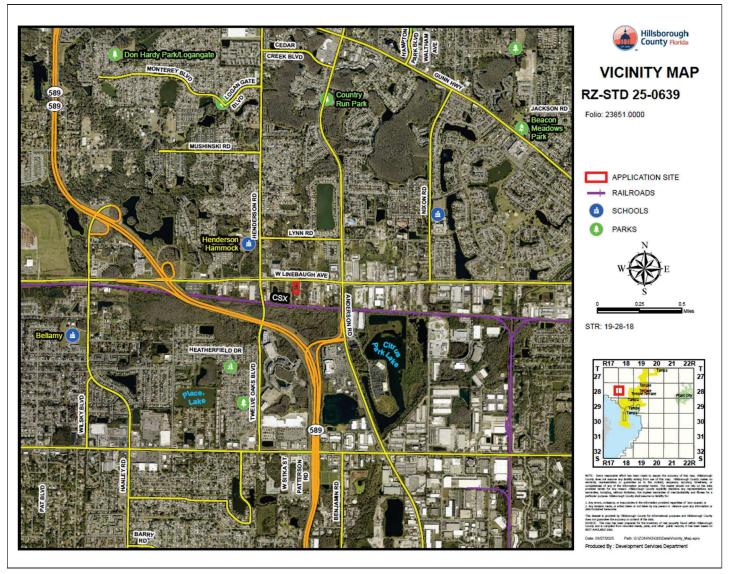
CONSISTENT

Development Services Recommendation:

Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



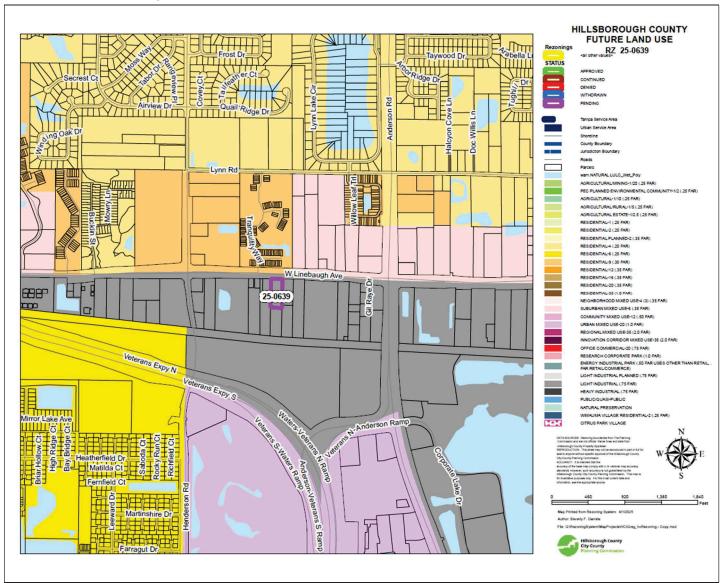
Context of Surrounding Area:

The site is located along Linebaugh Ave approximately 1300 ft west of Anderson Rd and approximately 350 ft north of CSX rail line. The area contains a mix of existing industrial, residential, and commercial activities in both low and high density/intensity.

BOCC LUM MEETING DATE: 07-22-2015 Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	LI
Maximum Density/F.A.R.:	0.75 FAR

APPLICATION NUMBER: RZ 25-0639

ZHM HEARING DATE: 05-19-2025
BOCC LUM MEETING DATE: 07-22-2015

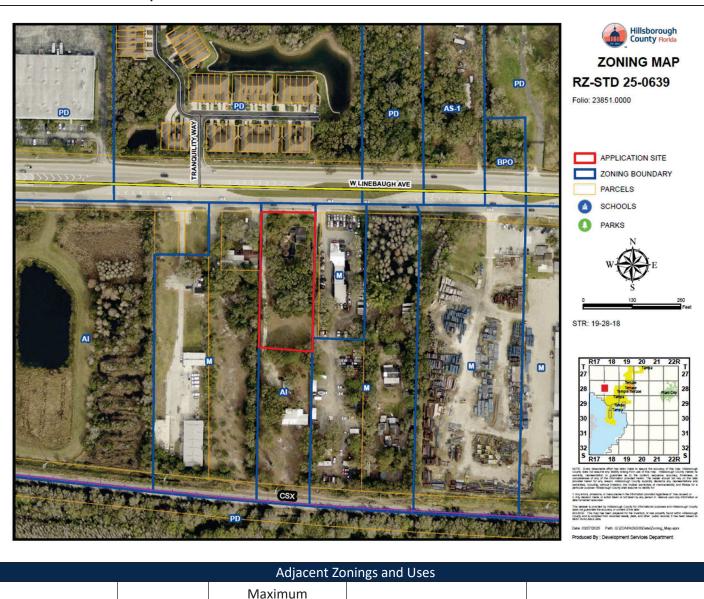
Case Reviewer: Logan McKaig

Typical Uses:

Agricultural, 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 (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments and recreational facilities. Free standing neighborhood commercial uses are pursuant to locational criteria or 20% of the project's land area when part of a larger industrial/office park (greater than 300,000 square feet).

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



	Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	PD (01-1050)	7.4 du / ga	Residential	Residential	

APPLICATION NUMBER: RZ 25-0639

ZHM HEARING DATE: 05-19-2025
BOCC LUM MEETING DATE: 07-22-2015

Case Reviewer: Logan McKaig

East	M (88-0215 & 80-0176)	.75 F.A.R.	Industrial, Commercial, & Office	Commercial and Vacant Industrial
South	AI (80-0001)	N/A	Agricultural & Industrial	Mobile Homes
West	М	.75 F.A.R.	Industrial, Commercial, & Office	Vacant Industrial & Commercial Office

2.0 LAND USE MAP SET AND SUMMARY DATA2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)				
N/A				

APPLICATION NUMBER:	RZ 25-0639	
ZHM HEARING DATE:	05-19-2025	
BOCC LUM MEETING DATE:	07-22-2015	Case Reviewer: Logan McKaig

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
W Linebaugh Ave	County Arterial - Urban	4 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other	

Project Trip Generation ☐Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	388	66	76	
Proposed	400 (Est.)	40	40	
Difference (+/-)	+12	+26	+36	

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

Connectivity and Cross Access ⊠Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:	•		•	•

Design Exception/Administrative Varian	ce Not applicable for this reques	t
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
 □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided 	☐ Yes ☐ N/A ☑ No	⊠ Yes □ No			

APPLICATION NUMBER:	RZ 25-0639	
ZHM HEARING DATE:	05-19-2025	
BOCC LUM MEETING DATE:	07-22-2015	Case Reviewer: Logan McKaig

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
Livironnientai.	Received		Requested	Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☐ No	n/a
Natural Resources	⊠ Yes □ No	☐ Yes ☒ No	☐ Yes ☐ No	n/a
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☒ No	☐ Yes ☐ No	n/a
Check if Applicable:		Vater Wellfield Pro	l	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	_	igh Hazard Area		
Credit		burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	-	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other	p. op a. t,		
Public Facilities:	Comments	Objections	Conditions	Additional
rubiic raciities.	Received	Objections	Requested	Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	No development shall be permitted that generates more than eighty (80) inbound peak hour trips.
Service Area/ Water & Wastewater ⊠ Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ☐ No	□ Yes	n/a
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	n/a
Impact/Mobility Fees	•		•	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	☐ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No	☐ Consistent	□No	
☐ Minimum Density Met ☐ N/A				

APPLICATION NUMBER:	RZ 25-0639	
ZHM HEARING DATE:	05-19-2025	
BOCC LUM MEETING DATE:	07-22-2015	Case Reviewer: Logan McKaig

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site in question is surrounded by existing properties zoned M (Manufacturing) and is located directly along Linebaugh Ave. These factors along with the LI underlying FLU create an environment where the rezoning of this property to Manufacturing would bring it more in line with the existing uses of the area and the vision of the FLU.

5.2 Recommendation

Staff recommends approval. Subject to the following conditions:

1. No development shall be permitted that generates more than eighty (80) inbound peak hour trips.

APPLICATION NUMBER: RZ 25-0639

ZHM HEARING DATE: 05-19-2025
BOCC LUM MEETING DATE: 07-22-2015 Case Reviewer: Logan McKaig

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:

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

J. Brian Grady

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.

APPLICATION NUMBER: RZ 25-0639

ZHM HEARING DATE: 05-19-2025
BOCC LUM MEETING DATE: 07-22-2015 Case Reviewer: Logan McKaig

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER:	RZ 25-0639	
ZHM HEARING DATE:	05-19-2025	
BOCC LUM MEETING DATE:	07-22-2015	Case Reviewer: Logan McKaig
8.0 PROPOSED SITE PLA	AN (FULL)	
N/A		

APPLICATION NUMBER: RZ 25-0639

ZHM HEARING DATE: 05-19-2025

BOCC LUM MEETING DATE: 07-22-2015 Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 05/ 12 15/2025
REVIEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: NE/ELOP	PETITION NO: RZ 25-0639 * REVISED

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

CONDITIONS OF APPROVAL

1. No development shall be permitted that generates more than eighty (80) inbound peak hour trips.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 1.21 acres from Agricultural Industrial (AI) to Manufacturing - Restricted (M-R). The restriction proposed by the applicant states that no development shall be permitted that generates more than eighty (80) inbound peak hour trips. The site is located +/- 1,500 east of the intersection of Henderson Rd. and W. Linebaugh Ave. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AI, Landscape Contractor's Nursery (ITE Code 180) 39,531sqft	388	66	76

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips**	
	Way Volume*	AM	PM
M District Uses Subject to Applicant's Proposed Restrictions Trip Cap*	4 00 (Est.) 1,600	4 0 80	4 0 80

^{*}Given the broad range of uses and undetermined effect of the <u>applicant's restriction</u> trip cap on daily project trips, staff calculated daily trips based on the industry standard assumption (when a lack of better data exists) the Average Daily Trips equals 10x the number of trips in the highest peak period.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+12 +1,212	+26 +14	+36 <u>+4</u>

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Linebaugh Ave. W Linebaugh Ave is a 4-lane, divided, urban arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 4ft paved shoulders on both sides of the roadway, +/- 5ft sidewalks on both sides of the roadway, and within +/- 136 ft of the right of way.

SITE ACCESS

The site has frontage on W Linebaugh Ave which has restrictive medians that limit the subject site to a right-in right-out connection.

As stated previously in this report, the applicant proposes a restriction which states that no development shall be permitted and that generates more than eighty (80) inbound peak hour trips. The intent of this restriction is to avoid triggering access roadway improvements that include the construction of turn lanes as outlined in section 6.04.04.D. of the Land Development Code that the subject site, due to a lack of sufficient right of way worsened by the median opening directly adjacent to the subject site to the north, could not accommodate.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for W Linebaugh Ave is reported below

^{**}Within the a.m. and p.m. peak periods, the <u>inbound</u> outbound trips were assumed to equal <u>50% of</u> the <u>a.m.</u> peak <u>inbound</u> outbound trips, which is the subject of the above-mentioned restriction.

				Peak
			LOS	Hr.
Roadway	From	To	Standard	Directional
				LOS
W Linebaugh	Veterans	Gunn Hwy	D	С
Ave	Expwy			

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
W Linebaugh Ave	County Arterial - Urban	4 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other 	

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	388	66	76	
Proposed	400 (Est.)	40	40	
Difference (+/-)	+12	+26	+36	

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

Connectivity and Cross Access Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request			
Туре	Finding		
Choose an item.	Choose an item.		
Choose an item.	Choose an item.		
Choose an item.	Choose an item.		
Choose an item.	Choose an item.		
	Type Choose an item. Choose an item. Choose an item.		

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No		

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-STD 25-0639
Hearing date:	May 19, 2025
Applicant:	Certified Motors, LLC
Request:	Rezone to M (with restriction)
Location:	6208 W. Linebaugh Avenue, Tampa
Parcel size:	1.16 acres +/-
Existing zoning:	Al
Future land use designation:	LI (0 du/ga; 0.75 FAR)
Service area:	Urban Services Area
Community planning area:	None

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: 25-0639 **Zoning Hearing Master Date:** 05-19-2025

BOCC Land Use Meeting Date: 07-22-2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: **Certified Motors LLC**

FLU Category: LI

Service Area: Urban

Site Acreage: 1.21

Request: Rezone to M (R)



Introduction Summary:

The applicant is requesting to rezone this property from Agricultural Industrial (AI) to Manufacturing Restricted (M (R)). The applicant is proposing a condition limiting the use of the site to uses that generate less than 80 inbound peak hour trips per day.

Zoning:	Existing	Proposed
District(s)	Al	M (R)
Typical General Use(s)	Agricultural	Industrial/Manufacturing
Acreage	1.21	1.21
Intensity	0.25 – 0.75 FAR	.75 FAR
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^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AI	M (R)
Lot Size / Lot Width	1 Acre / 150 ft wide	20,000 sq ft/ 100 ft wide
Setbacks/Buffering and Screening	50 ft Front, 15 ft side, and 50 ft rear	30 ft Front, side and rear yards subject to buffering and screening requirements and dependent on proposed use and adjacent use
Height	50 ft	110 ft

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

APPLICATION NUMBER: RZ 25-0639

ZHM HEARING DATE: 05-19-2025
BOCC LUM MEETING DATE: 07-22-2015 Case Reviewer: Logan McKaig

Planning Commission Recommendation:

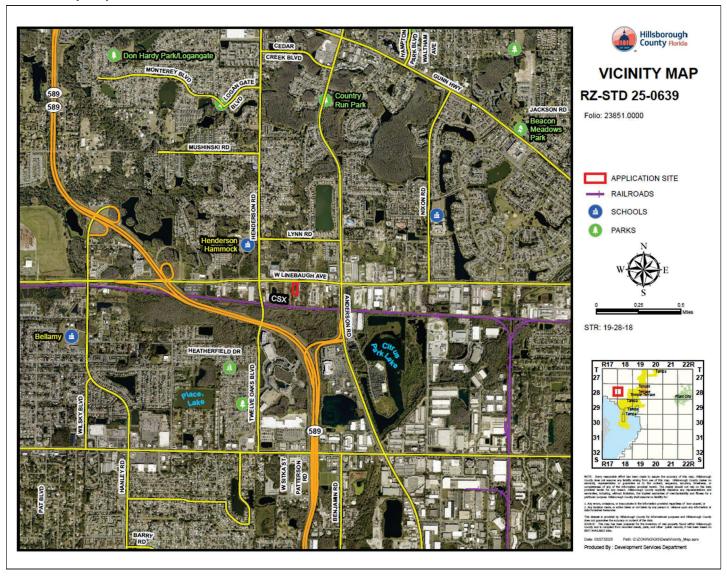
CONSISTENT

Development Services Recommendation:

Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

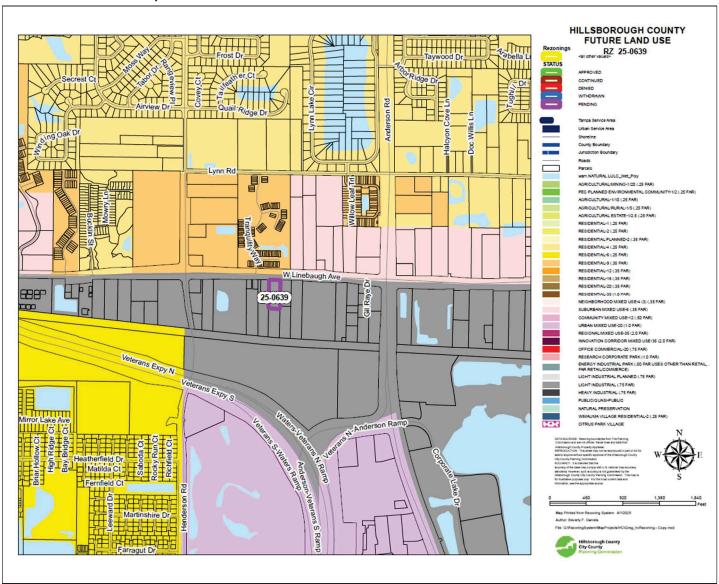
The site is located along Linebaugh Ave approximately 1300 ft west of Anderson Rd and approximately 350 ft north of CSX rail line. The area contains a mix of existing industrial, residential, and commercial activities in both low and high density/intensity.

APPLICATION NUMBER: RZ 25-0639
ZHM HEARING DATE: 05-19-2025

BOCC LUM MEETING DATE: 07-22-2015 Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	LI
Maximum Density/F.A.R.:	0.75 FAR

APPLICATION NUMBER: RZ 25-0639
ZHM HEARING DATE: 05-19-2025
BOCC LUM MEETING DATE: 07-22-2015

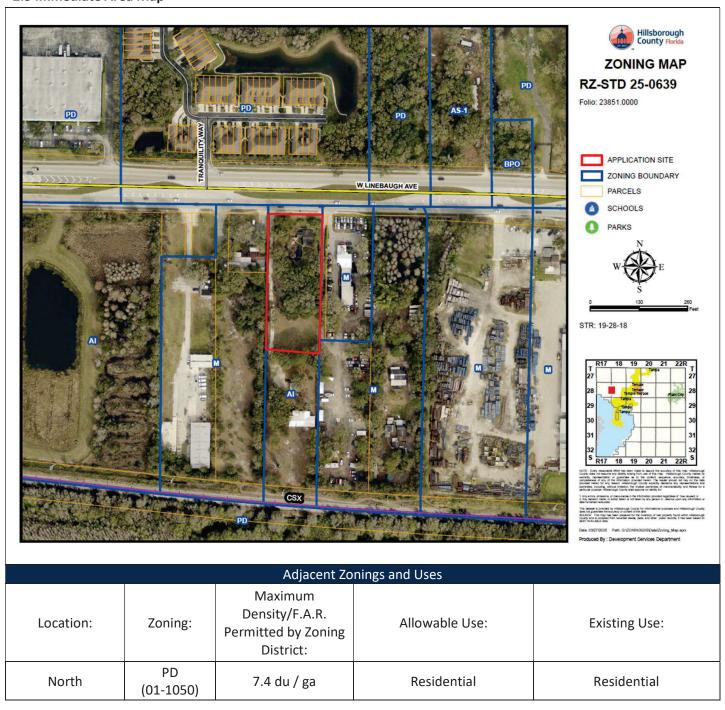
Case Reviewer: Logan McKaig

Typical Uses:

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



APPLICATION NUMBER: RZ 25-0639

ZHM HEARING DATE: 05-19-2025

BOCC LUM MEETING DATE: 07-22-2015

Case Reviewer: Logan McKaig

East	M (88-0215 & 80-0176)	.75 F.A.R.	Industrial, Commercial, & Office	Commercial and Vacant Industrial
South	AI (80-0001)	N/A	Agricultural & Industrial	Mobile Homes
West	М	.75 F.A.R.	Industrial, Commercial, & Office	Vacant Industrial & Commercial Office

2.0 LAND USE MAP SET AND SUMMARY DATA 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)
N/A

APPLICATION NUMBER:	RZ 25-0639	
ZHM HEARING DATE:	05-19-2025	
BOCC LUM MEETING DATE:	07-22-2015	Case Reviewer: Logan McKaig

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
W Linebaugh Ave	County Arterial - Urban	4 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other		

Project Trip Generation ☐Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	388	66	76		
Proposed	400 (Est.)	40	40		
Difference (+/-)	+12	+26	+36		

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

Connectivity and Cross Access Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:	•		•	•	

Design Exception/Administrative Variance ■Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
 □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided 	☐ Yes ☐ N/A ☑ No	⊠ Yes □ No			

APPLICATION NUMBER:	RZ 25-0639	
ZHM HEARING DATE:	05-19-2025	
BOCC LUM MEETING DATE:	07-22-2015	Case Reviewer: Logan McKaig

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY						
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☐ No	n/a		
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☐ No	n/a		
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☐ No	n/a		
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area			
☐ Wetlands/Other Surface Waters	☐ Significant Wildlife Habitat					
☐ Use of Environmentally Sensitive Land	☐ Coastal H	☐ Coastal High Hazard Area				
Credit	☐ Urban/Sul	burban/Rural Scen	ic Corridor			
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property				
☐ Surface Water Resource Protection Area	☐ Other					
Public Facilities:	Comments	Objections	Conditions	Additional		
	Received	Objections	Requested	Information/Comments		
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	No development shall be permitted that generates more than eighty (80) inbound peak hour trips.		
Service Area/ Water & Wastewater ⊠Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ☐ No	□ Yes	n/a		
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠ N/A Inadequate □ K-5 □6-8 □9-12 ⊠ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	n/a		
Impact/Mobility Fees	1		1			
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments		
Planning Commission						
☐ Meets Locational Criteria ☐ N/A	☐ Yes	☐ Inconsistent	□ Yes			
☐ Locational Criteria Waiver Requested	□No	☐ Consistent	□No			
☐ Minimum Density Met ☐ N/A						

APPLICATION NUMBER:	RZ 25-0639	
ZHM HEARING DATE:	05-19-2025	
BOCC LUM MEETING DATE:	07-22-2015	Case Reviewer: Logan McKaig

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site in question is surrounded by existing properties zoned M (Manufacturing) and is located directly along Linebaugh Ave. These factors along with the LI underlying FLU create an environment where the rezoning of this property to Manufacturing would bring it more in line with the existing uses of the area and the vision of the FLU.

5.2 Recommendation

Staff recommends approval. Subject to the following conditions:

1. No development shall be permitted that generates more than eighty (80) inbound peak hour trips.

APPLICATION NUMBER:RZ 25-0639ZHM HEARING DATE:05-19-2025BOCC LUM MEETING DATE:07-22-2015Case Reviewer: Logan McKaig

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:

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

J. Brian Grady

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on May 19, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Kami Corbett spoke on behalf of the applicant. Ms. Corbett presented the rezoning request and provided testimony as reflected in the hearing transcript.

Development Services Department

Mr. Logan McKaig, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record and provided testimony as reflected in the hearing transcript.

Planning Commission

Ms. Alexis Myers, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record and provided testimony as reflected in the hearing transcript.

Proponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Ms. Heinrich noted a revised Transportation Review staff report was being distributed and entered into the record at the hearing. She stated the revised report reflected format changes but did not make any substantive changes.

Applicant Rebuttal

Ms. Corbett stated the proposed rezoning does not limit the uses allowable under the M zoning district but rather restricts the number of inbound peak hour trips that development is allowed to generate. The zoning master acknowledged the clarification.

The zoning master closed the hearing on RZ-STD 25-0639.

C. EVIDENCE SUMBITTED

Mr. McKaig submitted to the record at the hearing a revised Transportation Review staff report.

D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 1.16 acres located at 6208 W. Linebaugh Avenue, Tampa.
- 2. The Subject Property is designated LI on the Future Land Use Map and is zoned AI.
- 3. The Subject Property is in the Urban Services Area and is not located within the boundaries of a community plan.
- 4. The general area surrounding the Subject Property consists of residential, industrial, and commercial uses. Adjacent properties include a vehicle repair and sale business to the east; a residential mobile home use to the south; an aluminum business to the west, and residential uses and West Linebaugh Avenue to the north.
- 5. The applicant's deed shows the property owner acquired the Subject Property on January 25, 2025 via Warranty Deed recorded January 28, 2025 as instrument 2025034540, public records of Hillsborough County, Florida.
- 6. The applicant is requesting to rezone the Subject Property to M with a restriction that no development shall be permitted that generates more than 80 inbound peak hour trips.
- 7. Development Services Department staff found the Subject Property is adjacent to other properties zoned M and is located directly along Linebaugh Avenue. Staff found the proposed rezoning would be in line with the existing uses in the area. Staff concluded the proposed rezoning is approvable with the condition that no development shall be permitted that generates more than 80 inbound peak hour trips.
- 8. Hillsborough County Transportation Review staff stated no objections.
- 9. Planning Commission staff found the proposed rezoning is compatible with the existing development pattern in the surrounding area. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to M with a restriction.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to M-R, with the following restriction:

No development shall be permitted that generates more than eighty (80) inbound peak hour trips.

June 5, 2025

Pamela Jo Hatley PhD, DD Land Use Hearing Officer

Date:



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: May 19, 2025	Case Number: RZ 25-0639		
Report Prepared: May 8, 2025	Folio(s): 23851.0000		
	General Location: South of West Linebaugh Avenue, east of Henderson Road, and west of Anderson Road		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Light Industrial (0 du/ga; 0.75 FAR)		
Service Area	Urban		
Community Plan(s)	None		
Rezoning Request	Rezone from Agricultural Industrial (AI) to Manufacturing (M) to allow for an automotive business on site.		
Parcel Size	+/- 1.21		
Street Functional Classification	Anderson Road – County Arterial Henderson Road – County Collector West Linebaugh Avenue – County Arterial		
Commercial Locational Criteria	Not applicable		

|--|

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Light Industrial	Al	Single Family Residential		
North	SMU-6 + RES-9	PD	Vacant/Single Family Residential + HOA/Common Property		
South	Light Industrial	Al	Single-Family Residential		
East	Light Industrial	М	Vacant/Heavy Commercial		
West	Light Industrial	M	Vacant/Light Commercial/Light Industrial		

Staff Analysis of Goals, Objectives, and Policies:

The $1.21 \pm$ acre subject site is south of West Linebaugh Avenue, east of Henderson Road, and west of Anderson Road. The site is in the Urban Service Area (USA) and is not located within the limits of a Community Plan. The applicant is requesting to rezone from Agricultural Industrial (AI) to the Manufacturing (M) zoning district for an automotive business.

The subject site is in the Urban Service Area where according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed automotive business use is compatible with the existing light industrial and heavy commercial character and intensity of the surrounding area. Additionally, the proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 that require new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The proposed rezoning is compatible with the surrounding area.

FLUS Goal 2, FLUS Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each FLU category. The character of each land use

category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Light Industrial Future Land Use (FLU) category allows for the consideration of 0.75 FAR.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Overall, staff finds that the proposed rezoning to be compatible with the existing development pattern found within the surrounding area. The request would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the Unincorporated Hillsborough County Comprehensive Plan, subject to the restrictions proposed by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Land Use Categories

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

Policy 2.2.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Community Context and Compatibility

Policy 3.1.3: 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.

Development

Objective 4.1: 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 4.1.1: 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 4.1.2: 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 4.1.6: 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 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.

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

Policy 4.4.1: Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall beintegrated with the adjacent land uses through:

- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ 25-0639

CONTINUED

DENIED

Tampa Service Area Urban Service Area

Jurisdiction Boundary County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 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)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION

CITRUS PARK VILLAGE

460

1,380 920

Map Printed from Rezoning System: 4/1/2025 Author: Beverly F. Daniels

File: G:\RezoningSystem\MapF



AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 05/ 12 15/2025
REVIEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: NE/ELOP	PETITION NO: RZ 25-0639 * REVISED

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

CONDITIONS OF APPROVAL

1. No development shall be permitted that generates more than eighty (80) inbound peak hour trips.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 1.21 acres from Agricultural Industrial (AI) to Manufacturing - Restricted (M-R). The restriction proposed by the applicant states that no development shall be permitted that generates more than eighty (80) inbound peak hour trips. The site is located +/- 1,500 east of the intersection of Henderson Rd. and W. Linebaugh Ave. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AI, Landscape Contractor's Nursery (ITE Code 180) 39,531sqft	388	66	76

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips**	
	Way Volume*	AM	PM
M District Uses Subject to Applicant's Proposed Restrictions Trip Cap*	4 00 (Est.) 1,600	4 0 80	4 0 80

^{*}Given the broad range of uses and undetermined effect of the <u>applicant's restriction</u> trip cap on daily project trips, staff calculated daily trips based on the industry standard assumption (when a lack of better data exists) the Average Daily Trips equals 10x the number of trips in the highest peak period.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+12 +1,212	+26 +14	+36 <u>+4</u>

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Linebaugh Ave. W Linebaugh Ave is a 4-lane, divided, urban arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 4ft paved shoulders on both sides of the roadway, +/- 5ft sidewalks on both sides of the roadway, and within +/- 136 ft of the right of way.

SITE ACCESS

The site has frontage on W Linebaugh Ave which has restrictive medians that limit the subject site to a right-in right-out connection.

As stated previously in this report, the applicant proposes a restriction which states that no development shall be permitted and that generates more than eighty (80) inbound peak hour trips. The intent of this restriction is to avoid triggering access roadway improvements that include the construction of turn lanes as outlined in section 6.04.04.D. of the Land Development Code that the subject site, due to a lack of sufficient right of way worsened by the median opening directly adjacent to the subject site to the north, could not accommodate.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for W Linebaugh Ave is reported below

^{**}Within the a.m. and p.m. peak periods, the <u>inbound</u> outbound trips were assumed to equal <u>50% of</u> the <u>a.m.</u> peak <u>inbound</u> outbound trips, which is the subject of the above-mentioned restriction.

				Peak
			LOS	Hr.
Roadway	From	To	Standard	Directional
				LOS
W Linebaugh	Veterans	Gunn Hwy	D	С
Ave	Expwy			

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
W Linebaugh Ave	County Arterial - Urban	4 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other 		

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	388	66	76		
Proposed	400 (Est.)	40	40		
Difference (+/-)	+12	+26	+36		

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

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Milot applicable for this reques	Design Exception/Administrative Variance ⊠Not applicable for this request				
Туре	Finding				
Choose an item.	Choose an item.				
Choose an item.	Choose an item.				
Choose an item.	Choose an item.				
Choose an item.	Choose an item.				
	Type Choose an item. Choose an item. Choose an item.				

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No			

COMMISSION

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Ioshua Wostal



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Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: May 19, 2025	COMMENT DATE: April 24, 2025	
PETITION NO.: 25-0639	PROPERTY ADDRESS: 6208 W Linebaugh Ave, Tampa	
EPC REVIEWER: Kelly M. Holland	-	
CONTACT INFORMATION: (813) 627-2600 x 1222	FOLIO #: 0238510000	
EMAIL: hollandk@epchc.org	STR: 19-28S-18E	

REQUESTED ZONING: Rezoning from AI to M

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO,	NA
SOILS SURVEY, EPC FILES)	

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

REZ 25-0639 April 24, 2025 Page **2** of **2**

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Kmh / app

ec: Clayton Bricklemyer, Agent – <u>clayton.bricklemyer@hwhlaw.com</u>

AGENCY COMMENT SHEET

TO:	Zoning/Code	Administration,	Development	Services Department
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FROM: Reviewer: Andria McMaugh Date: 04/28/2025

Agency: Natural Resources **Petition #:** 25-0639

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 3/31/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 4/14/2025

PROPERTY OWNER: Joseph Naddim El Naggar/Trustee PID: 25-0639

APPLICANT: Certified Motors, LLC

LOCATION: 6208 W Linebaugh Ave. Tampa, FL 33625

FOLIO NO.: 23851.0000

AGENCY REVIEW COMMENTS:

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

At this time, Hillsborough County EVSD has no objections to the applicant's request.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETI	ΓΙΟΝ ΝΟ.: <u>RZ-STD 25-0639</u> REVIEWED BY : <u>Clay Walker, E.I.</u> DATE: <u>4/1/2025</u>
FOLI	O NO.: 23851.0000
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A <u>12</u> inch water main exists [(approximately feet from the site), [(adjacent to the site), and is located north of the subject property within the south Right-of-Way of <u>West Linebaugh Avenue</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A <u>8</u> inch wastewater forcemain exists (approximately <u>feet from the project site</u>), (adjacent to the site) <u>and is located north of the subject property within the north Right-of-Way of West Linebaugh Avenue</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COM	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclaimation Facility.

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Mana	agement DA7	TE: 1 Apr. 2025
REV	IEWER: Bernard W. Kaiser, Conservation and I	Environmental Lands Ma	nagement
APP	LICANT: Clayton Bricklemyer	PETITION NO: RZ-ST	D 25-0639
LOC	ATION: 6208 W. Linebaugh Ave., Tampa, FL 330	<u>525</u>	
FOL	IO NO: <u>23851.0000</u>	SEC: <u>19</u> TWN: <u>28</u> R	NG: <u>18</u>
\boxtimes	This agency has no comments.		
П	This agency has no objection.		
_			
\boxtimes	This agency has no objection, subject to listed	or attached conditions.	
	This against shipets based on the listed or other	ached conditions	
Ш	This agency objects, based on the listed or atta	ichea conditions.	
COM	MENTS: The subject application is adjacent to E		
	River Corridor and the Upper Little Manatee Ri		
	compatibility of the development with the prese		
	limited to, access, prescribed fire, and landscar	•	
	proposed by the developer, reviewed and appr	oved by the Conservation	n and
	Environmental Lands Management Department	<u>, and shall be required as</u>	s a condition of
	granting a Natural Resources Permit.		

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VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley

Zone Hearing Master

DATE: Monday, May 19, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:17 p.m.

LOCATION: Board of County Commissioners Boardroom

601 East Kennedy Boulevard

Tampa, Florida 33602

Reported by: Diane DeMarsh, AAERT No. CER-1654 Digital Reporter

MS. HEINRICH: Our next application is Item C.2., 1 Standard Rezoning 25-0639. The applicant is requesting a 2 rezoning from AI to M-Restricted. Logan McKaig with Development 3 Services will provide staff findings after the applicant's 4 5 presentation. MS. CORBETT: Good evening. Kami Corbett with the law 6 firm of Hill, Ward and Henderson. 101 East Kennedy Boulevard, Suite 3700, Tampa, Florida. 8 9 This is a pretty straightforward rezoning. 10 located along Linebaugh Avenue in an area with Future Land Use for industrial, and surrounded on both sides with the M zoning 11 12 district. The request before you is to go to the M zoning 13 district. 14 The one restriction that we have agreed to is the 15 number of trips that may be generated. So we're not limiting 16 the use restriction this time, that we're actually limiting the 17 number of trips. And that's we will not generate more than 80 18 inbound peak hour trips. And we are in agreement with that 19 restriction. And we'd respectfully request your support. 20 HEARING MASTER: All right. Thank you. I don't have 21 any questions for you. Development Services, please. 22 MR. MCKAIG: Good evening. Logan McKaig. Development Services. Rezoning 25-0639. The applicant is requesting to 23 24 rezone property from Agricultural Industrial to Manufacturing

Restricted. The applicant is proposing a condition limiting the

25

uses of the site to the uses that generate less than 80 inbound peak hour trips per day.

The site is located along Linebaugh Avenue, approximately 1,300 feet west of Anderson, and approximately 350 feet north of the CSX rail line. The area contains a mix of existing industrial, residential, and commercial activities, both low and high density and intensity. The site in question is surrounded by existing property zoned M, Manufacturing, and is located directly along Linebaugh.

These factors, along with the LI underlying Future

Land Use creates an environment where the rezoning of this

property to manufacturing would bring it more in line with the

existing uses of the area and the vision of the FLU. Staff -
staff recommends approval, subject to conditions that no

development shall be permitted generating more than 80 inbound

peak hour trips.

HEARING MASTER: All right. Thank you. No questions for you. All right. Planning Commission.

MS. MYERS: Alexis Myers. Planning Commission Staff.

The subject site is located in the Light Industrial Future Land

Use category, and is in the Urban Service Area and not within

limits of any Community Plan. The proposal meets Future Land

Use Section Objective 1.1 and Policy 3.1.3 regarding

compatibility. Based upon those considerations, Planning

Commission Staff finds the proposed rezoning consistent with the

Unincorporated Hillsborough County Comprehensive Plan. 1 HEARING MASTER: Okay. Thank you. Okay. Is there 2 anyone here or online who wishes to speak in support of this 3 4 I do not hear anyone. Is there anyone here or online who wishes to speak in opposition to this Item? I do not hear 6 anyone. Development Services, anything further? MS. HEINRICH: Just to let you know, there is a revised transportation report that we're currently handing out. 8 9 It does not change the -- Transportation's findings of supportable. It's more a format change. 10 HEARING MASTER: Okay. All right. And I will see 11 12 that, I'm sure, in the record. Thank you. Applicant, anything further? 13 14 MS. CORBETT: Kami Corbett. I do one quick -- quick 15 clarification. Planner Logan testified that the uses were 16 limited. The uses aren't limited. The full range of M uses are 17 allowed, but the development itself can't generate that -- more than those trips. 18 19 HEARING MASTER: Thank you. I did notice that. 20 And -- yes. I -- I see what that restriction says, and I'll get 21 that right. Thank you. 22 MS. CORBETT: Thank you. 23 HEARING MASTER: All right. 2.4 MS. HEINRICH: All right. HEARING MASTER: All right. This will close the 25

1	hearing on Rezoning Standard 25-0639.
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

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PAGE 1 OF 4

DATE/TIME: 5/19125 OGPM HEARING MASTER: Pamera 30 Hatley

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APPLICATION #	NAME Kami Corbett
MM	MAILING ADDRESS 101 E Kems & Blud Ste 3700
24-0675.	CITY AMPA STATE + ZIP 3360 PHONE 813 - 227842
APPLICATION #	NAME DULIUS P. COBLIMSKAS SR
22	MAILING ADDRESS 806 & JAMES ST.
25 - 0514	CITY TAMOR STATE PL ZIP 33603 PHONE 727-543-6061
APPLICATION #	NAME Corbe#
RZ - 0639	MAILING ADDRESS 101 & 16 mely Blid 3700
25 7005.	CITY TAMUM STATE ZIP 3400 PHONE 3-227 814
APPLICATION #	NAME RELUIM A. REACY
RZ	MAILING ADDRESS Ohe Lave Molton Dr
24-1147	CITY Luciend STATE FL ZIP 380 PHONE 863-307-27
APPLICATION #	PLEASE PRINT JUE MONCH
mm	MAILING ADDRESS MOD Nolley
24-1152	CITY STATE ZIP
APPLICATION #	PLEASE PRINT RAME OUL TUESSAIR CO
RZ	MAILING ADDRESS 100 July for 5-45
24-1202	CITY PHONE TO STATE ZIP 37 PHONE TO
	12

PAGE 2 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME 22 MAILING ADDRESS //C 24-1240 STATE ZIP ZIP PHONE PLEASE PRINT
NAME MARYANA A/MALAR **APPLICATION #** B2 MAILING ADDRESS 10414 Traite Lune 24-1240 CITY Cibiston STATE EL ZIP 3853 4 PHONE 727-282-9785 PLEASE PRINT NAME Le / / / YOU **APPLICATION #** BZ MAILING ADDRESS POBOX 1822 24-1240 CITY (IBSONY OF STATE F/ ZIP STEEPHONE 813484 1927 PLEASE PRINT **APPLICATION #** NAME MAN CACKUNG RZ MAILING ADDRESS PO BOX 1808 74-1240 CITY GBSONTON STATE FL ZIP 335 PHONE 8136243564 PLEASE PRINT RIChard Carlyling **APPLICATION #** B2 MAILING ADDRESS PO BOX 1908 24-1240 CITY (3697) STATE <u>F/A</u> ZIP 3334 PHONE 8/3671 1650 PLEASE PRINT COLM RICE **APPLICATION #** mm MAILING ADDRESS (COC W Cass St 25-0243 CITY Tampy STATE FL ZIP 33606 PHONE 273-915-6371

PAGE 3 OF 4

DATE/TIME: 5/19/25 HEARING MASTER: Panela To Hat ley

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APPLICATION #	NAME Cor bt
RZ.	
25-0333	MAILING ADDRESS 10 [& Hemody Blud St 3700] CITY TOWN A STATE FL ZIP 3360 PHONE 813-22-842]
APPLICATION #	PLEASE PRINT NAME Thea Hunter
RZ.	MAILING ADDRESS 10150 Highland Manner Dr. Swite 450, Tampa, FL 33610
25-0333	CITY TAMER STATE FL ZIP 33610 PHONE 607-211-2340
APPLICATION #	PLEASE PRINT NAME Stephen mound
R2	MAILING ADDRESS 6906 Simus Loop
25-0333	CITY RIVERVIW STATE FI ZIP 3350 PHONE 813-475-9336
APPLICATION #	NAME Brice PINSON
R2	MAILING ADDRESS 1000 N AShley Dr Ste 900
25-0423	CITY TAMPA STATE FL ZIP331002 PHONE 813-1025-4500
APPLICATION #	PLEASE PRINT. NAME LAW! Corbat
K 2	MAILING ADDRESS 101 & Cemels Bhd 843700
25-0460	CITY MANA STATE GE ZIP 3362 PHONE (13 22) 842
APPLICATION #	PLEASE PRINT NAME TSO VEIGO
RZ (VS)	MAILING ADDRESS 127 N ZOTA ST
25-0460	CITY Tam STATE FL ZIP 33613 PHONE

PAGE 4 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Panela To Hatley

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APPLICATION #	PLEASE PRINT NAME MICHAEL YATES
RZ	MAILING ADDRESS 4006 S MACDILL AVE
25-0460	CITY Tampa STATE FC ZIP 33611 PHONE 813205 8057
APPLICATION #	PLEASE PRINT NAME Gerry Dedenbach
ω	MAILING ADDRESS 11801 Research Drive
25-0479	CITY Alackua STATE FC ZIP 32615 PHONE 352 538 5195
APPLICATION #	PLEASE PRINT NAME Nathan Boyd
mm	MAILING ADDRESS 12116 Creek Preserve Drive
25-0479	CITY Wimauma STATE FZ ZIP 3357 PHONE 813-422-856
APPLICATION #	PLEASE PRINT NAME Tephen Gran
MM	MAILING ADDRESS 5339 CA 579
25-0479	CITY SEATE FL ZIP3 PHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: May 19, 2025

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1147	Sam Ball	Revised Staff Report	Yes
RZ 24-1202	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1202	Jared Follin	2. Revised Staff Report	Yes
RZ 24-1240	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1240	Mary Cackling	2. Proponent Presentation Packet	No
MM 25-0243	Colin Rice	Applicant Presentation Packet	No
RZ 25-0423	Chris Granlienard	Revised Staff Report	Yes
RZ 25-0460	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0460	Ashley Rome	2. Revised Staff Report	Yes
MM 25-0479	Gerry Dedenbach	Applicant Presentation Packet	No
RZ 25-0639	Logan McKaig	Revised Staff Report	Yes

MAY 19, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 19, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0514

Michelle Heinrich, DS, called RZ 25-0514.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0514.

C.2. RZ 25-0639

Michelle Heinrich, DS, called RZ 25-0639.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0639.

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

D.1. MM 24-0675

Michelle Heinrich, DS, called MM 24-0675.

Testimony provided.

MONDAY, MAY 19, 2025

Pamela Jo Hatley, ZHM, continued MM 24-0675 to June 16, 2025, ZHM Hearing D.2. RZ 24-1147

Michelle Heinrich, DS, called RZ 24-1147.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1147.

D.3. MM 24-1152

Michelle Heinrich, DS, called MM 24-1152.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ MM 24-1152.

D.4. RZ 24-1202

Michelle Heinrich, DS, called RZ 24-1202.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1202.

D.5. RZ 24-1240

Michelle Heinrich, DS, called RZ 24-1240.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1240.

D.6. MM 25-0243

Michelle Heinrich, DS, called MM 25-0243.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed MM 25-0243.

D.7. RZ 25-0333

Michelle Heinrich, DS, called RZ 25-0333.

- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0333.

D.8. RZ 25-0423

- Michelle Heinrich, DS, called RZ 25-0423.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0423.

D.9. RZ 25-0460

- Michelle Heinrich, DS, called RZ 25-0460.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0460.

D.10. MM 25-0479

- Michelle Heinrich, DS, called MM 25-0479.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0479.
- E. ZHM SPECIAL USE None.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:17 p.m.

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 05/ 12 /2025	
REVIEWER: Sarah Rose, Senior Planner		AGENCY/DEPT: Transportation	
PLANNING AREA/SECTOR: NE/ELOP		PETITION NO: RZ 25-0639 * REVISED	
	This agency has no comments.		
<u>X</u>	This agency has no objection.		
X	This agency has no objection, subject to the listed or attach	ned conditions.	
	This agency objects for the reasons set forth below.	Application No. R2 - 25 - 0639 Name: Logan McKaig Entered at Public Hearing: ZHM	
<u>COND</u>	ITIONS OF APPROVAL	Exhibit # Date: 5/19/25	

1. No development shall be permitted that generates more than eighty (80) inbound peak hour trips.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 1.21 acres from Agricultural Industrial (AI) to Manufacturing - Restricted (M-R). The restriction proposed by the applicant states that no development shall be permitted that generates more than eighty (80) inbound peak hour trips. The site is located +/- 1,500 east of the intersection of Henderson Rd. and W. Linebaugh Ave. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
-	Way Volume	AM	PM
AI, Landscape Contractor's Nursery	388	66	76
(ITE Code 180) 39,531sqft	366	00	,70

Proposed Uses:

24 Hour Two-	Total Hour T	
way volume*	AM	PM
400 (Est.)	40	40
1,600	80	80
	Way Volume* 400 (Est.)	24 Hour Two- Way Volume* Hour T AM 400 (Est.) 40

^{*}Given the broad range of uses and undetermined effect of the <u>applicant's restriction</u> trip cap on daily project trips, staff calculated daily trips based on the industry standard assumption (when a lack of better data exists) the Average Daily Trips equals 10x the number of trips in the highest peak period.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+12 +1,212	+26 -+14	+36 <u>+4</u>

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Linebaugh Ave. W Linebaugh Ave is a 4-lane, divided, urban arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 4ft paved shoulders on both sides of the roadway, +/- 5ft sidewalks on both sides of the roadway, and within +/- 136 ft of the right of way.

SITE ACCESS

The site has frontage on W Linebaugh Ave which has restrictive medians that limit the subject site to a right-in right-out connection.

As stated previously in this report, the applicant proposes a restriction which states that no development shall be permitted and that generates more than eighty (80) inbound peak hour trips. The intent of this restriction is to avoid triggering access roadway improvements that include the construction of turn lanes as outlined in section 6.04.04.D. of the Land Development Code that the subject site, due to a lack of sufficient right of way worsened by the median opening directly adjacent to the subject site to the north, could not accommodate.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for W Linebaugh Ave is reported below

^{**}Within the a.m. and p.m. peak periods, the <u>inbound</u> outbound trips were assumed to equal <u>50% of</u> the a.m. peak <u>inbound</u> outbound trips, which is the subject of the above-mentioned restriction.

Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
W Linebaugh Ave	Veterans Expwy	Gunn Hwy	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
		4 Lanes	☐ Corridor Preservation Plan		
W Linebaugh Ave	County Arterial - Urban	⊠Substandard Road □Sufficient ROW Width	☐ Site Access Improvements		
			☐ Substandard Road Improvements		

Project Trip Generati	on \square Not applicable for this reque st	是CERTIFICATION TO THE	建筑地域的
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	388	66	76
Proposed	400 (Est.)	40	40
Difference (+/-)	+12	+26	+36

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

Primary Access	Additional Connectivity/Access	Cross Access	Finding
	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
	Primary Access	Choose an item. Choose an item. Choose an item.	Primary Access Connectivity/Access Choose an item.

Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No		

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