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**APPLICATION:** PD 26-0558

**ZHM HEARING DATE:** June 22, 2026

**BOCC MEETING DATE:** August 11, 2026

**CASE REVIEWER:** James Baker

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The Applicant has requested a continuance of this application to the July 20, 2026 Zoning Hearing Master Hearing.

Zoning  
Administrator  
Sign-off:



**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Good afternoon James and Michelle,


The applicant would like to request a continuance of this case to the July 20th, 2026 ZHM agenda.

We'd like to add an "Option B" plan that contemplates removal of the northern drive aisle and places it through the center of the site, providing two separate buildings (one on each side of the drive aisle) in lieu of the singular building in the current plan.

This Option B version will be complete by the end of week, and we'll submit through Zoning Intake for staff's formal review. If you have any questions or need any additional information at this time, please don't hesitate to reach out.

Thanks!

**Alex Schaler, P.E.**

 Gardner Brewer Hudson

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**From:** Heinrich, Michelle <[HeinrichM@hcfl.gov](mailto:HeinrichM@hcfl.gov)>

**Sent:** Friday, May 8, 2026 3:43 PM

**To:** Land Use <[landuse@gardnerbrewer.com](mailto:landuse@gardnerbrewer.com)>; LandUseForwarding2 <[LandUseForwarding2@gardnerbrewer.com](mailto:LandUseForwarding2@gardnerbrewer.com)>

**Cc:** Baker, James <[BakerJE@hcfl.gov](mailto:BakerJE@hcfl.gov)>; Willow Michie <[michiew@plancom.org](mailto:michiew@plancom.org)>

**Subject:** FW: RZ PD 26-0558

James will be out of the office in the upcoming weeks. If you have any questions in his absence, please feel free to contact me.

At this point, staff is not supportive of the request due to the building height/setback relative to the existing single family residential to the north. Also, there are some outstanding questions which need clarification, please see below:

1. What use is proposed? Site Data Table states "M" uses; however, site plan shows and notes only warehouse buildings.
2. Do you expect the building width to be more than 100 along the north? If so, an additional setback is needed.
3. Are any hours of operation for the site proposed?
4. A modified Type C buffer along the north is proposed. The site plan notes this as 4-inch shade trees with a second row of 2-inch shade trees. Was feet, rather than inches, proposed? Also, will the other