

Rezoning Application: 25-0639
Zoning Hearing Master Date: 05-19-2025
BOCC Land Use Meeting Date: 07-22-2025



**Hillsborough
County Florida**

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)	AI	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)	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

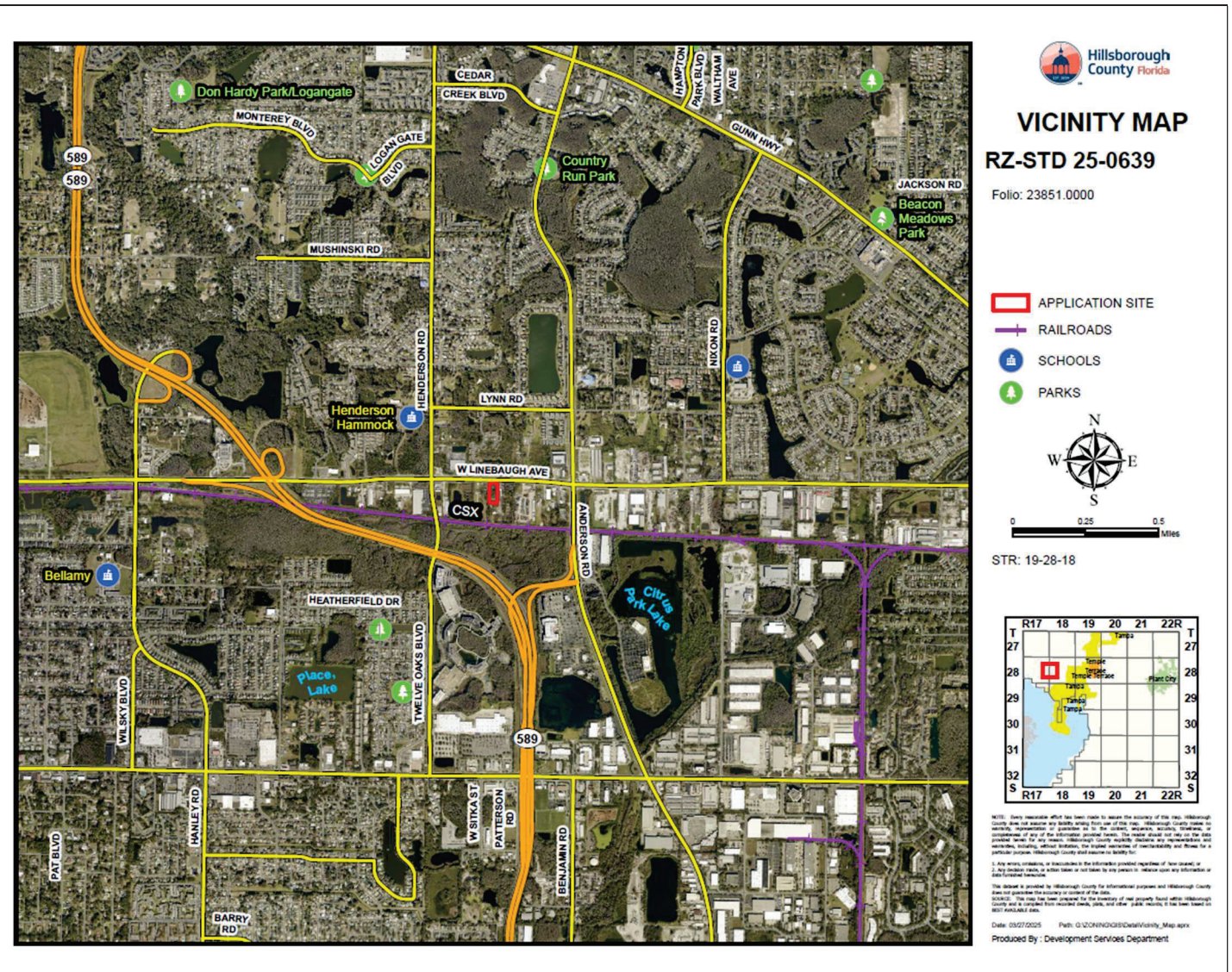
Additional Information:

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

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

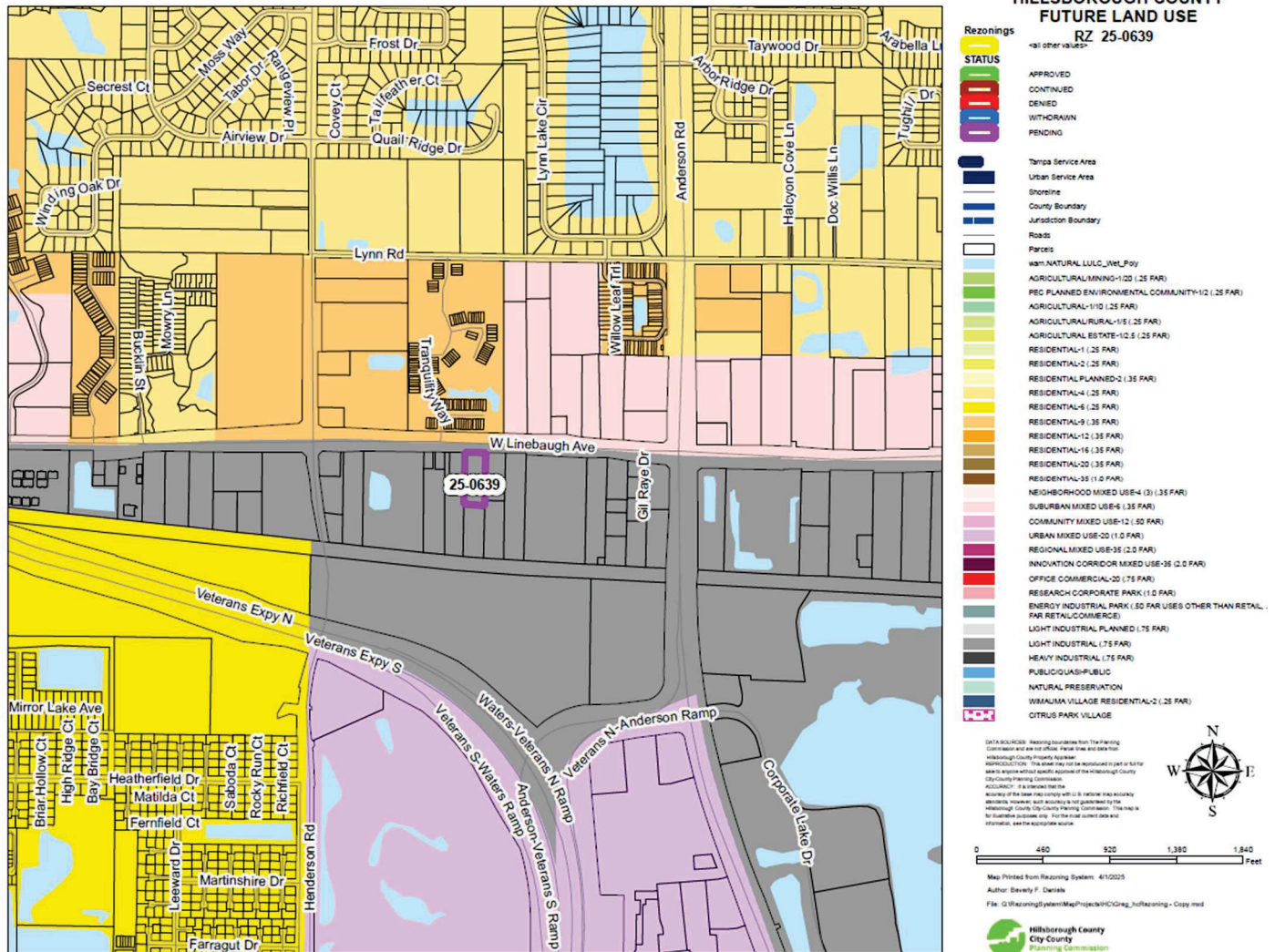


Context of Surrounding Area:

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.

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.:

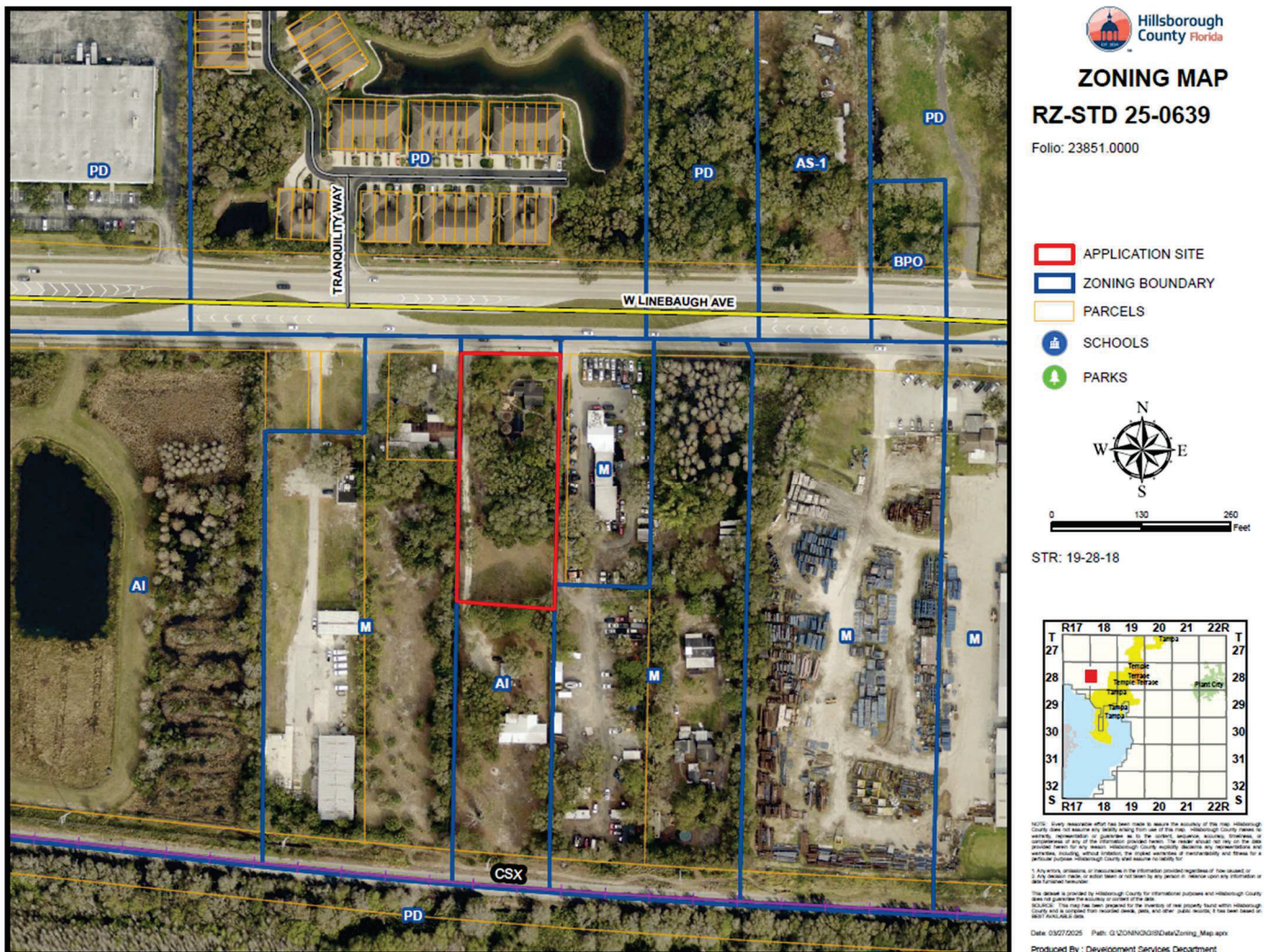
0.75 FAR

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

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	M	.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

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 <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	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 <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	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
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
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:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No development shall be permitted that generates more than eighty (80) inbound peak hour trips.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 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.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

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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

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Case Reviewer: Logan McKaig

8.0 PROPOSED SITE PLAN (FULL)

N/A

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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: 05/12/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/ELOP

PETITION NO: RZ 25-0639

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ 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. 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-Way Volume	Total Peak Hour Trips	
		AM	PM
AI, Landscape Contractor's Nursery (ITE Code 180) 39,531sqft	388	66	76

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume*	Total Peak Hour Trips**	
		AM	PM
M District Uses Subject to Trip Cap*	400 (Est.)	40	40

**Given the broad range of uses and undetermined effect of the 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.*

***Within the a.m. and p.m. peak periods, the outbound trips were assumed to equal the a.m. peak inbound trips, which is the subject of the above-mentioned restriction.*

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+12	+26	+36

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.

As stated previously in this report, the applicant proposes a restriction which states that no development shall be permitted that generates more than eighty (80) inbound peak hour trips. The intent of this restriction is to avoid triggering 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

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

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

Transportation Comment Sheet

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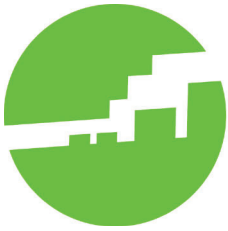
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	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
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Notes:		

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**Hillsborough County
City-County
Planning Commission**

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 Report Prepared: May 8, 2025	Case Number: RZ 25-0639 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

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

Staff Analysis of Goals, Objectives, and Policies:

The 1.21 ± 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 be integrated 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

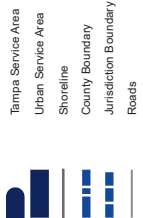
HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ 25-0639

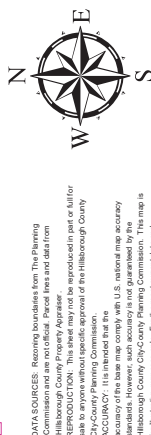
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Rezoning

STATUS



- WATER NATURAL LULC_Wet_Poly
- 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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 4/1/2025

Author: Beverly F. Daniels

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