

Rezoning Application: 25-1281

Zoning Hearing Master Date: 12/15/25

BOCC CPA Public Hearing Date: 02/12/26



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: PRESSMAN TODD

FLU Category: R-1 (Existing)
LI (Proposed)

Service Area: Rural

Site Acreage: 4.45 acres

Community Plan Area: Seffner Mango

Overlay: None

Special District: None

Request: Rezone to CI



Introduction Summary:

The applicant is requesting to rezone two parcels from CG to CI. This application is a companion to Comprehensive Plan Amendment (CPA) 25-31.

Zoning:	Existing	Proposed
District(s)	CG	CI
Typical General Use(s)	General Commercial, Office and Personal Services	Intensive Commercial, Office and Personal Services
Acreage	4.45 acres	4.45 acres
Density/Intensity	.25 FAR	.3 FAR
Mathematical Maximum*	48,460.5 sq ft	58,152.6 sq ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CG	CI
Lot Size / Lot Width	10,000 sq ft/ 75 ft wide	20, 000 sq ft/ 100 ft wide
Setbacks/Buffering and Screening	30 ft Front, Buffering/Screening along side and rear yards (use dependent)	30 Front, Buffering/Screening along side and rear yards (use dependent)
Height	50 ft	50 ft

Additional Information:

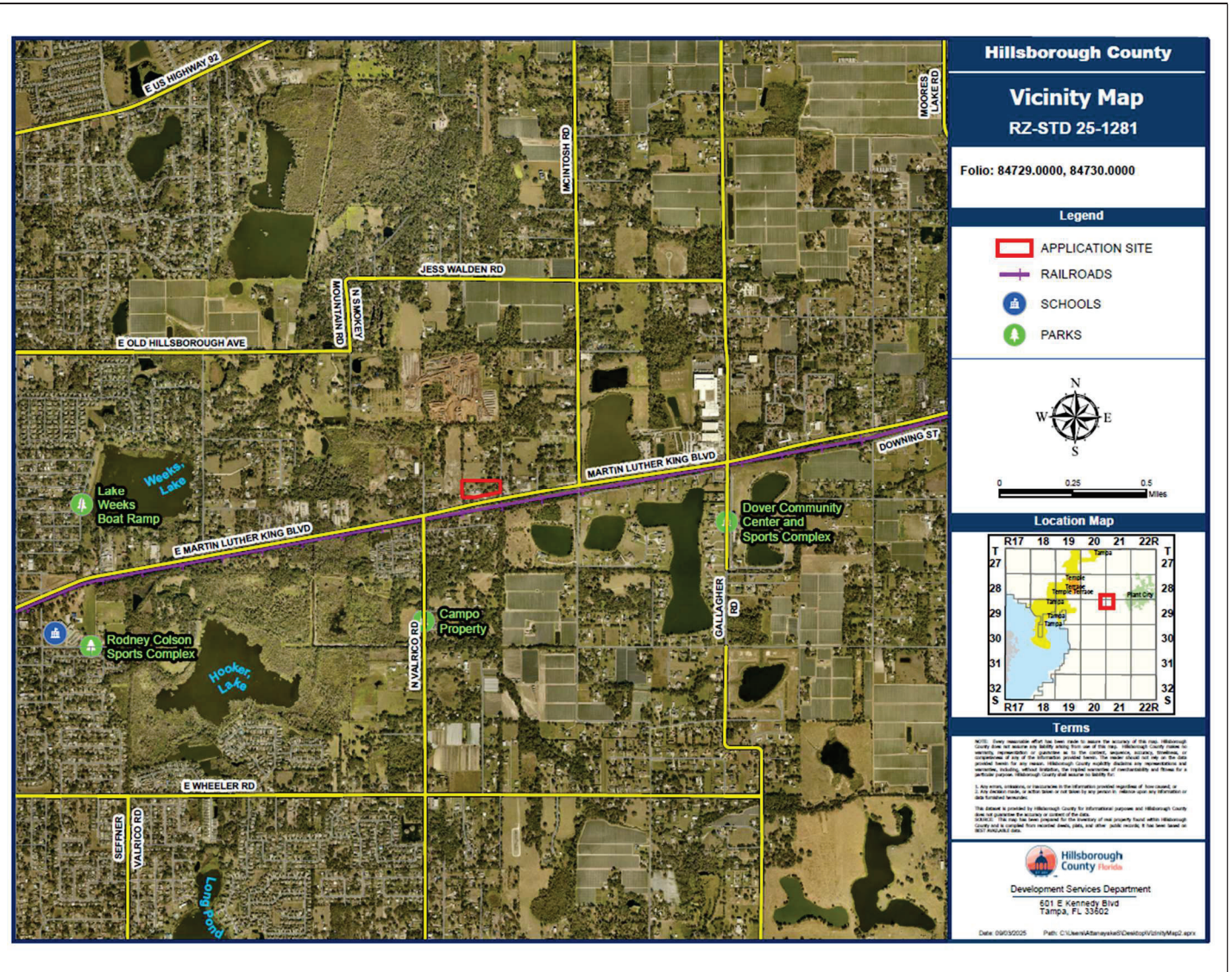
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

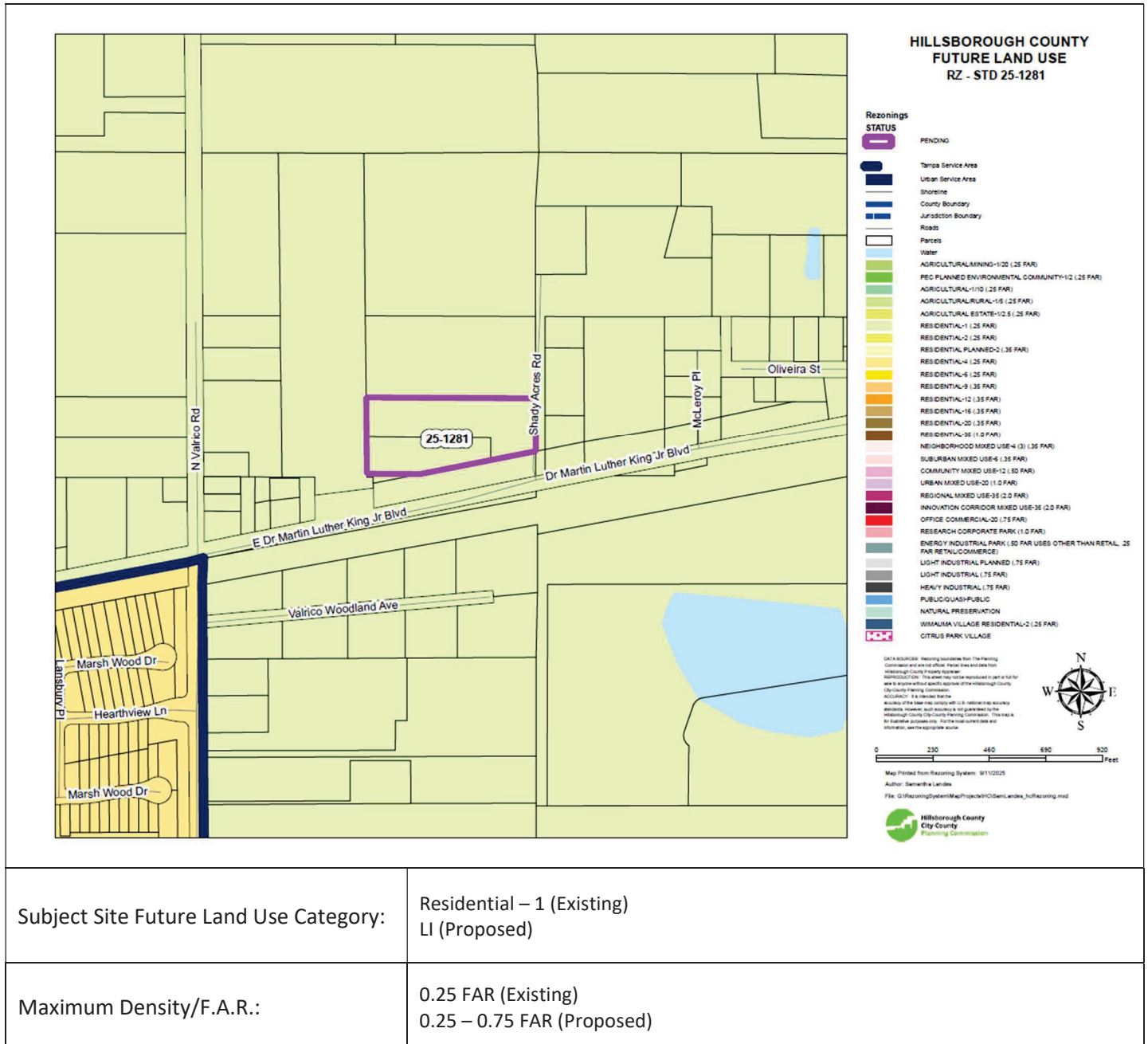


Context of Surrounding Area:

The site is located along E Dr Martin Luther King Blvd, approximately 1,000 ft. east of the intersection of N Valrico Rd. and Dr Martin Luther King Blvd. The surrounding area is developed with agricultural, residential, commercial and manufacturing uses/zonings.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:

Residential – 1 (Existing)
LI (Proposed)

Maximum Density/F.A.R.:

0.25 FAR (Existing)
0.25 – 0.75 FAR (Proposed)

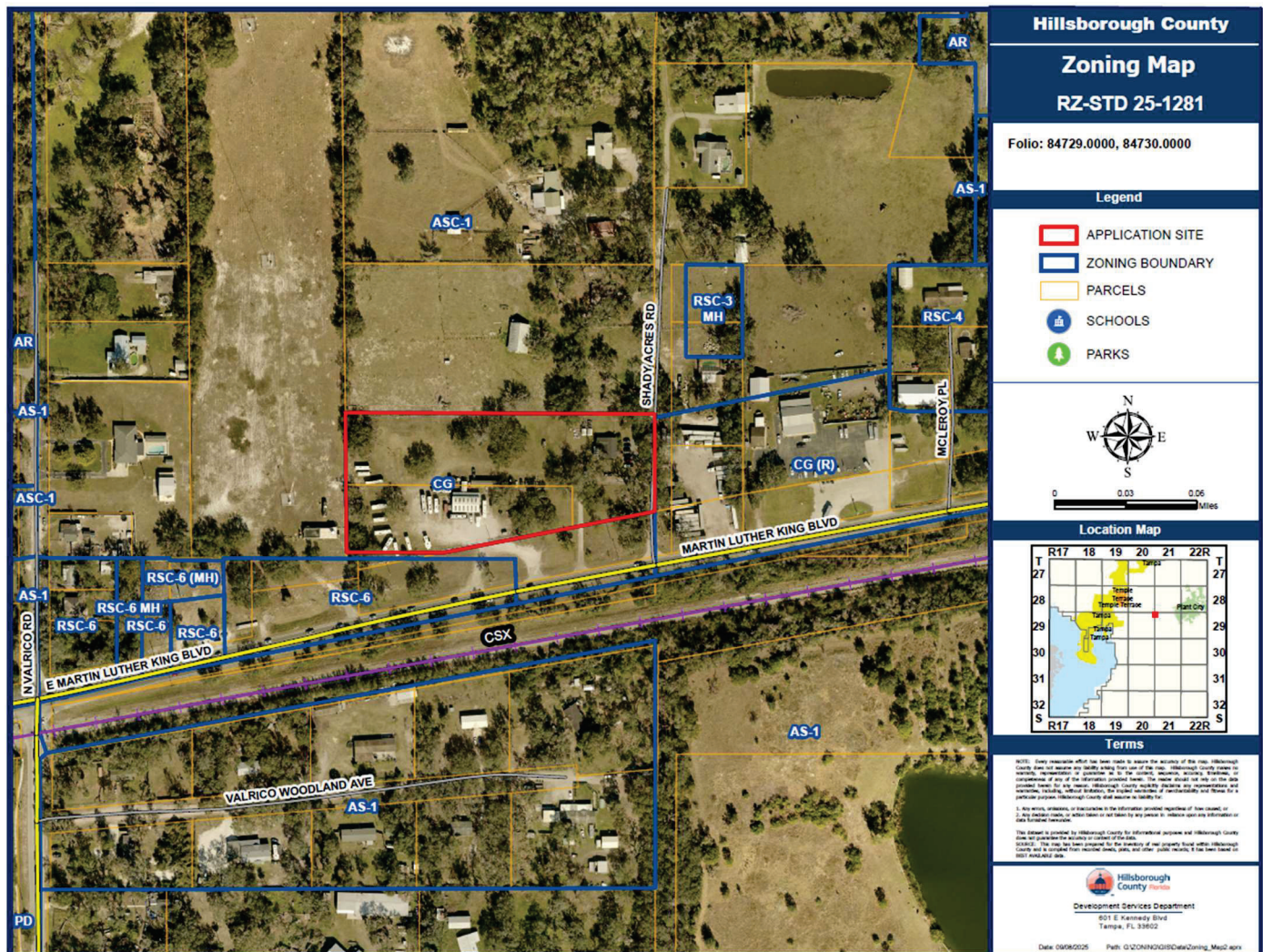
Typical Uses:

Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects. (Existing)

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. (Proposed)

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	ASC-1	1 du / 1 ga	Agricultural & Residential	Agricultural
East	CG (R)	.25 FAR	Commercial – Restricted per 14-0242	Truck Parking
South	ASC-1	1 du / 1 ga	Agricultural & Residential	Vacant
West	ASC-1	1 du / 1 ga	Agricultural & Residential	Radio/Television Transmitting Facility

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
E Dr Martin Luther King Jr Blvd	FDOT Principal Arterial - Rural	<input checked="" type="checkbox"/> 2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Shady Acres Rd	Private Driveway	<input checked="" type="checkbox"/> 2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,645	147	227
Proposed	13,273	986	1,093
Difference (+/-)	+11,628	+839	+866

*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.	
South		Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	
West		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.
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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No	n/a
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 checked="" 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 checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site will be developed with associated CI development standards. Such standards would include buffering and screening required per section 6.06.06 of the Hillsborough County Land Development Code as well as an increase on setbacks by 2 ft for every one foot over 20 ft in height per section 6.01.01 footnote 8 of the Hillsborough County Land Development Code. M (Manufacturing) and CI (Commercial Intensive) zonings are found approximately 0.44 miles east of the site on Dr. Martin Luther King, Jr., Blvd.

5.2 Recommendation

Staff finds the proposed rezoning to be Approvable, subject to the approval of CPA 25-31.

6.0 PROPOSED CONDITIONS

N/A

<div>Zoning Administrator Sign Off:</div>	<div>J. Brian Grady</div>
<div><div>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</div><div>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.</div></div>	

APPLICATION NUMBER: RZ 25-1281

ZHM HEARING DATE: 12/15/25

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Case Reviewer: Logan McKaig

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)

N/A



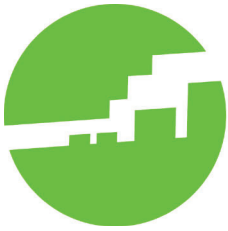
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9.0 FULL TRANSPORTATION REPORT (see following pages)



**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: December 15, 2025 Report Prepared: December 4, 2025	Case Number: RZ 25-1281 Folio(s): 84729.0000 & 84730.0000 General Location: North of Dr. Martin Luther King Jr. Boulevard and west of Shady Acres Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR) *Pending HC/CPA 25-31 to Light Industrial (LI) No Residential Permitted; 0.75 FAR)
Service Area	Rural
Community Plan(s)	Seffner-Mango
Rezoning Request	General Commercial (CG) to Commercial Intensive (CI) to allow CI uses
Parcel Size	4.45 ± acres
Street Functional Classification	Shady Acres Road – Local Dr. Martin Luther King Jr. Boulevard – State Principle Arterial
Commercial Locational Criteria	N/A

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Light Industrial	ASC-1 + CG	Single Family + Light Industrial
North	Residential-1	ASC-1	Agricultural
South	Residential-1	RSC-6 + ASC-1	Single Family
East	Residential-1 + Light Industrial	ASC-1 + RSC-3 + CG	Vacant Land + Single Family + Agricultural
West	Residential-1 + Residential-4 + Light Industrial Planned	ASC-1 + AS-1	Single Family + Public/Quasi-Public + Public Utilities

Staff Analysis of Goals, Objectives and Policies:

The 4.45 ± acre subject site is located north of Dr. Martin Luther King Jr. Boulevard and west of Shady Acres Road. The subject site is in the Rural Area and is located within the limits of the Seffner-Mango Community Plan. The applicant is requesting to rezone the subject site from General Commercial (CG) to Commercial Intensive (CI) to allow CI uses.

The subject site is in the Residential-1 (RES-1) Future Land Use Category. There is a Comprehensive Plan Map Amendment, HC/CPA 25-31, pending to change the Future Land Use to Light Industrial (LI). This request for a rezoning is considered concurrent and dependent on the approval of HC/CPA 25-31. The Light Industrial (LI) Future Land Use category cannot be considered for any density and has a maximum intensity of 0.75 Floor Area Ratio (FAR). Retail and neighborhood-serving commercial uses will be limited to a maximum FAR of 0.25. The analysis provided throughout this staff report is based on the proposed LI Future Land Use Map Amendment.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas. Per Policy 1.2.1, densities in the rural areas shall be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural

community which will carry higher densities. The current Future Land Use category is Residential-1, which would designate the site as a rural community at a 1 du/ga density on the Future Land Use Map. With a concurrent map amendment to Light Industrial, which would have a density of 0 du/ga, the request would be consistent with the intent of the Rural Area policies. The proposal meets the intent of Objective 1.2 and its associated policies.

Per FLUS Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. There is a pending Comprehensive Plan Map Amendment to the Light Industrial Future Land Use category. The LI Future Land Use category allows for the consideration of agricultural, light industrial uses such as processing, manufacturing, recycling, and storage of materials as the predominant uses, including support offices, warehousing, and retail uses. This designation can be considered for a maximum of 0.75 FAR. With 4.45 acres the site can have a maximum of 145,381 square feet of nonresidential uses ($4.45 \text{ ac} \times 43,560 = 193,842 \text{ sq ft} \times 0.75 \text{ FAR} = 145,381 \text{ sq ft}$).

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Hillsborough County Transportation comments stated that the site has frontage to Dr. Martin Luther King Boulevard, and the site will take access via MLK. Transportation has no objections.

The proposal aligns with the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which call for new development to relate to the predominant character of its surroundings. The area around the site already contains a wide mix of uses. While there are single-family homes and mobile home parks nearby, the corridor also includes several long-standing industrial, commercial, and utility uses. A railroad runs along Dr. Martin Luther King Jr. Boulevard, reflecting the area's role as a transportation and service corridor. To the east, the Light Industrial Future Land Use category supports container trucking storage and a U-Haul rental facility, and there are additional vehicle storage areas along with RV storage and repair operations. Directly west of the site are public communication towers that are typically found next to, or within, higher-intensity commercial or industrial areas because of their infrastructure needs.

Given this mix of existing uses, the request to rezone the property to Commercial Intensive (CI) is a reasonable and compatible fit. The CI district is designed to accommodate businesses and services that operate at a higher intensity, which makes it suitable in areas already influenced by transportation facilities, storage operations, and utility installations. It also allows for appropriate buffering and design features that help ease transitions to nearby residential areas. FLUS Policy 4.4.1 emphasizes that increases in density or intensity should be compatible with their surroundings and should integrate well with adjacent development through complementary uses, impact mitigation, and thoughtful transitions. The proposed rezoning supports these goals by extending the established pattern of commercial-industrial activity while still allowing for measures that protect nearby homes.

The site is located within the Seffner-Mango Community Plan area, which provides additional guidance on the appropriate placement of commercial uses. While Goal 2 of the plan seeks to prevent commercial encroachment into primarily residential areas between U.S. 92 and Dr. Martin Luther King Jr. Boulevard, the subject site is already surrounded by a mix of higher-intensity uses including industrial activities, vehicle and RV storage, public communication towers, and the adjacent railroad corridor. Because of this existing context, the proposal does not represent new commercial intrusion into a stable residential neighborhood. Instead, it aligns with Goal 3 of the community plan, which directs commercial development toward the U.S. 92 and Dr. Martin Luther King Jr. Boulevard corridors. Given the site's

position between these corridors and the established pattern of nonresidential uses around it, the proposed Commercial Intensive zoning is consistent with the community plan's intent.

Overall, staff finds that the proposed zoning district is compatible with the existing development pattern found within the surrounding area and does support the vision of the Seffner-Mango Community Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies 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 rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

FUTURE LAND USE SECTION

Rural Areas

Objective 1.2: *The Rural Area is intended to provide areas for long-term agricultural areas, large lot rural residential areas and undeveloped natural areas.*

Policy 1.2.1: *Within the Rural Area, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities.*

Policy 1.2.2: *For the purpose of this Plan, planned villages shall be defined as areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.*

Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

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.*

Relationship to Land Development Regulations

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.*

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO

Goal 2: *Enhance community character and ensure quality residential and nonresidential development. Strategies: Discourage commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard and south of Martin Luther King Boulevard.*

Goal 3: *Commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - STD 25-1281

Rezoning
STATUS



PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- Water

- AGRICULTURAL/MINING-1/20 (25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (25 FAR)
- AGRICULTURAL-1/10 (25 FAR)
- AGRICULTURAL/RURAL-1/5 (25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (25 FAR)
- RESIDENTIAL-1 (25 FAR)
- RESIDENTIAL-2 (25 FAR)
- RESIDENTIAL PLANNED-2 (35 FAR)
- RESIDENTIAL-4 (25 FAR)
- RESIDENTIAL-6 (25 FAR)
- RESIDENTIAL-9 (35 FAR)
- RESIDENTIAL-12 (35 FAR)
- RESIDENTIAL-16 (35 FAR)
- RESIDENTIAL-20 (35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map was prepared in part or in full for use by the Hillsborough County Planning Commission. It is intended that the user of this map shall be responsible for verifying the accuracy of the information shown on this map. Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, use the appropriate source.



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Author: Samantha Landis
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