



Hillsborough
County Florida
Development Services

ZONING HEARING MASTER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: **MM 24-0675**

You are hereby notified that the undersigned is requesting a Major Modification before the Zoning Hearing Master of Hillsborough County at a public hearing. You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 05/19/2025

TIME: 6:00 PM

LOCATION OF PUBLIC HEARING: Board of County Commissioners Boardroom*
2nd Floor, County Center, 601 E Kennedy Blvd, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)

Major Modification to a Planned Development

Note: The PD application and approval process creates its own customized zoning district and may be used to obtain variations from the non-district regulations as set forth in Section 5.03.06.C.6 of the Land Development Code.

LOCATION OF THE PROPERTY: (Address and/or General Location) SW Quad Turkey Creek Rd & SR 60, Dover

CURRENT ZONING: PD

PROPOSED ZONING: PD

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: HCFLGov.net/pgmstore.

Additional information concerning this application may be obtained by emailing Hillsborough County Development Services Department at Hearings@hcflgov.net. Please include the Application Number at the top of this form for a quicker response. Additional information may also be obtained by calling (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: Christopher S. McNeal, P.E., McNeal Engineering, Inc.

Address: 15957 N Florida Avenue, Lutz, FL 33549

Phone: 813-968-1081

Email: permitting@mcnealengineering.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE

Submitting testimony and/or evidence:

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

- 1) In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Development Services Staff's Final Report to the Zoning Hearing Master;
or
- 2) In writing to the office of the Zoning Administrator at least 2 business days prior to the hearing in order to be included as part of the record of the hearing;
or
- 3) Spoken or in writing* during the public hearing before the Zoning Hearing Master. (**Parties opting to participate virtually who also wish to submit written or documentary evidence must submit their written or documentary evidence prior to the public hearing, pursuant to (1) or (2), above.*)

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Zoning Hearing Master and delivered as follows:

- 1) Hand delivered to County Center, 601 E. Kennedy Blvd. in downtown Tampa.
- 2) Mailed to P. O. Box 1110, Tampa, FL 33601
- 3) Via e-mail by attaching testimony and/or evidence documents to an e-mail sent to Hearings@HCFLGov.net.

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

About the Hearing:

The staff report of the Development Services Department must be filed six (6) days prior to the hearing. The participants before the Zoning Hearing Master shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be

- 1) The applicant and the applicant's witnesses shall present their case.
- 2) The Staff of the Development Services Department will give a summary of the request, and present the County Staff's findings and recommendations.
- 3) The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
- 4) You and other witnesses shall present their case.
- 5) County Staff will have the opportunity to make additional comments.
- 6) The applicant will have the opportunity for rebuttal and summations.

The Zoning Hearing Master may question witnesses as he/she deems necessary and appropriate and may permit responses to evidence or testimony received. Time will be allowed for a reasonable amount of questioning of the witnesses for the applicant, public agencies and opposition, but questioning should be limited to direct testimony already presented.

Each side will be given 15 minutes to present its case, however, the Zoning Hearing Master may grant additional time for good cause. The public as a whole is considered as one participant, so large groups may wish to designate a spokesperson. The staffs of each separate County agency are considered individual participants.

PARTICIPATION OPTIONS: For the convenience of residents, Hillsborough County is making it possible for interested parties to participate in this public hearing virtually by means of communications media technology or in person.

In Person: For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFLGov.net/SpeakUp.

Virtual Participation: Virtual participation is available. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary

evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HillsboroughCounty.org/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button

If you have any questions or need additional information for providing public input you may call (813) 446-6617.

The recommendation of the Zoning Hearing Master will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record. To be considered party of record you must be one of the following:

- A person who was present at the Zoning Hearing Master (ZHM) hearing and presented either oral testimony or documentary evidence
- A person who was notified by Letter of Notice of the ZHM hearing. This includes the Designated Representative(s) of the registered Neighborhood Organizations within 1 mile of the site for which the request was made.
- A person who submitted documentary evidence to the master file two (2) business days prior to the ZHM hearing or by proxy during the ZHM hearing.

If you qualify as a Party of Record and opt to speak at the BOCC meeting, your testimony must be restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. Visit HCFLGov.net/SpeakUp to register to speak virtually or in person at the BOCC meeting.

The requirements for participation by a Party of Record at the BOCC Land Use meeting are set forth in Sec. 10.03.04 of the Land Development Code, as amended by Ordinance 21-18 (effective May 28, 2021). For additional questions regarding participation, please email us at Hearings@hcflgov.net or call (813) 307-4739.