

**ZONING HEARING MASTER  
LETTER OF NOTICE**

TO: Surrounding Property Owner and/or APPLICATION NUMBER: RZ 09-0780 (PD)

Registered Neighborhood Organization APPLICATION FILING DATE: May 28, 2009  
and/or Civic Association

You are hereby notified that the undersigned is requesting a REZONING before the Land Use Hearing Officer 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 notice distance of the subject site.

**PUBLIC HEARING DATE:** November 16, 2009 **TIME:** 6:00 p.m

**LOCATION OF PUBLIC HEARING** Board of County Commissioners Boardroom  
2nd Floor, County Center 601 E. Kennedy Blvd., Tampa, Florida

**NATURE OF REQUEST:** (State request, i.e. rezoning to..., special use for..., major modification to..., followed by a general description of the request) Rezone to Planned Development (PD) for Residential, Photography Studio, and Professional & Business Services.

*Note: The PD application and approval process creates its own customized zoning district and may be used to obtain variances from the non-district regulations as set forth in Section 11.04.02.B of the LDC, excluding the hardship provision.*

**LOCATION OF THE PROPERTY:** (Address and/or General Location) 2207 Sunset Lane, Lutz, FL 33549

**SIZE OF REQUEST (Acreage):** 0.57 +/- **CURRENT ZONING:** ASC-1 **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 Administrator. The application may be reviewed online through the Planning and Growth Management webpage located at <http://www.hillsboroughcounty.org/pgm/zoning/zoning.cfm>.

Additional information concerning this application may be obtained by calling the Planning and Growth Management Department at 276-2006. Persons with disabilities needing special accommodations to participate in this meeting should contact the Hillsborough County Planning & Growth Management Department at 276-2006.

**Para información en Español, favor de llamar al 276-2006.**

**Applicant / Representative:**

Name: Bricklemyer Smolker & Bolves

Address: 500 E Kennedy Blvd. #200

City, State, Zip: Tampa FL 33602

Phone: 813-223-3888

E-mail: michaelb@bsbfirm.com

**Send Written Comments or Testimony to:**

PGM - ZONING HEARING SECTION

P.O.BOX 1110

TAMPA, FL 33601

Or E-mail to: [Hearings@Hillsboroughcounty.org](mailto:Hearings@Hillsboroughcounty.org)

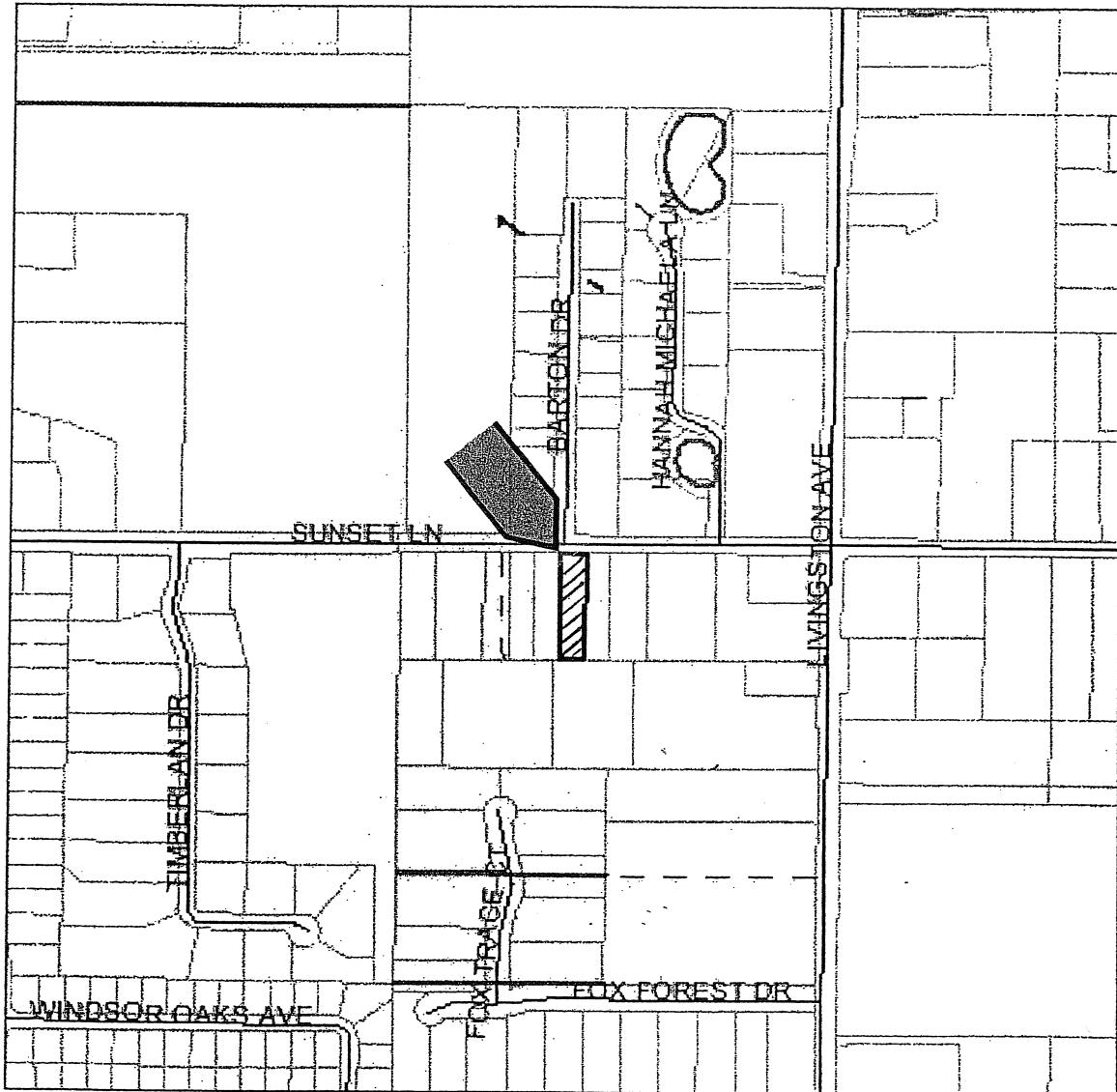
Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

**PLEASE USE ORIGINAL FORM - DO NOT RETYPE**

# GENERAL LOCATION MAP

RZ 09-0780 (PD)

Folio Number: 033624.0000



**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 Staff's Final Report to the Land Use Hearing Officer;  
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 Land Use Hearing Officer.

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Land Use Hearing Officer and delivered as follows:

- 1) Hand delivered to the 20th floor of the County Center, 601 E Kennedy Blvd. in Downtown Tampa.
- 2) Mailed to PO Box 1110, Tampa, FL 33601
- 3) Via e-mail using the PGM webpage located at <http://www.hillsboroughcounty.org/pgm/about/contactus2.cfm>  
Select the Departmental Service: "Zoning", then  
Under "Send To:" select: "Zoning Hearings / Meetings"

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

**About the Hearing:**

The recommendation of the staff of the Planning and Growth Management Department must be filed six (6) days prior to the hearing.

The participants before the Land Use Hearing Officer 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 Planning and Growth Management 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 Land Use Hearing Officer 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 Land Use Hearing Officer 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 spokes person. The staffs of each separate County agency are considered individual participants.

The decision of the Land Use Hearing Officer will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

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**Page 2 of 2**