



Zoning Hearing Master Letter of Notice

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

APPLICATION NUMBER: MM 25-1354

You are hereby notified that the undersigned is requesting a MAJOR MODIFICATION to a Planned Development 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: 12/15/2025 TIME: 6 p.m.

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.)

LOCATION OF THE PROPERTY: (Address and/or General Location)

Sheldon Rd., 300 FT North of Mohr Rd. and Sheldon Rd. intersection, Westside of the road, Tampa, FL 33615 (Folio#: 7015.0000, and 7017.0000)

To view the exact location of the area subject to this request, visit HCFL.Gov/ZoningMap and enter the application number above without the prefix letters (xx-xxxx) in the search window at the top of the screen.

NATURE OF 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.

ZONING NUMBER OF THE PLANNED DEVELOPMENT TO BE MODIFIED: PD 89-0061

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 HCFL.gov/PGMStore.

Additional information concerning this application may be obtained by emailing the Hillsborough County Development Services Department at Hearings@hcfl.gov. 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 call the Customer Service Center at (813) 272-5900 or call 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 Information

NAME: Patricia Ortiz AICP of Ortiz Planning Solutions, LLC

ADDRESS: 2810 N Central Ave Tampa FL 33602

PHONE: 813-817-8492

EMAIL: OrtizPlanningSolutions@gmail.com

Send written comments or evidence, along with your physical address and email to:
DSD - Community Development Division, P.O. Box 1110, Tampa, FL 33601 or email to Hearings@hcfl.gov.

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