

A representative from the County Attorney's Office will be present to ensure that no new evidence or testimony is allowed to be presented as evidence. Participants should also note that if the County Commission calls for testimony, only the applicant and those persons who are parties of record will be allowed to speak.



### A PARTY OF RECORD IS:

1. A person who was present at the hearing before the Land Use Hearing Officer and presented either oral testimony or documentary evidence; **or**
2. A person who submitted evidence to the master file prior to the Land Use Hearing Officer hearing or by proxy during the Land Use Hearing Officer hearing; **or**
3. A person or registered neighborhood representative notified by Certificate of Mailing of the hearing before the Land Use Hearing Officer.

### A timely request for oral argument is:

1. Filed within 10 calendar days of the Hearing Officer's recommendation; **and**
2. Filed at the offices of the Clerk of the Circuit Court, 12th Floor, County Center, 601 E. Kennedy Blvd., downtown Tampa.

### FOR MORE INFORMATION

For more detailed instructions on the land rezoning process or for more information regarding the Hillsborough County Land Development Code, please contact:  
**Planning & Growth Management Department**  
**Phone: (813) 276-2006 or (813) 272-5920**

Copies of the Hillsborough County Land Development Code and all other forms are available, for a fee, on the 20th Floor, County Center, 601 E. Kennedy Blvd., downtown Tampa.

The Land Development Code and a list of current petitions in process are available on the County's website at:  
[www.hillsboroughcounty.org/pgm/zoning/landdev.cfm](http://www.hillsboroughcounty.org/pgm/zoning/landdev.cfm).



Board of County Commissioners

**PLANNING/ZONING DIVISION**  
**Planning & Growth Management Department**  
**20th Floor, County Center**  
**601 E. Kennedy Blvd.**  
**Tampa, FL 33602**

**Phone: 813-276-2006 or 813-272-5920**

**Website: [www.hillsboroughcounty.org/pgm/zoning/](http://www.hillsboroughcounty.org/pgm/zoning/)**

Pub. 03/09

Planning & Growth Management

# Having Your Say In the Rezoning Process



# THE REZONING PROCESS

The Hillsborough County Land Development Code is designed to help us make the very best use of land for our neighborhoods, schools, businesses, industries and natural environment. It is very important to our community that caring citizens like you be involved in this process. Your participation will help to preserve the quality of neighborhoods throughout Hillsborough County.



The information in this brochure is intended to summarize the conventional requirements that citizens must follow to participate in the Hillsborough County rezoning process. Understanding the system and how it works is crucial to being heard on land rezoning issues.

In the state of Florida, rezoning is a quasi-judicial process, simply meaning that it resembles a judicial court system. And just as in judicial proceedings, having a voice in land

rezoning issues involves following an established protocol. Not adhering to the procedures may mean exclusion from the rezoning process altogether, so please read this information carefully. Your involvement is very important to us and to the future of our community

## STEP ONE: THE PUBLIC HEARING BEFORE THE LAND USE HEARING OFFICER

The public hearing for rezoning held before a Land Use Hearing Officer is the first part in the zoning process. The Land Development Code requires at least one public hearing on any rezoning application within 60 to 90 calendar days after the completed application is filed.

Adjacent property owners and designated representatives of registered neighborhoods within one mile of the site for which the request for rezoning was made are notified by mail of the intended public hearing. The notification takes place 30 days prior to the hearing date.

It is at this public hearing before the Land Use Hearing Officer that all interested citizens may present evidence and testimony concerning proposed rezoning issues. County staff also will present a report. Testimony may be presented to the Land Use Hearing Officer either in written form or verbally.

**It is important to remember that at the conclusion of this public hearing, the Land Use Hearing Officer closes the record and no new evidence may be submitted.**

## STEP TWO: THE PUBLIC MEETING BEFORE THE COUNTY COMMISSIONERS

The second part of the land rezoning process is a public meeting held before the Board of County Commissioners. At this meeting, the Board of County Commissioners will consider only the Land Use Hearing Officer's recommendations and the records of the public hearing. No new evidence will be



presented. No new testimony will be given. Also the Board of County Commissioner is not required to hear from any person at this meeting.

### REMEMBER!

**To speak to the Commission on a rezoning application, you must:**

- 1. Be a Party of Record; and**
- 2. File a timely request for oral argument.**