

Rezoning Application: PD 24-1116

Zoning Hearing Master Date: July 21, 2025

BOCC Land Use Meeting Date: September 9, 2025



**Hillsborough
County Florida**

Development Services Department

Applicant: Philippine Cultural Foundation, Inc.

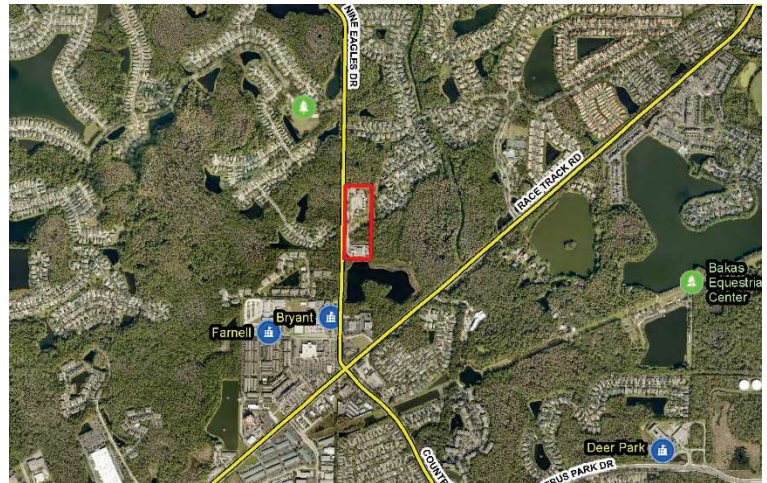
FLU Category: R-2
RCP

Service Area: Urban

Site Acreage: 10.04

Community Plan Area: Northwest

Overlay: None



Introduction Summary

The applicant is requesting to rezone approximately 10.04 acres from Agricultural Residential (AR) to Planned Development (PD) to allow for a mixed-use development. The property is currently developed for cultural center use and is also approved for wireless communications facility use. A zoning interpretation, ZI 13-0111, was issued in 2013 to clarify the restricted and allowable uses at the Bayanihan Arts and Events Center as those related to the Philippine culture that are conducted or sponsored by the Philippine Cultural Foundation. Rental or use of the facility for events/activities of a general nature was prohibited. Special use application SU-CFW 24-0280 was approved on April 15, 2024, to allow for a 190-foot-tall wireless communication facility on the property. Per Land Development Code Section 6.11.29.C, Planned Development zonings approved after 2005 are to expressly permit a Wireless Communications Facility as an approved use. Therefore, this proposed PD will acknowledge the previous approval done when the property was zoned AR. An 11-C alcoholic beverage special use permit approval was issued on March 26, 2001, to permit the sale and consumption of beer, wine, and liquor on the premises to members and their guest as a chartered social club. The wetzone approval area is restricted to the 14,300-square-foot indoor assembly and cultural facility depicted on the general development plan. The sale and consumption of alcoholic beverages for non-Cultural Facility events will require a new permit.

Zoning	Existing	Proposed	
District	AR	PD	
Typical General Uses	Single-Family Residential/ Agricultural/Cultural Center, and Wireless Communications Facility (per SU 24-0280)	Event Center	Indoor & Outdoor Weddings
			Neighborhood Fairs with attendance restrictions
			Agricultural Stands
			Banquet & Reception Hall
		Cultural Facility (existing uses include library, museum, and art gallery)	Library
			Museum
			Art Gallery
		Communications Facility, Wireless	-
Acreage	10.04	10.04	
Density/Intensity	1 unit per 5 acres	FAR: 0.06	
Mathematical Maximum*	2 Units	Gross Floor Area (GFA): 24,230 SF	

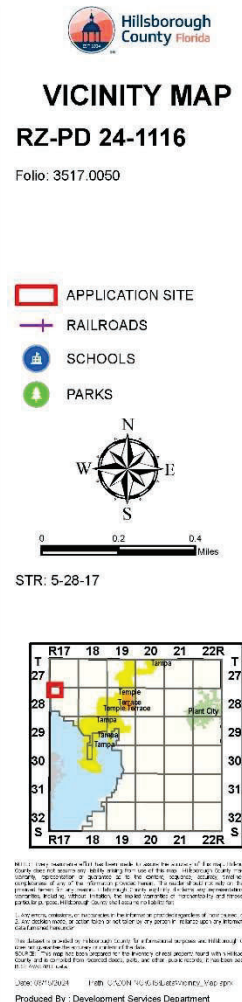
APPLICATION NUMBER:	PD 24-1116	
ZHM HEARING DATE:	July 21, 2025	
BOCC LUM MEETING DATE:	September 9, 2025	CASE REVIEWER: Sam Ball

*number represents a pre-development approximation

Development Standard	Existing	Proposed
District	AR	PD
Lot Size / Lot Width	5 acres/150 Ft.	NA
Setbacks/Buffering and Screening	Front : 50 Ft. Rear: 50 Ft. Sides: 25 Ft.	Front: 25 Ft. Rear: 20 Ft. Sides: 20 Ft.
Height	50 Ft.	40 Ft.

Additional Information	
PD Variations	LDC Part 6.06.00 (Landscaping/Buffering) LDC Part 6.05.00 (Parking/Loading)
Waivers to the Land Development Code	None

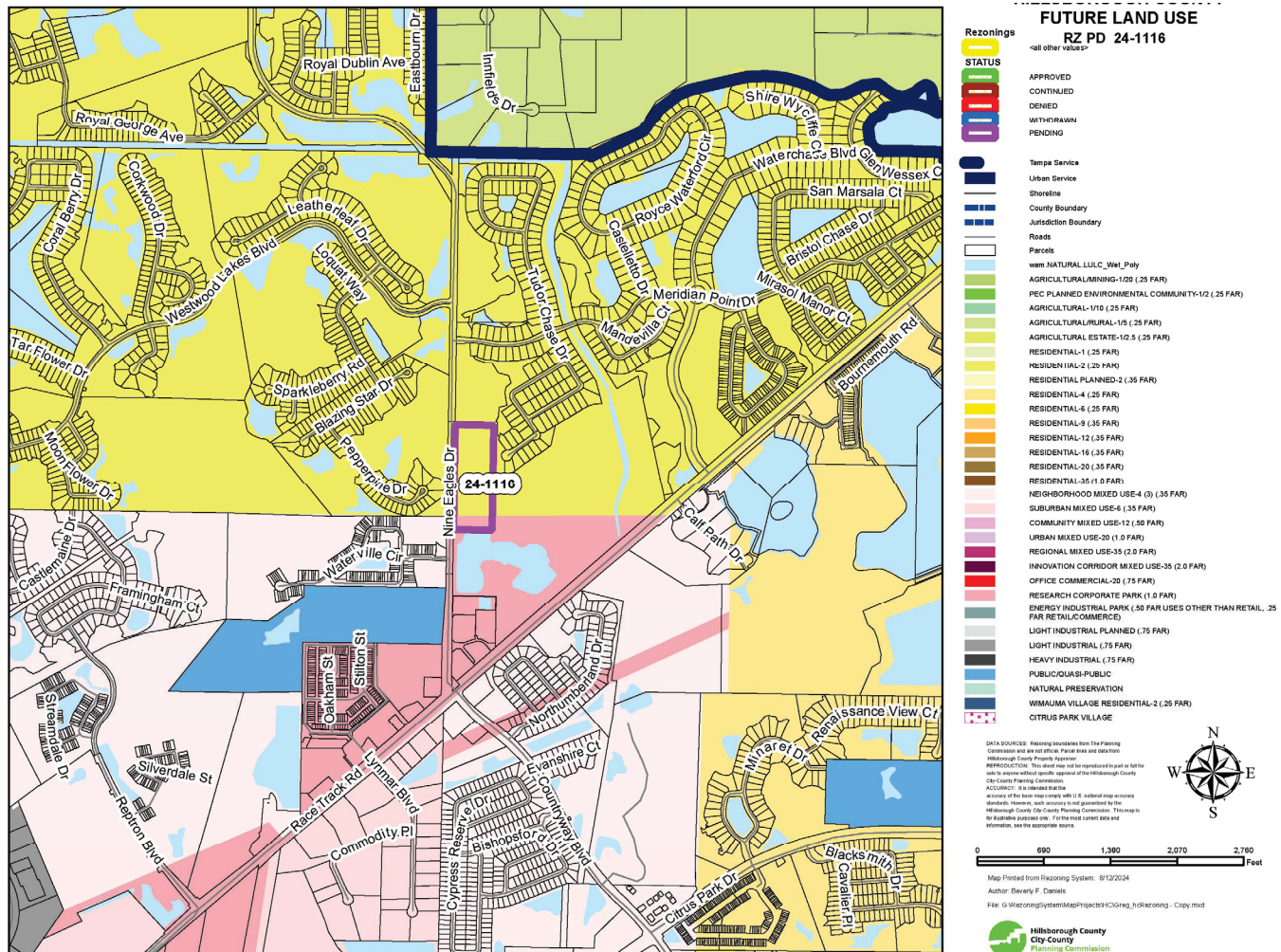
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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The subject property is surrounded by three large, planned developments that have been developed for single-family attached and single-family detached use. Significant areas of wetlands cover the adjoining properties and serve to separate the subject property from directly abutting residential property. The large mixed-use node located approximately 0.3 miles to the south is developed for freestanding and strip retail, health practitioner's office, single family attached and single-family detached, office, light industrial, and school use. Bryant Elementary School and Farnell Middle School are located approximately 1,650 feet south of the property.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential – 2 (Res – 2) Research Corporate Park (RCP)
Maximum Density/FAR	Res – 2: 2.0 DU per GA/FAR: 0.25 RCP: 0 - 30 DU per GA/FAR: 1.0
Typical Uses	Res – 2: Residential, suburban scale neighborhood commercial, office use, multi-purpose. RCP: Research and development, related educational facilities, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters, and related uses such as hotels, motels, restaurants, recreational facilities, and retail.

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



APPLICATION NUMBER: PD 24-1116

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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
Nine Eagles Dr.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation (Daily and Small Events) ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	2,100	210	210
Difference (+/-)	(+) 2,081	(+) 209	(+) 208

Project Trip Generation (Daily and Medium Events)

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	2,700	210	270
Difference (+/-)	(+) 2,681	(+) 209	(+) 268

Project Trip Generation (Daily and Large Events)

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	3,340	210	334
Difference (+/-)	(+) 3,321	(+) 209	(+) 332

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Nine Eagles Dr./ Substandard Rd.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
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 checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" 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 checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input 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 checked="" type="checkbox"/> No	
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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees: NA No estimated additional impact fee Urban Mobility, Northwest Fire - seeking to expand use allowances of existing facility, no change in use for impact purposes.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Proposed impact mitigation measures include a limit to the number of medium events (4 per calendar year) and large events (1 per calendar year), defined hours, and off duty police officers to ensure safety and direct traffic. The site is separated from the residential properties to the north and south by wetlands and dense vegetation. The applicant is also proposing a 20-foot buffer with Type “B” along the eastern boundary nearest to the single-family dwelling to the east. Should any gaps exist that do not meet the Type B tree planting requirement, enhanced screening will be provided to consist of trees at a minimum height of 6 feet at time of planning and on 10-foot centers. The height at time of planting and spacing exceeds the LDC.

Staff has no objection to the proposed variations to eliminate or reduce portions of the required 20-foot buffer with Type B screening along the north, south, and east property boundaries. The amount of protected natural vegetation through wetland and upland conservation areas to the north at a depth of over 800 feet separating the proposed facility from the closest residentially developed properties to the north serves as an effective buffer and screening to the north. The reduced buffer and screening locations along the south and east property lines are approximately 100 to 200+ feet from the nearest single-family property and are screened from view by dense vegetation. The properties to the west are separated by dense vegetation, wetlands, and undevelopable property. Therefore, the purposes of the buffer and screening appear to be satisfied to an equivalent degree. The applicant is committing to limiting off-site parking to one event per year and include the following: the off-site parking areas must be approved by the property owner, and the pedestrian route to and from the off-site parking area must include continuous sidewalks and crosswalks at arterial and collector roadway crossings. Based on these factors, Staff also has no objection to the proposed variation to parking requirements to allow off-site parking.

Staff finds that the proposed uses in conjunction with the mitigation measures proposed by the applicant adequately offset the impacts to the residential properties in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed rezoning **APPROVABLE** subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to certification the applicant shall make the following revision to the general development plan:

1. Indicate that the proposed accessory structure setback from the north property line is zero instead of the rear setback for accessory structures.
2. Change references from “Cultural Center” to “Cultural Facility” and delete the library and museum sub-uses (staff notes that the LDC definition of cultural facility includes those two uses); and,
3. Ensure that the PD site plan consists of only 1 page (i.e. remove the plan labeled “Large Event Onsite Parking”). Staff notes this plan is for informational purposes only and not intended to be a part of the regulatory plan/Certified site plan.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 1, 2025.

1. Site development shall be limited to 24,230 SF of gross floor area for use as a special events venue (as hereafter referred may also be referred to as “special event uses”) and Philippine Cultural Facility uses. A wireless communications facility shall also be permitted in accordance with Special Use SU-CFW 24-0280. The wireless communications tower shall be limited to an overall height of 195 feet, and shall be camouflaged as a pine tree. The location of building, activity and parking areas shall be where generally shown on the site plan.
2. Special event uses shall be limited to wedding chapel uses (to include outdoor weddings), neighborhood fairs, agricultural stands, and banquet and reception halls uses. Special event uses and cultural facility uses shall neither operate at the same time, nor shall any two or more special event uses (or individual events) occur at the same time.
3. All special events shall comply with the following restrictions and requirements:

a. Small Events

Small events are events having an attendance of 105 vehicles or less.

- 1) Frequency: there are no restrictions on the number of small events which may be held.
- 2) Maximum number of vehicles
 - a) The maximum number of vehicles parked on the property for a small event shall not exceed 105 at any time during the event.
 - b) Maximum vehicle requirements are inclusive of parking utilized for visitors, staff and vendors.
 - c) Food trucks within special event use areas (i.e. outside of parking areas) shall not count towards this requirement.
- 3) Small events are limited to the following hours:

10:00 a.m. to 11:00 p.m.
- 4) Parking Restrictions
 - a) All small event parking shall occur within the boundaries of the PD.
 - b) All small event parking shall occur within paved parking areas only.

b. Medium Events

Medium events are events with attendance of more than 105 and less than 318 vehicles.

1) Frequency: four events per calendar year

2) Maximum number of vehicles:

- a) The maximum number of vehicles parked on the property for a medium event shall not exceed 317 at any time during the event.
- b) Maximum vehicle requirements are inclusive of parking utilized for visitors, staff and vendors.
- c) Food trucks within special event use areas (i.e. outside of parking areas) shall not count towards this requirement.

3) Permittable Parking Locations

All medium event parking shall occur within the boundaries of the Planned Development. Medium event parking shall occur within paved parking and grass overflow lots only as generally shown on the PD site plan.

4) Medium events are restricted to the following days and hours:

Fridays from 5:00 p.m. to 11:00 p.m.,

Saturdays from 10:00 a.m. to 11:00 p.m., and

Sundays from 10:00 a.m. to 7:00 p.m.

c. Large Events

Large events are events with more than 317 vehicles.

1) Frequency: one event per calendar year

2) Maximum number of vehicles

- a) The maximum number of vehicles parked on the property for a large event shall not exceed 317 at any time during the event.
- b) Maximum vehicle requirements are inclusive of parking utilized for visitors, staff and vendors.
- c) Food trucks within special event use areas (i.e. outside of parking areas) shall not count towards this requirement.

3) Parking Requirements

Large event parking within the PD shall occur within paved parking and grass overflow lots only as generally shown on the PD site plan. Additional parking for the large event may occur outside of the boundary of the PD, subject to each of the following requirements:

- a) There shall be continuous accessible pedestrian routes between the special event uses and off-site parking locations;
- b) Pedestrian routes connecting special event uses and off-site parking locations which cross over collector or arterial roadways shall occur at marked crosswalks. Additionally, crossings managed by off-duty officers may also be utilized;

- c) Off-site parking locations must be authorized through a parking permit or a signed authorization from the owner or their authorized agent to the owner of the subject property; and,
 - d) Prior to temporary alcoholic beverage approval (TAB) for the event, the TAB application must include copy of the approved parking permits or a copy of the signed parking authorization from the property owner, and an offsite parking plan that identifies each off-site parking location.
- 4) Large events are restricted to the following days and hours:
 - Friday from 5:00 p.m. to 11:00 p.m.,
 - Saturday from 10:00 a.m. to 11:00 p.m., and
 - Sunday from 10:00 a.m. to 7:00 p.m.
- d. Off-Duty Police Officer Requirements
 - 1) Off-duty police officers shall be hired for any large event or medium event with more than 150 vehicles.
 - 2) A minimum of one officer shall be stationed at the northernmost project access on Nine Eagles Drive (i.e. the northern most access not serving the wireless community facility) before, during and after the event.
 - 3) Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.
 - 4) The officers shall be present for the entire duration of the event.
- e. Event Duration
 - 1) For the purposes of regulating medium and large events, one event shall be defined as an event lasting no more than three consecutive days.
 - 2) Single events longer than three days, or multiple events shorter than three days but occurring within the same three-day period shall be considered as two or more events.
- f. Monitoring and Notice Requirements
 - 1) As special event uses are being regulated by maximum number of vehicles which may attend an event, the property owner shall maintain records regarding the event booking, hiring of required law enforcement personnel, event ticket sales, and site entry records for a period of one year following each and every event. Such records shall be sent to Hillsborough County for inspection upon request within 14 days of such request, and shall include a signed affidavit from the operator, or the account or bookkeeper who prepared the report, attesting to its accuracy.
 - 2) The facility operator shall provide Hillsborough County Code Enforcement a schedule of all events with an attendance of over 105 vehicles (i.e. medium events and large events) no later than seven days prior to such event.
- 4. Cultural facility uses shall not exceed 105 vehicles parked on site at any one time. No additional off-site parking for these uses shall be permitted
- 5. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct the following site access and other improvements:
 - a. The developer shall ensure that the parking lots are paved such that there are a minimum of 105 paved parking spaces.

- b. The southernmost project access shall be converted to an exit only driveway.
 - c. The developer shall construct a northbound to eastbound right turn lane on Nine Eagles Drive at the project access.
 - d. Sidewalks shall be provided as shown on the PD site plan and as otherwise required pursuant to LDC Sec. 6.03.02.
 - e. Any other improvements which may be required pursuant to the Transportation Technical Manual (TTM), Hillsborough County Land Development Code (LDC) or other applicable rules and regulations unless otherwise varied through the appropriate process.
6. Within 120 days of approval of this PD, the developer shall submit site/construction plans for the site access improvements described in Condition 5, above. Site improvements shall be completed within 12 months of rezoning approval. Notwithstanding the above, the developer shall be permitted to hold events associated with the use of the Bayanihan Arts and Events Center for events and activities related to Philippine culture that are conducted or sponsored by the Philippine Cultural Foundation, Inc. and its members, that are currently permitted under the Agricultural Rural (AR) zoning district in accordance with the Zoning Interpretation (ZI) 13-0111, provided that all applicable LDC and other requirements are met including that no offsite parking shall be permitted for any cultural events held during the 12-month period. After the 12-month period, no events (Philippine Cultural Center related or otherwise) may be permitted until required improvements have been completed and passed final inspection."
 7. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
 8. If PD 24-1116 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 14, 2025, and last revised July 2, 2025) which was found approvable by the County Engineer (on July 7, 2025). Approval of this Administrative Variance will waive the Nine Eagles Drive substandard road improvements required by Section 6.04.03.L. of the LDC.
 9. This condition, together with Conditions 3 through 5, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.

10. Building Height, Bulk and Placement Requirements

Development shall occur as depicted of the general development plan in accordance with the following standards.

Maximum GFA:	24,230 square feet
Minimum front setback:	25 feet
Minimum rear setback:	20 feet
Minimum side setback:	20 feet
North side setback for accessory structures:	0.0 feet
Maximum building height:	40' – the additional 2:1 buffer and setback increase does not apply.

11. Landscape buffers and Screening Minimum Requirements

- a. Buffering and screening is required along the northern, southern, and eastern boundaries where shown on the general site plan, with the following variations:

- 1) The southeastern buffer may be reduced to 9 feet and have screening that consists of existing vegetation;
 - 2) The southern buffer may be reduced to 5 feet and include screening that consists of existing vegetation that meets or exceeds type "A" screening standards;
 - 3) The northern and northeastern buffers shall be a minimum of 20 feet in width and consist of screening which includes a 6-foot-high PVC fence and Type "B" tree planting standards. Where Type "B" tree planting requirements are not provided, the planting of Red Cedar trees, a minimum of 6 feet in height at the time of planting, and spaced no more than 10 feet apart shall be provided to supplement any gaps; and
 - 4) The buffer located in the northwest portion of the property may be reduced to a zero buffer with no screening as depicted on the general site plan.
12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
 13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
 14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
 15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
 16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
 17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
 18. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
 19. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

20. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Variations Summary Table

LDC Section	Description	LDC Minimum Requirement	Proposed Standard
6.05.02(D)(2)	Methods of Providing Required Parking and Loading	In lieu of actual construction of required on-site parking spaces, all or any portion of the off-street parking required for a use on a zoning lot may be located on another zoning lot, either by itself or combined as joint use or shared parking for other uses, subject to certification by the Administrator that specific code requirements are being met.	<p>Large event off-site parking may be permitted subject to approved permits to use the parking lots of nearby schools or written authorization from the owner of the property being used for event parking.</p> <p>The offsite parking plan must include continuous sidewalks and crosswalks from the parking areas to the event site.</p>
6.06.06	Buffering & Screening Between Incompatible Land Uses	The minimum buffering and screening requirements along the north, south and east property lines are that of a 20-foot-wide buffer with type B screening.	The southeastern buffer may be reduced to 9 feet and have screening that consists of existing vegetation;
			The southern buffer may be reduced to 5 feet and include screening that consists of existing vegetation that meets or exceeds type "A" screening standards;
			The northern and northeastern buffers shall be a minimum of 20 feet in width and consist of screening which includes a 6-foot-high PVC fence and Type B tree planting standards. Where Type B tree planting requirements are not provided, the planting of Red Cedar trees a minimum of 6 feet in height at the time of planting and spaced no more than 10 feet apart shall be provided to supplement any gaps.
			The buffer located in the northwest portion of the property may be reduced to a zero buffer with no screening as depicted on the general site plan.

Zoning Interpretation 13-0111

See Following Pages (31)

BOARD OF COUNTY COMMISSIONERS

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Victor D. Crist
Ken Hagan
Al Higginbotham
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Sharon D. Subadan

ZONING INTERPRETATION NUMBER: ZI 13-0111

1.0 SUMMARY OF REQUEST FOR INTERPRETATION:

On behalf of the Philippine Cultural Foundation, Inc. (PCFI), a formal interpretation of the Hillsborough County Zoning Code is requested as it relates to the Bayanihan Arts and Events Center located at 14301 Nine Eagles Drive. The facility is part of the Philippine Cultural Enrichment Complex owned and operated by PCFI on property it purchased beginning in 1996 and first developed for outdoor activities promoting Philippine culture. As the organization grew, it secured approval from Hillsborough County for development of the Bayanihan Center. The purpose of the facility was to create an indoor environment for the display of cultural artifacts and to allow for gatherings of a social and cultural nature to promote a greater understanding of the Philippine culture to the public at large. To carry out this goal, PCFI constructed a 14,3000-square foot auditorium style structure in 2001 within which cultural relics and artifacts are stored and become the centerpiece of all activities that take place at the venue, thus maximizing PCFI's goal of educating the public on Philippine culture. Since the time it opened, the Bayanihan

Center was used for a multitude of activities. They included events: i) sponsored by PCFI; ii) sponsored by PCFI members such as weddings and other family celebrations; iii) held as private affairs when the affair is that of a member of PCFI; iv) sponsored by nearby schools for their dances and gatherings; v) for fundraising purposed held by other non-profit organizations such as AIDS awareness; vi) for nearby neighborhood associations as they meet for annual or special meetings; vii) for private individuals for their own affairs.

However, in response to Code Enforcement actions, PCFI ceased rentals for private affairs and weddings for individuals who have no formal connection to PCFI and limited use of the facility to members of the organization, with membership being broadly available to parties wishing to hold events there. In our original request for zoning interpretation, it was the position of PCFI that the County's development approval for the Bayanihan Center granted a broad use of the property for its cultural purposes and its members, including the types of affairs identified in i, ii and iii above, and also some of the affairs described in iv, v and vi if the facility is rented by a member for those events.

Notwithstanding the above, PCFI has, upon further review of Code Enforcement Board deliberations and discussions with County Zoning staff, reevaluated its facility use and rental policies and now plans to limit use of the Bayanihan Center to the organization and its members for cultural purposes only. Our intent is to include uses that are both purely organizational, and

ZI 13-0111

those which serve the organizational purpose of preserving and promoting the Philippine culture, even if hosted by individual members of PCFI. To accomplish this, PCFI will undertake a series of immediate changes to their organizational governing documents, creating a cultural use committee that will review each proposed event, independently, to determine its relevance in protecting, preserving and promoting Philippine culture for present and future generations. Only those events which fit this goal will be permitted and membership will no longer be the sole criteria for use of the facility. Examples of permissible events will include:

- 1) Cultural events sponsored or hosted by PCFI. This includes use of the facility by Philippine artists to showcase their talents, whether it is cultural or modern songs or dance, that will include entrance fees to cover their travel expenses and the utilities of the buildings.
- 2) Use by PCFI for cross-cultural events designed to share traditions of Philippine culture with other organizations and also to understand other cultures. For example, a martial arts exhibition that features Philippine martial arts together with martial arts from other Asian countries.
- 3) Use by members for milestone cultural events that are closely related to Philippine culture. For example, first birthday, baptism, wedding and the equivalent of a Sweet 16 party at the age celebrated in their culture. However, this will not include events where there is no connection to the Philippine culture.
- 4) Use by PCFI or its members for cross-cultural events, provided that the Philippine culture was prominent in, and relevant to, the event, such as a cultural singing competition between various cultural styles.

(Complete written request from applicant, as amended by letter dated February 20, 2013, is attached.)

2.0 ZONING ADMINISTRATOR'S INTERPRETATION:

1. Use of the Bayanihan Arts and Events Center for events and activities related to Philippine culture that are conducted or sponsored by the Philippine Cultural Foundation, Inc. and its members, as described by the applicant, is permitted.
2. Rental or other use of the facility for events or activities of a general nature that are not related to Philippine culture is prohibited, irrespective of whether the events and activities are conducted or sponsored by the Philippine Cultural Foundation, Inc., its members or other parties.

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA

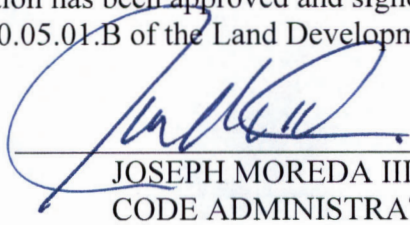
ZI 13-0111

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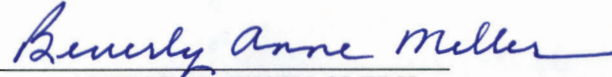
This is to certify that this Zoning Interpretation has been approved and signed by the Code Administrator in accordance with Section 10.05.01.B of the Land Development Code.

04/30/13
DATE




JOSEPH MOREDA III, AICP
CODE ADMINISTRATOR

4-30-13
DATE


ATTEST: DEPUTY CLERK
PAT FRANK
CLERK OF THE CIRCUIT COURT

- In accordance with Section 11.01.03 of the Land Development Code, interpretation decisions may be appealed to the Land Use Hearing Officer. Questions related to this interpretation should be directed to Joe Moreda at 276-8379.

F.0 FINDINGS

1. The Bayanihan Center is located on property zoned AR, Agricultural Rural.
2. According to information found on the Bayanihan Center's internet site at the time the subject interpretation was requested, the center "is a spectacular and exceptional arts and events facility that offers a spacious 9,900 sq. ft. of carpeted and chandeliered convention, exhibit and event hall for the use of the organization and its members. With tastefully paved entrance, adorned with a majestic fountain and well-manicured garden, one comes into a magnificently crystal-chandeliered lobby and a gracious library holding a vast collection of books, musical instruments and artifacts on Philippine culture ... (the Center) is owned and operated by the Philippine Cultural Foundation, Inc. ... in Tampa, Florida. The use of the facility is only intended for organization, individual or special members or sponsored events. Membership, however, is open to all regardless of race, nationality, ethnicity, gender or religion." The internet site also includes information on a number of "in-house" decorating options for the main ballroom and alcoholic beverage services that are available. (Attachment 2)
3. Per LDC Section 2.02.02, Table of Allowable Uses in Zoning Districts, banquet and reception halls and membership organizations are prohibited in the AR district. (Attachments 3).

ZI 13-0111

4. The LDC does not define “banquet and reception halls.” However, Webster’s Dictionary defines “banquet” as “an elaborate and often ceremonious meal for numerous people often in honor of a person,” defines “reception” as “a social gathering often for the purpose of extending a formal welcome,” and defines “hall” as “a large usually imposing building for public or semipublic purposes” and “a place used for public entertainment.” (Attachments 4, 5 and 6)
5. The LDC defines “membership organization” as “A membership establishment operated by a corporation or association of persons for activities which include but are not limited to business, professional, social, literary, political, educational, fraternal, charitable or labor activities, but which are not operated for profit or to render a service which is customarily conducted as a business.” (Attachment 7)
6. The Bayanihan Arts and Events Center was constructed in 2001 as part of the larger Philippine Cultural Enrichment Complex on Race Track Road. PCF applied for preliminary site development plan review on August 18, 2000. The application described the facility as a “cultural center” with 14,300 square feet of gross floor area. (Attachment 8)
7. Preliminary site development approval for the Bayanihan Center was granted by Hillsborough County on December 6, 2000. The approval letter described the major use as a “cultural center” and the site plan identified the facility as a “cultural center and library” and “arts center.” (Attachments 9 and 10).
8. Construction plan approval for the Bayanihan Center was granted by Hillsborough County on February 2, 2001. The approval letter described the major use as a “cultural center” and the site plan identified the facility as a “cultural center and library” and “arts center.” (Attachments 11 and 12).
9. It was originally suggested by the applicant that the County’s development approval for the Bayanihan Center granted a “broad use of the property for its cultural purposes and its members” that includes activities such as rental of the facility for general events which have no association with Philippine culture.
10. Under Section 2.02.02, Table of Allowable Uses in Zoning Districts, found in the 2000 edition of the LDC that was in effect at the time of preliminary site plan review for the Bayanihan Center project, cultural/institutional uses were categorically allowed in the AR zoning district, while business and commercial uses were categorically prohibited. (Attachment 13)
11. Per Section 2.02.01.C of the 2000 LDC, cultural/institutional uses included libraries, galleries, museums and community centers. However, theaters, auditoriums and other places of assembly were expressly excluded from this category of uses. (Attachment 14)

ZI 13-0111

12. The 2000 LDC defined “library” as “A building in which literary, musical, artistic and reference materials are kept for use but not generally for sale.” (Attachment 15)
13. The 2000 LDC defined “museum” as “An establishment engaged in the procurement, care, study, and display of objects of historical, educational and cultural value and interest.” (Attachment 16)
14. The 2000 LDC did not define “cultural center.” However, it defined “community center” as “The use of a structure or building or building by members of a community, as opposed to the general public, for social, cultural or recreational purposes and which are generally utilized by local clubs or groups, home owners or civic associations or other such community groups.” This definition no longer appears in the LDC. (Attachment 17)
15. The 2000 LDC defined “place of assembly” as “A place designed to accommodate the assembly of persons attending athletic events, musical performances, dramatic or dance performances, speeches or ceremonies, and other such entertainment events, and including but not limited to coliseums, athletic centers, concert halls, and auditoriums.” This definition no longer appears in the LDC. (Attachment 18)
16. The definition of “membership organization” in the 2000 LDC was identical to that found in the current edition of the LDC. (Attachment 19)
17. Section 2.02.01.C of the 2000 LDC did not expressly reference “membership organization” in any of the general use category descriptions. However, in earlier and later editions of the LDC which included a Table of Allowable Uses in Zoning Districts with individual use listings, membership organizations were expressly prohibited in the AR district. Therefore, staff finds membership organizations were prohibited in the AR district at the time of development review for the Bayanihan Center.
18. The 2000 LDC did not expressly address banquet and reception halls.

S.0 STAFF SUMMARY

1. Staff finds the rental of the Bayanihan Center to the public for events or activities of a general nature, such as but not limited to receptions, parties, proms, dinners, concerts and similar uses which have no connection to Philippine culture, constitutes a banquet and reception hall as regulated by the LDC and therefore is prohibited by the AR zoning of the site.
2. Staff finds the rental of the Bayanihan Center for general events on the basis of membership alone constitutes a membership organization as regulated by the LDC and therefore is prohibited by the AR zoning of the site.

ZI 13-0111

3. It was originally suggested by the applicant that the County's development approval for the Bayanihan Center granted a "broad use of the property for its cultural purposes and its members" that includes a banquet facility for general event rentals which have no association with Philippine culture. However, no evidence has been submitted by the applicant or found by staff indicating the center was expressly proposed, reviewed or approved as a membership organization or banquet facility for general event rentals. Rather, the facility was proposed, reviewed and approved as a cultural/arts center and library.
4. The 2000 edition of the LDC that was in effect when development approval was sought for the Bayanihan Center prohibited places of assembly and membership organizations in the AR district. Staff finds that banquet rentals for general events to the public at large or on the basis of membership is characteristic of the aforesaid prohibited uses and therefore cannot be interpreted as permitted at the time of development approval. Staff further finds that such rentals cannot be interpreted to be a function of a library or museum as defined by the 2000 LDC. Additionally, staff finds such rentals cannot be interpreted as a function of a community center as defined in the 2000 LDC because such facilities were required to be utilized by homeowner associations, local clubs and other such community groups, rather than by the general public.
5. Staff finds that use of the facility for events related to Philippine culture, as described by the applicant in its amended statement, is consistent with the development approval granted for the Bayanihan Center and therefore allowed.

ATTACHMENTS:

- 1) Applicant's Written Statement, as Amended
- 2) Facility Information on BAEC Internet Site
- 3) LDC Section 2.02.02, Table of Allowable Uses in Zoning Districts, Page II-15
- 4) Webster's Dictionary Definition of 'Banquet'
- 5) Webster's Dictionary Definition of "Reception"
- 6) Webster's Dictionary Definition of "Hall"
- 7) LDC Definition of "Membership Organization"
- 8) Preliminary Site Development Application for Bayanihan Center
- 9) Preliminary Site Development Approval Letter for Bayanihan Center
- 10) Preliminary Site Development Plan for Bayanihan Center (Partial Copy)
- 11) Construction Plan Approval Letter for Bayanihan Center
- 12) Construction Plan for Bayanihan Center (Partial Copy)
- 13) 2000 LDC Section 2.02.02, Table of Allowable Uses in Zoning Districts, Page II-13
- 14) 2000 LDC Section 2.02.01.C
- 15) 2000 LDC Definition of "Library"
- 16) 2000 LDC Definition of "Museum"
- 17) 2000 LDC Definition of "Community Center"
- 18) 2000 LDC Definition of "Place of Assembly"
- 19) 2000 LDC Definition of "Membership Organization"

Written Statement in Support of Request for Zoning Interpretation

On behalf of the Philippine Cultural Foundation, Inc., I am requesting a formal interpretation of the Hillsborough County Zoning Code as it relates to the Bayanihan Arts and Events Center located at 14301 Nine Eagles Drive, Tampa, Florida 33626. Before going into the questions and issues we believe require interpretation, I believe it is important to set for a foundation with the history of the site, and the history of the proceedings that resulted in this request

I. History of the Site and Site Owner.

The property in question is owned and operated by the Philippine Cultural Foundation, Inc. and was purchased in 1996. Originally, the portion of the site referred as the "Grounds" was developed for outdoor activities, and the creation of a cultural experience through architectural features and structures identified with the Philippine culture and location at which cultural activities can take place such as: instruction and performance of traditional Philippine music; instruction and performance of traditional Philippine dance; instruction and preparation of traditional Philippine food for cultural events; annual cultural activities; and, a venue for individuals and families of Philippine descent or affiliation to gather socially to reinforce their common bonds and interests, as well as other activities.

Shortly after purchase of the site, an opportunity arose to purchase additional land, resulting in the current configuration of a rectangular site. The additional land, toward the southern end of the rectangular parcel, was originally slated for development as an athletic field and related outdoor activities.

As the organization grew, it sought out and secured approval for changes to its original development for purposes of constructing what is known today as the Bayanihan Arts and Events Center. The purpose of the facility was to create an indoor environment for the display of cultural artifacts, and to allow for gatherings of a social and cultural nature that would allow the organizational owner to preserve its unique cultural past and expose the beauty and characteristics of the culture to the public at large and promote a greater understanding of the organization's cultural roots of the Philippine culture. To carry out this goal, the organization sought out, and secured approval of, a 14,300 square foot (per the property appraiser's site) auditorium style structure within which cultural relics and artifacts are stored and become the centerpiece of all activities that take place at the venue, thus maximizing the organization's goal of educating the public on its cultural significance.

II. Procedural History with Code Enforcement resulting in this request.

The property owner is currently subject to code enforcement action and has been before the code enforcement board several times since the early part of 2012. As this matter has progressed, there have been several references by Mr. Blink and Mr. Dyke relative to communications with the Planning Department as to the propriety of the activities undertaken at the Bayanihan Center. I would like to emphasize that no action has been taken, nor have there been any allegations of code violations on the Grounds portion of the applicant's property, and all issues before the code

enforcement board and which are the subject of this request relate to the use of the Bayanihan Center.

Since the time it opened, the Bayanihan Center was used for a multitude of activities. They included events:

- i. sponsored by the property owner, The Philippine Cultural Foundation
- ii. sponsored by members such as weddings and other family celebrations
- iii. held as private affairs when the affair is that of a member of the organization
- iv. sponsored by nearby schools for their dances and gatherings
- v. for fundraising purposes held by other non-profit organizations such as the AIDS awareness
- vi. for nearby neighborhood associations as they meet for annual or special meetings
- vii. for private individuals for their own affairs

When the code enforcement issues came to light, the limits of their use of the property were discussed at the meeting in March, 2012, and we were told that their approval for use allowed for:

- Philippine Cultural events for the organization and its members
- A limited liquor license for events held by the organization and its members

As a result, the applicant ceased rentals for private affairs and weddings of individuals who have no formal connection to the Philippine Cultural Foundation, and ceased advertisement of the rental of the hall on its electronic sign at the entrance to the facility.

When we returned at a later meeting in June, the definition of what the applicant can do changed. We were told that they could not have events for non-members (which we had already ceased doing), but the issue of what a member was, and could be, was explored and that we could not advertise publicly for the rentals other than to members. As a result the applicant then changed its website to focus on what the organization does locally, identify that the hall is available for member use only and put an emphasis on what it takes to become a member.

Thereafter, an affidavit of non-compliance was issued and started to run, and when the affidavit of non-compliance was contested in the September meeting, the definition of what we could do changed yet again. In the interim, I reviewed the property file for this site and the information was limited. None of the approvals cited in prior meetings were located and have yet to be found. There are several documents that reference an assembly use for the building, which is a use designed for people to gather, but nothing that actually imposes limitations on the assembly use. A list of the documents reviewed is set forth below and copies are attached for your convenience and reference.

In September we were told that even private weddings of members of the organization could not take place, but the record of the proceedings clearly shows that (i) this was not discussed at the prior hearing, (ii) not part of the order, and (iii) the code inspection officers at the hearing were willing to withdraw the affidavit of non-compliance but the board opted to continue the matter for an interpretation.

III. The Current Issues for Interpretation.

As we review the discussions at the hearings, the Code Enforcement file and the documents secured from a review of the property file on the subject property the issues in question are as follows:

A. *Failure of County to provide the approval upon which its orders and informal interpretations are based.* In the hearings of March and June, 2012, specific reference was made to an email exchange between Planning and Code Enforcement regarding the approval granted to the site, and the actual use. However, despite our review of the property file and the code enforcement file, neither the approvals nor the emails referenced by Mr. Blink were produced. Interestingly, in the code enforcement file, there is an email exchange on May 1 between Code Enforcement and Planning asking about earlier emails related to this issue that no one could seem to find. Further, in a meeting with Planning and Code Enforcement on July 18, 2012 reference was again made to the "approval" the applicant has to use the property but that the actual approval was not available. The parties to the meeting were in general consensus that the wording of the approval was relevant to the use permitted on the property. As such, concisely stated, the first issue is whether you can identify for me the actual wording from the approval of the use of the property (both as to general use and as to the liquor license approval), which was referenced and paraphrased in all prior hearings in one form or another but never actually produced.

In response to this first issue, it is the position of the applicant that the approvals, granting a broad use of the property for its cultural purposes and its members, includes the types of affairs identified in i, ii, and iii, and could also include some of the affairs described in iv, v and vi if the facility is rented by a member for those events. It does not seem logical to allow a cultural use to the site which would be limited only events that are solely Philippine Cultural in nature when a substantial part of the purpose of the facility is to create opportunities for exposure of the Philippine culture and traditions to non-Philippine individuals and organizations. Clearly a non-member, non-Philippine, non-cultural event would not be allowed, so advertising to the public at large would not be permissible and such advertisements have ceased. However the organization is being attacked on the basis of it inclusive membership characteristics nearly 10 years after the facility was approved and commenced operations.

The applicant has restructured its membership and created and authenticated membership process whereby it would minimize opportunities for abuse, but the reality is that the organization survives and thrives by being inclusive of all ethnicities.

B. *Relevance of Membership.* The second issue is whether the qualification of membership and cultural events is inexorably intertwined. In other words, is the limitation to member events, or is the limitation to cultural events, or it is both? Again, to date we have not been able to get an answer to this question to tie it into the applicable zoning ordinance to come up with an interpretation.

The applicant's position is that the conditional use approval granted to allow the organization to construct and use the facility is broader than the current interpretation. While Planning and Code

Enforcement have given us interpretations related to proposed uses by other organizations on other sites, they are not directly relevant here because those interpretations were for prospective future uses, without an approval for a site in place. In the immediate situation, there was some approval, which inexplicably has not been provided to the applicant, which must be compared to the code, actual use and the intent of the parties to determine what is allowed and appropriate for this site. I would ask that before this interpretation is complete, that you secure and provide me with the approval referenced in the emails and hearings, and allow me an opportunity to provide you with a supplemental request which relates the actual approval to the use and the code.

IV. Attachments

Attached hereto are the following documents for your considerations

- A complete copy of the code enforcement file provided on 10/26/2012
- Hillsborough County Natural Resources Permit and Agricultural Exemption Application identify the property and its use as a Community Assembly Area
- Planning and Growth Management Department Concurrency & Utility Service Application, identifying the use of the site (in section 20) as Assembly
- Department of Environmental Protection application identifying the project as a Cultural Enrichment Complex and in Section VI, part 1, identifying the use as "Assembly – Convention/Cultural Center" and characterizing the water use as "consumption for assembly halls"

I thank you for your time and consideration of this request.

ACTIVE: 4275114_1

**BECKER &
POLIAKOFF**

RECEIVED

FEB 25 2013

**Development Services
Department**

**Park Place
311 Park Place Blvd, Suite 250
Clearwater, Florida 33759
Phone: (727) 712-4000 Fax: (727) 796-1484**

**ADMINISTRATIVE OFFICE
3111 STIRLING ROAD
FORT LAUDERDALE, FL 33312
954.987.7550**

**WWW.BECKER-POLIAKOFF.COM
BP@BECKER-POLIAKOFF.COM**

February 20, 2013

**Reply To:
Michael E. Boutzoukas, Esq.
Direct Dial: (727) 712-4018
MBoutzoukas@becker-poliakoff.com**

**Tom Hiznay, AICP
Senior Planner
Hillsborough County
Development Services Department
P.O. Box 1110
Tampa, FL 33601-1110**

Re: Supplemental Information to Zoning Interpretation Request ZI 13-0111

Dear Mr. Hiznay:

As we discussed this past Friday, February 15th, I have completed my review of the audio files of the several code enforcement hearings related to the above ZI request, and discussed the matter fully with my clients. Based on the representations at the Code Enforcement Board hearings and in the emails provided, I believe that the Zoning Department, in considering this request and the relevant codes, should consider for inclusion with its interpretation that the facility is for use "by the organization and its members" for cultural purposes. However the intent of the phrase "and its members" should be defined to include permissible uses that are both purely organizational, or those which serve the organizational purpose of preserving and promoting the Philippine culture, even if hosted by individuals.

To accomplish this, I believe that the consideration of how the property can be used should be use driven at the organizational level, not "member" driven. The transcripts clearly show that the Code Enforcement Board deliberations and the feedback from Zoning were difficult to resolve because prior to this time, the focus was geared toward "member" use. Instead, my clients will undertake a series of immediate changes to their organizational governing documents, creating a cultural use committee that will decide on appropriate uses as follows:

- A. Membership will no longer be the sole criteria for use of the facility;
- B. A facility use review committee will evaluate each event, independently, to determine its relevance to protecting, preserving and promoting the Philippine culture for present and future generations;

**FT. LAUDERDALE
FT. MYERS
FT. WALTON BEACH
MIAMI
MIRAMAR
MORRISTOWN
NAPLES
NEW YORK
NORTHERN VIRGINIA
ORLANDO
PRAGUE
RED BANK
SARASOTA
STUART
TALLAHASSEE
TAMPA BAY
WASHINGTON, DC
WEST PALM BEACH**

C. Examples of permissible uses would include:

(i) Use by PCFI for the cultural events sponsored or hosted by PCFI (example, Sampaguita Ball or PASKO 2012). This also includes use of the facility by Philippine artists to showcase their talents, where it is cultural or modern songs or dance, that will include entrance fees to cover their travel expenses and the utilities of the building.

(ii) Use by PCFI for cross-cultural events designed to share traditions of the Philippine culture with other organizations and also to understand other cultures (example, a martial arts exhibition that features Philippine martial arts and also includes martial arts from other Asian countries).

(iii) Use by members for milestone cultural events that are closely related to the Philippine culture (example, first birthday, baptism, wedding, and the equivalent of a sweet 16 at the age celebrated in their culture; but not events where there is no connection to the Philippine culture such as someone wanting to rent the hall for a Greek style wedding, regardless of whether or not the person was a member).

(iv) Use by PCFI or its members for cross-cultural events, provided that the Philippine culture was prominent in and relevant to the event (perhaps a cultural singing competition between various cultural styles).

D. Each request will be evaluated when the use is requested to determine whether it fits within the organizations goals, and if so, it will be permitted;

E. When the facility is used by PCFI, it incurs and absorbs all costs (though it can charge admission); and,

F. When the facility is used by others, the organization will determine applicable reimbursement rates for the costs of operating the facility during the function (example, set-up and break-down charges, utility reimbursement charge, etc.).


Please review the foregoing and the hearing transcripts for consideration and implementation into the proposed Zoning Interpretation. Of course, should you have any questions, do not hesitate to contact me.

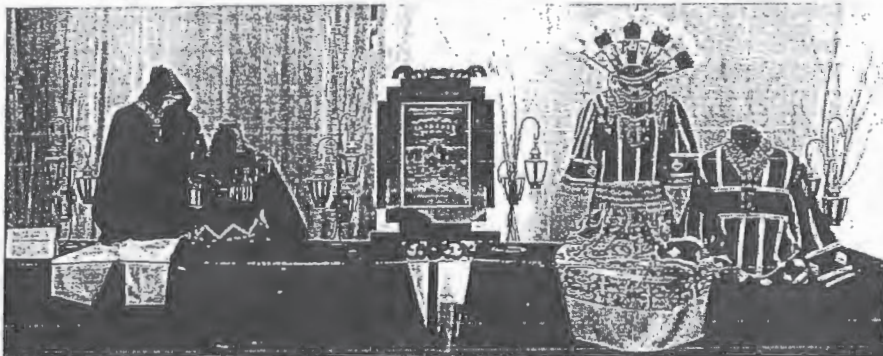
Respectfully,



Michael E. Boutzoukas
MEB/sk

ACTIVE: P10064/338001:4508455_1





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ABOUT BAEC



The completion of the Bayanihan Arts and Events Center inside the Philippine Cultural Enrichment Complex in Tampa, Florida is the work of a seamless, integrated fabric of talents that blended perfectly. It consisted of generous and focused people who have diligently and selflessly given their time and energy since the founding of the Philippine Cultural Foundation, Inc. (PCFI) in 1995.

Built in 2001, the Center is a spectacular and an exceptional arts and events facility that offers a spacious 9,900 sq. ft. of carpeted and chandeliered convention, exhibit and event hall for the use of the organization and its members. With tastefully paved entrance, adorned with a majestic fountain and well-manicured garden, one comes in to a magnificently crystal-chandeliered lobby and a gracious library holding a vast collection of books, musical instruments and artifacts on Philippine culture.

In the lobby are meticulously hand-carved entrances to the Grand Sampaguita Ballroom, a significantly huge room decorated with capiz shell chandeliers and other lighting ornaments handcrafted from the Philippines. It also boasts a handmade bamboo bar, to take the Filipino design a little bit further, a 33'x33' dance floor. This hall has been the venue of the Organizations cultural shows, exhibits, charity balls and festivals.

Come visit the Bayanihan Arts and Events Center and our hospitable staff will gladly take you around for a tour! The Center is located at 14301 Nine Eagles Drive, Tampa, FL 33626.

Tel: (813) 925-1232

Fax: (813) 818-9599

Web: www.bayanihanartscenter.org

MEMBERSHIP

Bayanihan Arts and Events Center (BAEC) is owned and operated by the Philippine Cultural Foundation, Inc. (PCFI) in Tampa, Florida. The use of the facility is only intended for organization, individual or special members or sponsored events.

Membership, however, is open to all regardless of race, nationality, ethnicity, gender or religion.

For more information about membership, please [contact us](#).



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81 days ago · reply · retweet · favorite

baec Tampa Red and gray hall setup photos uploaded at bayanihanartscenter.org/photos/61-red-and-gray-hall-setup 60 days ago · reply · retweet · favorite

baec Tampa BAEC wishes everyone a Merry Christmas and a peaceful and prosperous

by [Goldens de Gas](#)

PHOTO GALLERY

- [Red and Gray Wedding Hall](#)
- [Sampaguita Ball 2012](#)
- [Winter Wonderland](#)
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- [Sampaguita Ball 2011](#)
- [Black and Red 2](#)
- [Black and White](#)
- [Madrigal Singers Concert](#)
- [Pink Caramel](#)
- [Purple-Celebration](#)
- [Moroccan Theme](#)

BAEC HALLS

- [Fuente de Gador](#)
- [Cimarron Library](#)
- [Bouffista Lobby](#)
- [Grand Sampaguita Ballroom](#)

ZONING DISTRICTS

§ 2.02.02

Table of Allowable Uses in Zoning Districts																																
Key: P = Permitted, C = Conditional Use, permitted pursuant to standards of Article VI (no public hearing required unless specified in applicable section) and the procedures of Section 10.01.00. S = Special Use, noticed public hearing required and subject to standards of Article VI. Reviewed pursuant to Section 10.02.00. A = Accessory use, permitted pursuant to Article VI. N = Potentially permitted pursuant to Section 6.11.65. CNR = Conditional Use/No Review, permitted without prior zoning review subject to requirements of Part 6.11.00. Blank = Prohibited.																																
	AM	A	AR	0.4	-1	C-1	AI	2	3	4	6	9	10	6	12	6	9	12	15	20	BPO	OR	CN	CG	CI	M	1	2	3	4	5	V
REQUIRES PLANNED DEVELOPMENT DISTRICT APPROVAL																																
Recreational Vehicle Park																																
Repairs, Vehicle	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Single-Family Efficiency																																
Temporary Manufactured Home Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Cultural/Institutional Uses																																
Churches and Synagogues (300 seats or less)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Churches and Synagogues (301 seats or more)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Research Activities																																
Libraries	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Membership Organizations																																
Museums, Art Galleries																																
Pre-K, Day Care, Child Care and Child Nurseries	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Schools, Private and Charter (K-12)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Schools, Public (K-12) ⁶	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Neighborhood, General and High Intensity Business and Commercial																																
Accessory Retail																																
Adult Care Centers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Alcoholic Beverage ⁸	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Alcoholic Beverage	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Apparel and Shoe Store																																
Appliance Stores, Large																																
Appliance Stores, Small																																
Art Supply Store																																
Automated Teller (ATM)																																
Automotive Supply Store																																
Bank/Credit Union																																
Banquet and Reception Halls																																

ban-ga-lore torpedo \ban-gə-lō(ə)r-, -lō(ə)r- n [Bangalore, India] : a metal tube that contains explosives and a firing mechanism and is used to cut barbed wire and detonate buried mines
bang away vi 1: to work with determined effort (students *bang-
 away* at their homework) 2: to attack persistently (police are
 going to keep *bang-
 away* at you — E. S. Gardner)

bang-er \ban-ər/ n Brit: SAUSAGE

bang-kok \ban-kāk, ban- n [earlier *bangkok*, a fine straw, fr. *Bangkok*, Thailand] : a hat woven of fine palm fiber in the Philip-
 pines

ban-gle \ban-gəl/ n [Hindi *baṅglī*] 1: a stiff usu. ornamental
 bracelet or anklet slipped or clasped on 2: an ornamental disk
 that hangs loosely (as on a bracelet or tambourine)

Bang's disease \banz- n [Bernhard L. F. Bang †1932 Dan veteri-
 narian]: BRUCELLOSIS; specif: contagious abortion of cattle

bang-tail \ban-tāl/ n [bangtail (short tail)] 1: RACEHORSE 2: a
 wild horse

bang-up \ban-əp/ adj [bang]: FIRST-RATE, EXCELLENT (a ~ job)
bang up \-əp/ vi [bang]: to cause extensive damage to

ban pl of BAN

ban-ish \ban-ish/ vi [ME *banishen*, fr. MF *baniss*, stem of *banir*, of
 Gmc origin; akin to OHG *bannan* to command — more at BAN] 1
 : to require by authority to leave a country 2: to drive out or
 remove from a home or place of usual resort or continuance 3
 : to clear away: DISPEL (his discovery ~es anxiety — Stringfellow
 Barr) — **ban-ish-er** n — **ban-ish-ment** \ish-mənt/ n

ban vi 1: to reduce to bankruptcy 2: IMPOVERISH (war
 had ~ed the nation's natural resources) **syn** see DEplete

bankrupt adj 1: reduced to a state of financial ruin: IMPOV-
 ERISHED; specif: legally declared a bankrupt (the company went
 ~) b: of or relating to bankrupts or bankruptcy (~ laws) 2: a
 : BROKEN, RUINED (a ~ professional career) b: DEPLETED, STERILE
 (a ~ old culture) c: DESTITUTE — used with *of* or *in* (~ of all
 merciful feelings)

bank-rupt-cy \ban-krəp-(t)s- n, pl -cies 1: the quality or
 state of being bankrupt 2: utter failure or impoverishment

bank shot n 1: a shot in billiards and pool in which a player
 banks the cue ball or the object ball 2: a shot in basketball
 played to rebound from the backboard into the basket

bank-sia \ban(k)-sē-ə n [NL, genus name, fr. Sir Joseph Banks
 †1820 E naturalist]: an Australian evergreen tree or shrub (genus
Banksia) of the protea family with alternate leathery leaves and
 yellowish flowers in dense cylindrical heads

bank-side \ban(k)-sīd/ n 1: the slope of a bank esp. of a stream
 2: the bank of the Thames at Southwark

ban-ner \ban-ər/ n [ME *banere*, fr. OF, of Gmc origin; akin to
 Goth *bandwa* sign; akin to ON *benda* to give a sign] 1: a: a piece
 of cloth attached by one edge to a staff and used by a monarch,
 feudal lord, or commander as his standard and as a rallying point
 in battle b: FLAG 1 c: an ensign displaying a distinctive or
 symbolic device or legend; esp: one presented as an award of
 honor or distinction 2: a headline in large type running across a
 newspaper page 3: a strip of cloth on which a sign is painted
 (welcome ~s stretched across the street) 4: a name, slogan, or
 goal associated with a particular group or ideology (the new ~ is
 "community control" — F. M. Hechinger) — often used with *under*
 (69th production under its own ~ — T. J. Smith) (every new
 administration arrives... under the ~ of change — John Cogley)

banner adj 1: distinguished from all others esp. in excellence (a
 ~ year for business) 2: prominent in support of a political party
 (a ~ Democratic county)

ban-ner-et \ban-ə-ret, -ban-ə-ret/ n, often cap [ME *baneret*, fr.
 OF, fr. *banere*]: a knight leading his vassals into the field under his
 own banner and therefore ranking above a knight bachelor

banneret also **ban-ner-ette** n: a small banner

ban-ne-rol also **ban-ner roll** \ban-ə-rōl/ n: BANDEROLE

ban-nock \ban-ək/ n [ME *bannok*] 1: an often unleavened bread
 of oat or barley flour baked in flat loaves 2: NewEng: CORN
 BREAD; esp: a thin cake baked on a griddle

banns \banz/ n pl [pl. of *bann*, fr. ME *bane*, *ban* proclamation,
ban]: public announcement esp. in church of a proposed marriage

ban-quet \ban-kwet, -ban-also -kwet/ n [MF, fr. OIt *banchetto*,
 fr. dim. of *banca* bench, bank]: an elaborate and often ceremoni-
 ous meal for numerous people often in honor of a person

banquet vt: to treat with a banquet: FEAST ~ vi: to partake of a
 banquet — **ban-quet-er** n

banquet room n: a large room (as in a restaurant or hotel) suit-
 able for banquets

ban-quette \ban-ket, ban- n [F, fr. Prov *banqueta*, dim. of *banc*
 bench, of Gmc origin; akin to OE *benc* bench] 1: a: a raised way
 along the inside of a parapet or trench for gunners or guns b
 South: SIDEWALK 2: a: a long upholstered seat b: a sofa hav-
 ing one roll-over arm c: a built-in upholstered bench along a
 wall

Ban-quo \ban-kwō, -ban- n: a murdered Scottish thane in
 Shakespeare's *Macbeth* whose ghost appears to Macbeth

ban-shēe \ban-šē, ban- n [ScGael *bean-sìth*, fr. or akin to OIr
ben síde woman of fairyland]: a female spirit in Gaelic folklore
 whose appearance or wailing warns a family of the approaching
 death of a member

ban-tam \bant-am/ n [Bantam, former residency in Java] 1
 : any of numerous small domestic fowls that are often miniatures
 of members of the standard breeds 2: a person of diminutive
 stature and often combative disposition

bantam adj 1: SMALL, DIMINUTIVE 2: pertly combative: SAUCY

ban-tam-weight \-wāt/ n: a boxer who weighs more than 112
 but not more than 118 pounds

ban-ter \bant-ər/ v [origin unknown] vi 1: to speak to or ad-
 dress in a witty and teasing manner 2: archaic: DELUDE 3 chiefly
 South & Midland: CHALLENGE ~ vi: to speak or act playfully or
 wittily — **ban-ter-er** \-ər-ər/ n — **ban-ter-ing-ly** \bant-ə-rīg-lē/
 adv

ban-ter n: good-natured and usu. witty and animated joking (ex-
 changed ~ with newsmen)

ban-ling \bant-līg/ n [perh. modif. of G *bänkling* bastard, fr. bank
 bench, fr. OHG — more at BENCH]: a very young child



banjo.

bank n [ME, fr. MF or OIt; MF *banque*, fr. OIt *banca*, lit., bench,
 of Gmc origin; akin to OE *benc*] 1: a: the table, counter, or
 place of business of a money changer b: an establishment for the
 custody, loan, exchange, or issue of money, for the extension of
 credit, and for facilitating the transmission of funds 2: a person
 conducting a gambling house or game; specif: DEALER 3: a sup-
 ply of something held in reserve: as: a: the fund of supplies (as
 money, chips, or pieces) held by the banker or dealer for use in a
 game b: a fund of pieces belonging to a game (as dominoes) from
 which the players draw 4: a place where something is held avail-
 able (data ~); esp: a depot for the collection and storage of a
 biological product of human origin for medical use

bank vi 1: to keep a bank 2: to deposit money or have an
 account in a bank ~ vt: to deposit in a bank — **bank on**: to
 depend or rely on

bank-able \ban-ko-bal/ adj: acceptable to or at a bank

bank acceptance n: a draft drawn on and accepted by a bank

bank annuities n pl: CONSOLS

bank-book \ban(k)-būk/ n: the depositor's book in which a bank
 records his deposits and withdrawals — called also *passbook*

bank discount n: the interest discounted in advance on a note
 and computed on the face value of the note

bank-er \ban-kər/ n 1: one that engages in the business of
 banking 2: the player who keeps the bank in various games

banker n: a man or boat employed in the cod fishery on the New-
 foundland banks

banker n: a sculptor's or mason's workbench

banker's bill n: a bill of exchange drawn by a bank on a foreign
 bank

bank holiday n 1 Brit: LEGAL HOLIDAY 2: a period when banks
 in general are closed often by government fiat

banking n: the business of a bank or a banker

bank line n [bank]: a fishing line attached to the shore and not
 constantly tended by a fisherman

bank money n: a medium of exchange consisting chiefly of checks
 and drafts

bank note n: a promissory note issued by a bank payable to
 bearer on demand without interest and acceptable as money

ə about ʰ kitten ər further ə back ā bake ā cot, cart
 ʌ out ʃ chin ɛ less ɛ easy ɡ gift ɪ trip ɪ life
 ʒ joke ɪ sing ɔ flow ɔ coin ʰ thin ʰ thin ʰ thin
 ʊ loot ʊ foot ʏ yet ʏ few ʏ furious ʒ vision

rebut ● recess

956

957

re-buke \ri-'byük\ *vt* re-buked; re-buk-ing [ME *rebuken*, fr. ONF *rebuker*] 1 *a*: to criticize sharply: REPRIMAND 2 *b*: to serve as a rebuke to 2: to turn back or keep down: CHECK *syn* see RE-PROVE — *re-buk-er* *n*

rebut *n*: an expression of strong disapproval: REPRIMAND

re-bus \rē-'bəs\ *n* [L. *by* things, abl. pl. of *res* thing — more at REAL] 1: a representation of words or syllables by pictures of objects or by symbols whose names resemble the intended words or syllables in sound; also: a riddle made up of such pictures or symbols



rebus

re-but \ri-'bət\ *vb* re-butted; re-but-ting [ME *rebuten*, fr. OF *rebouter*, fr. re- + *bouter* to butt — more at BUTT] *vt* 1: to drive or beat back: RE-PEL 2 *a*: to contradict or oppose by formal legal argument, plea, or countervailing proof 2: to expose the falsity of: REFUTE *syn* *vi* 1: to make or furnish an answer or counter proof *syn* see DISPROVE — *re-but-ta-ble* \-'bət-ə-bəl\ *adj*

re-but-tal \ri-'bət-'təl\ *n*: the act of rebutting esp. in a legal suit; also: argument or proof that rebuts

re-but-ter \-'bət-ər\ *n* [AF *rebuter*, fr. OF *rebouter* to rebut] 1: the answer of a defendant in matter of fact to a plaintiff's surrejoinder

rebutter *n*: something that rebuts: REFUTATION

rec *abbr* 1 receipt 2 record; recording 3 recreation

re-cal-ci-trance \ri-'kal-sa-'tran(t)s\ *n*: the state of being recalcitrant

re-cal-ci-trant \-'trant\ *adj* [L. *recalcitrans*, prp. of *recalcitrare* to be stubbornly disobedient, fr. L. *to* kick back, fr. re- + *calcitrare* to kick, fr. *calc-*, *calx* heel — more at CALK] 1: obstinately defiant of authority or restraint 2 *a*: difficult to handle or operate 2: not responsive to treatment 2: RESISTANT (this subject is ~ both to observation and to experiment — G. G. Simpson) *syn* see UNRULY *ant* amenable — *recalcitrant* *n*

re-cal-cu-late \rē-'kal-kyə-'lāt\ *vt*: to calculate again esp. in order to discover the source of an error or formulate new conclusions — *re-cal-cu-la-tion* \rē-'kal-kyə-'lā-shən\ *n*

re-ca-les-cence \rē-'ka-'les-'n(t)s\ *n* [L. *recallescere* to grow warm again, fr. re- + *callescere* to grow warm, incho. of *calere* to be warm — more at LEE] 1: an increase in temperature that occurs while cooling metal through a range of temperatures in which change in structure occurs

re-call \ri-'köl\ *vt* 1 *a*: to call back (was ~ed to active duty) 2: to bring back to mind (~s his early years) 2: to remind one of: RESEMBLE (a playwright who ~s the Elizabethan dramatists) 2: CANCEL, REVOKE 3: RESTORE, REVIVE *syn* see REMEMBER — *re-call-a-bility* \-'köl-ə-'bil-ə-tē\ *n* — *re-call-a-ble* \-'köl-ə-bəl\ *adj* — *re-call-er* *n*

re-call \ri-'köl\ *re-* *n*: 1: a call to return (a ~ of workers after a layoff) 2: the right or procedure by which an official may be removed by vote of the people 3: remembrance of what has been learned or experienced 4: the act of revoking 5: the return to a dealer of a product (as an automobile) specified as defective by the manufacturer so that the dealer may make repairs 6: the ability (as of an information retrieval system) to retrieve stored material

re-can-a-li-za-tion \rē-'kan-'lā-'zā-shən\ *n*: the process of reuniting an interrupted channel of a bodily tube (as a vas deferens)

re-cant \ri-'kant\ *vb* [L. *recantare*, fr. re- + *cantare* to sing — more at CHANT] *vt* 1: to withdraw or repudiate (a statement or belief) formally and publicly: RENOUNCE 2: REVOKE *syn* *vi*: to make an open confession of error *syn* see ABUSE — *re-can-ta-tion* \rē-'kan-'tā-shən\ *n*

re-cap \rē-'kap\ *vt* re-capped; re-cap-ping: to cement, mold, and vulcanize a strip of camelback on the buffed and roughened surface of the tread of (a worn pneumatic tire) — *re-cap-pa-ble* \-'kap-ə-bəl\ *adj*

re-cap \rē-'kap\ *n*: a recapped tire

re-cap \rē-'kap, ri-'\ *vt* re-capped; re-cap-ping [by shortening]: RECAPITULATE

re-cap \rē-'kap\ *n*: RECAPITULATION

re-cap-i-tal-iza-tion \rē-'kap-'tā-'lā-'zā-shən, -'kap-'tāl\ *n*: a revision of the capital structure of a corporation

re-cap-i-tal-ize \rē-'kap-'tā-'lā-'zē, -'kap-'tāl\ *vt*: to change the capital structure of

re-cap-i-tu-late \rē-'kap-'tā-'lāt\ *vt* -lated; -lat-ing [L. *recapitulatus*, pp. of *recapitulare* to restate by heads, sum up, fr. L. re- + *capitulum* division of a book] 1: to repeat the principal points or stages of: SUMMARIZE

re-cap-i-tu-la-tion \rē-'kap-'tā-'lā-shən\ *n* 1: a concise summary 2: the hypothetical occurrence in an individual organism's development of successive stages resembling the series of ancestral types from which it has descended so that the ontogeny of the individual is a recapitulation of the phylogeny of its group 3: the third section of a sonata form

re-cap-ture \rē-'kəp-'tʃər\ *n* 1 *a*: the act of retaking 2: an instance of being retaken 2: the retaking of a prize or goods under international law 3: a government seizure under law of earnings or profits beyond a fixed amount

recapture *vt* 1 *a*: to capture again 2: to experience again (by no effort of the imagination could she ~ the ecstasy — Ellen Glasgow) 2: to take (as a portion of earnings or profits above a fixed amount) by law or through negotiations under law

re-cast \rē-'kast\ *vt* -cast; -cast-ing: to cast again (~ a gun) (~ a play); also: REMODEL, REFASHION (~s his political image to fit the times) — *re-cast* \rē-'kast, (rē-'\ *n*

reced *abbr* received

re-cede \ri-'sēd\ *vi* re-ceded; re-ced-ing [L. *recedere* to go back, fr. re- + *cedere* to go — more at CEDE] 1 *a*: to move back or away: WITHDRAW 2: to slant backward 2: to grow less or smaller: DIMINISH

syn RECEDE, RETREAT, RETROGRADE, RETRACT, BACK *shared meaning element*: to move backward *ant* proceed, advance

re-cede \rē-'sēd\ *vt* [re- + *cede*]: to cede back to a former possessor

re-ceive \ri-'sēt\ *n* [ME *receite*, fr. ONF, fr. ML *recepta*, prob. fr. L. neut. pl. of *receptus*, pp. of *recipere* to receive] 1: RECIPE 2 *a* obs: RECEPTACLE 2 *b* archaic: a revenue office 3: the act or process of receiving 4: something received — usu. used in pl. 6: a writing acknowledging the receiving of goods or money

re-ceive *vt* 1: to give a receipt for or acknowledge the receipt of 2: to mark as paid

re-ceive-able \ri-'sē-va-bəl\ *adj* 1: capable of being received 2: subject to call for payment (notes ~)

re-ceive-ables \-'bəl\ *n* pl: amounts of money receivable

re-ceive \ri-'sēv\ *vb* re-ceived; re-ceiving [ME *receiven*, fr. ONF *receivre*, fr. L. *recipere*, fr. re- + *capere* to take — more at HEAVE] *vt* 1: to come into possession of: ACQUIRE (~ a gift) 2 *a*: to act as a receptacle or container for (the cistern ~s water from the roof) 2: to assimilate through the mind or senses (~ new ideas) 3 *a*: to permit to enter: ADMIT 2: WELCOME, GREET 4: to accept as authoritative or true: BELIEVE 5 *a*: to support the weight or pressure of: BEAR 2: to take (a mark or impression) from the weight of something (some clay ~s clear impressions) 2: ACQUIRE, EXPERIENCE (received his early schooling at home) 2: to suffer the hurt or injury of (received a broken nose) ~ *vi* 1: to be a recipient 2: to be at home to visitors (~s on Tuesdays) 3: to convert incoming radio waves into perceptible signals 4: to catch or gain possession of a kicked ball in football

syn RECEIVE, ACCEPT, ADMIT, TAKE *shared meaning element*: to permit to come into one's possession, presence, group, mind, or substance

Received Pronunciation *n*: the pronunciation of Received Standard

Received Standard *n*: the form of English spoken at the English public schools, at the universities of Oxford and Cambridge, and by many educated Englishmen elsewhere

re-ceive \ri-'sē-va\ *n*: one that receives: as 2: TREASURER 2 (1): a person appointed to hold in trust and administer property under litigation 2 (2): a person appointed to wind up the affairs of a business involving a public interest or to manage a corporation during reorganization 2: one that receives stolen goods: FENCE 2: a vessel to receive and contain gases 2: the portion of a telegraphic or telephonic apparatus that converts the electric currents or waves into visible or audible signals 2 (1): CATCHER 2 (2): a member of the offensive team in football eligible to catch a forward pass

receiver general *n*, *pl* receivers general: a public officer in charge of the treasury (as of Massachusetts)

re-ceive-er-ship \ri-'sē-va-'ship\ *n* 1: the office or function of a receiver 2: the state of being in the hands of a receiver

receiving blanket *n*: a small lightweight blanket used to wrap an infant (as after bathing)

receiving end *n*: the position of being a recipient or esp. a victim — usu. used in the phrase *on the receiving end*

receiving line *n*: a group of people who stand in a line and individually welcome arriving guests (as at a wedding reception)

re-cen-cy \rē-'n-sē\ *n*: the quality or state of being recent (the eagerness of the people for ~ in their news — F. L. Mott)

re-cen-sion \ri-'sen-'chən\ *n* [L. *recensio*, *recensio* enumeration, fr. *recensere* to review, fr. re- + *censere* to assess, tax] 1: a critical revision of a text 2: a text established by critical revision

re-cent \rē-'nt\ *adj* [MF or L. *recent*, *recens*; akin to Gk *kainos* new] 1 *a*: of or relating to a time not long past 2: having lately come into existence: NEW, FRESH 2 *cap*: of, relating to, or being the present or post-Pleistocene geologic epoch *syn* see MODERN — *re-cent-ness* *n*

re-cent-ly *adv*: during a recent period of time: LATELY

re-cep-ta-cle \ri-'sep-'tā-kəl\ *n* [L. *receptaculum*, fr. *receptare* to receive, fr. *receptus*, pp. of *recipere* to receive] 1: one that receives and contains something: CONTAINER 2 [NL *receptaculum*, fr. L.] 2: an intercellular cavity containing products of secretion 2: the end of the flower stalk upon which the floral organs are borne 2: a modified branch bearing sporangia in a cryptogamous plant 3: a mounted female electrical fitting that contains the live parts of the circuit

re-cep-ta-cu-lum \rē-'sep-'tak-yə-ləm\ *n*, *pl* -la \-'lā\ [NL, fr. L.] 1: RECEPTACLE 2

re-cep-tion \ri-'sep-'shən\ *n* [ME *recepcon*, fr. MF or L; MF *reception*, fr. L. *reception*, *receptio*, fr. *receptus*, pp. of *recipere*] 1: the act or action or an instance of receiving: as 2: RECIPE (the ~ of American capital) 2: ADMISSION (his ~ into the church) 2: RESPONSE, REACTION (the play met with a mixed ~) 2: the receiving of a radio or television broadcast 2: a social gathering often for the purpose of extending a formal welcome

re-cep-tion-ist \-'sh(ə)-nəst\ *n*: one employed to greet callers

re-cep-tive \ri-'sep-'tīv\ *adj* 1: able or inclined to receive; esp: open and responsive to ideas, impressions, or suggestions 2 *a* of a sensory end organ: fit to receive and transmit stimuli 2: SENSORY — *re-cep-tive-ly* *adv* — *re-cep-tive-ness* *n* — *re-cep-tiv-i-ty* \rē-'sep-'tīv-ə-tē, ri-'\ *n*

re-cep-tor \ri-'sep-'tər\ *n*: RECEIVER: as 2: a cell or group of cells that receives stimuli: SENSE ORGAN 2: a chemical group having a specific affinity for a particular antibody or a virus 2: a cellular entity (as a beta-receptor or alpha-receptor) that is a postulated intermediary between a chemical agent (as a neurohumor) acting on nervous tissue and the physiological or pharmacological response

re-cess \rē-'ses, ri-'\ *n* [L. *recessus*, fr. *recessus*, pp. of *recedere* to recede] 1: the action of receding: RECESSION 2: a hidden, secret, or secluded place 3 *a*: INDENTATION, CLEFT (a deep ~ in the hill) 2: ALCOVE (a pleasant ~ lined with books) 4: a suspension of business or procedure often for rest or relaxation (children playing at ~) *syn* see PAUSE

recess *vt* 1: to put into a recess (~ed lighting) 2: to make a recess in 3: to interrupt for a recess ~ *vi*: to take a recess

re-ces-sion : WITHDRAW at the end of activity — *ri*

re-ces-sion : back to a for

re-ces-sion : draw

re-cessional : service or pri

re-ces-sive : b: RETRINING

re-ces-sive : typical effect

re-ces-sive : gene is in the

re-ces-sive : adv — re-ces

re-ces-sive : possessing of

re-charge \rē-'tʃərdʒ\ *vt* : again; esp: 2: re-

re-charge \rē-'tʃərdʒ\ *vt* : again; esp: 2: re-

re-charge \rē-'tʃərdʒ\ *vt* : again; esp: 2: re-

re-charge \rē-'tʃərdʒ\ *vt* : again; esp: 2: re-

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re-charge \rē-'tʃərdʒ\ *vt* : again; esp: 2: re-

re-charge \rē-'tʃərdʒ\ *vt* : again; esp: 2: re-

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an Atlantic species (*Hippoglossus hippoglossus*) and a Pacific one (*H. stenolepis*)
halide \ˈhāl-īd, ˈhā-līd/ *n*: a binary compound of a halogen with a more electropositive element or radical
halidom \ˈhāl-əd-əm/ or **halidome** \-əd-əm/ *n* [ME, fr. OE *hāligdōm*, fr. *hālig* holy] *archaic*: something held sacred
halite \ˈhāl-īt, ˈhā-līt/ *n*: native salt: ROCK SALT
halitosis \ˈhāl-ə-tō-səs/ *n* [NL, fr. L *halitus* breath, fr. *halare* to breathe — more at EXHALE]: a condition of having fetid breath
hall \ˈhɒl/ *n* [ME *halle*, fr. OE *heall*; akin to L *cella* small room, *cellare* to conceal — more at HELL] 1 *a*: the castle or house of a medieval king or noble *b*: the chief living room in such a structure 2: the manor house of a landed proprietor 3: a large usu. imposing building for public or semipublic purposes 4 *a* (1): a building used by a college or university for some special purpose (2): DORMITORY *b*: a college or a division of a college at some universities *c* (1): the common dining room of an English college (2): a meal served there 5 *a*: the entrance room of a building: LOBBY *b*: a corridor or passage in a building 6: a large room for assembly: AUDITORIUM 7: a place used for public entertainment
Hallel \ˈhā-lā(ə)/ *n* [Heb *hallel* praise]: a selection comprising Psalms 113-118 chanted during Jewish feasts (as the Passover)
hal-le-lu-jah \ˈhāl-ə-lū-yə/ *interj* [Heb *hallelūyah* praise (ye) the Lord] — used to express praise, joy, or thanks
hal-le-lu-jah n: a shout or song of praise or thanksgiving
hal-li-ard var of **HALYARD**
hall-mark \ˈhɒl-mɑrk/ *n* [Goldsmiths' Hall, London, England, where gold and silver articles were assayed and stamped] 1 *a*: an official mark stamped on gold and silver articles in England to attest their purity *b*: a mark or device placed or stamped on an article of trade to indicate origin, purity, or genuineness 2: a distinguishing characteristic, trait, or feature (the dramatic flourishes which are the ~ of the trial lawyer — Marion K. Sanders)
hallmark vt: to stamp with a hallmark
hal-lo \ˈhə-lō, ˈhə-lō/ or **hal-loo** \-loo/ *var* of **HOLLO**
Hall of Fame 1: a structure housing memorials to famous or illustrious individuals usu. chosen by a group of electors 2: a group of individuals in a particular category (as a sport) who have been selected as particularly illustrious — **Hall of Famer**
hal-low \ˈhāl-(ə), -ə-w/ *vt* [ME *halowen*, fr. OE *hālgian*, fr. *hālig* holy — more at HOLY] 1: to make holy or set apart for holy use 2: to respect greatly: VENERATE *syn* see DEVOTE
hal-low-ed \ˈhāl-(ə), -əd/ *adj* 1: HOLY, CONSECRATED 2: SACRED, REVERED (the ~ traditions from the past)
Hal-low-ee-n \ˈhāl-ə-wēn, ˈhāl-ē-n/ *n* [short for *All Hallow Even*]: October 31 observed with festivity and the playing of pranks by children during the evening
Hal-low-mas \ˈhāl-ə-mas, ˈhāl-ə-, -məz/ *n* [short for ME *Alholow-messe*, fr. OE *ealra halgena mæsse*, lit., all saints' mass]: ALL SAINTS' DAY
hells of ivy [fr. the traditional training of ivy on the walls of older college buildings]: an institution of higher education: UNIVERSITY, COLLEGE
Hall-stett or Hall-stadt \ˈhɒl-stæt, ˈhɪl-s(h)ɪt/ *adj* [Hallstatt, Austria]: of or relating to the earlier period of the Iron Age in Europe
hal-lu-ci-na-te \ˈhə-lūs-ē-n-āt/ *vb* *net-ed; -nat-ing* [L *hallucinatus*, pp. of *hallucinari* to prate, dream] *vt* 1: to affect with visions or imaginary perceptions 2: to perceive or experience as an hallucination ~ *vi*: to have hallucinations
hal-lu-ci-na-tion \ˈhə-lūs-ē-n-ā-shən/ *n* 1 *a*: perception of objects with no reality usu. arising from disorder of the nervous system or in response to drugs (as LSD) *b*: the object of an hallucinatory perception 2: a completely unfounded or mistaken impression or notion: DELUSION *syn* see DELUSION — **hal-lu-ci-na-tion-al** \-shənəl, -shan-əl/ *adj* — **hal-lu-ci-na-tive** \-tūs-ē-n-āt-iv/ *adj*
hal-lu-ci-na-to-ry \ˈhə-lūs-ē-n-ə-tōr-ē, -tūs-ē-n-, -tōr-ē/ *adj* 1: tending to produce hallucination (~ drugs) 2: resembling or being an hallucination (~ dreams) (an ~ figure) (an ~ painting)
hal-lu-ci-no-gen \ˈhə-lūs-ē-n-ə-jən/ *n* (hallucinogen + -o- + -gen) 1: a substance that induces hallucinations — **hal-lu-ci-no-gen-ic** \-tūs-ē-n-ə-jen-ik/ *adj*
hal-lu-ci-no-sis \ˈhə-lūs-ē-n-ō-səs/ *n*: a pathological mental state characterized by hallucinations
hal-lux \ˈhāl-əks/ *n*, pl **hal-lu-ces** \ˈhāl-(y)-sēz/ [NL, fr. L *hallux*, *hallux*]: the first or preaxial digit of the hind limb
hall-way \ˈhɒl-wā/ *n*, pl **halos** or **haloes** [L *halos*, fr. Gk *halōs* threshing floor, disk, halo] 1: a circle of light appearing to surround the sun or moon and resulting from refraction or reflection of light by ice particles in the atmosphere 2: something resembling a halo: as *a*: NIMBUS *b*: a differentiated zone surrounding a central object 3: the aura of glory, veneration, or sentiment surrounding an idealized person or thing
halo vt: to form into or surround with a halo (rainbows ~ed the waterfalls — Michael Crawford)
halo — see **HAL-**
halo-blond \ˈhāl-ə-blɒnd/ *n* [hal- + Gk *blount*, *blōn*, pp. of *bloun* to live, fr. *bios* life — more at QUICK]: HALOPHILE
halo-car-bon \ˈkār-bən/ *n*: any of various compounds (as fluorocarbon) of carbon and one or more halogens
halo-cline \ˈhāl-ə-klin/ *n*: a usu. vertical gradient in salinity
halo effect n: generalization from the perception of one outstanding personality trait to an overly favorable evaluation of the whole personality
halo-gen \ˈhāl-ə-jən/ *n* [Sw]: any of the five elements fluorine, chlorine, bromine, iodine, and astatine that form part of group VII A of the periodic table and exist in the free state normally as diatomic molecules — **halo-gen-ous** \ˈhāl-jən-əs/ *adj*

halo-ge-nate \ˈhāl-ə-jə-nāt, ˈhā-lā-jə-n/ *vt* *net-ed; -nat-ing*: to treat or cause to combine with a halogen — **halo-ge-na-tion** \ˈhāl-ə-jə-nā-shən, ˈhā-lā-jə-n/ *n*
hal-o-ge-ton \ˈhāl-ə-jē-tən/ *n* [NL, genus name, fr. *hal-* + Gk *geiton* neighbor]: a coarse annual herb (*Halogeton glomeratus*) of the goosefoot family that is a noxious weed in western American ranges
halo-morphic \ˈhāl-ə-môr-fik/ *adj*, of a soil: developed in the presence of neutral or alkali salts or both — **halo-morphism** \-fiz-əm/ *n*
hal-o-per-i-dol \ˈhāl-ə-per-ə-dól, -dól/ *n* [hal- + piperidine + -ol]: a depressant $C_{17}H_{19}ClFNO_2$ of the central nervous system used esp. as a tranquilizer
halo-philic \ˈhāl-ə-fil/ *n* [ISV]: an organism that flourishes in a salty environment — **halo-philic** \ˈhāl-ə-fil-ik/ or **halo-phi-lous** \-fiz-əm/ *adj*
halo-phyte \ˈhāl-ə-fīt/ *n* [ISV]: a plant (as saltbush or sea lavender) that grows in salty soil and usu. has a physiological resemblance to a true xerophyte — **halo-phytic** \ˈhāl-ə-fīt-ik/ *adj*
hal-o-thane \ˈhāl-ə-thān/ *n* [halo- + ethane]: a nonexplosive inhalational anesthetic C_2H_5ClF
halt \ˈhɒlt/ *adj* [ME, fr. OE *healt*; akin to OHG *halz* lame, L *clades* destruction, Gk *klan* to break]: LAME
halt vt 1: to walk or proceed lamely: LIMP 2: to stand in perplexity or doubt between alternate courses: WAVER 3: to display weakness or imperfection: FALTER
halt n [G, fr. MHG, fr. *halt*, imper. of *halten* to hold, fr. OHG *haltan* — more at HOLD]: STOP
halt vi 1: to cease marching or journeying 2: DISCONTINUE, TERMINATE (the project ~ed for lack of funds) ~ *vt* 1: to bring to a stop (the labor conflict has ~ed subways and buses) 2: to cause the discontinuance of: END
hal-ter \ˈhɒl-tər/ *n* [ME, fr. OE *halftre*; akin to OHG *halftira* halter, OE *helfe* helve] 1 *a*: a rope or strap for leading or tying an animal *b*: a headstall usu. with noseband and throatlatch to which a lead may be attached 2: a rope for hanging criminals: NOOSE; also: death by hanging 3: a woman's blouse that leaves the back, arms, and midriff bare and that is typically held in place by straps around the neck and across the back
halter vt *hal-tered; hal-ter-ing* \-(ə-)rɪŋ/ 1 *a*: to catch with or as if with a halter; also: to put a halter on *b*: HANG 2: to put restraint upon: HAMPER
hal-ter-break \ˈhɒl-tər-bræk/ *vt* *broke -brōk; -bro-ken* \-brōk-ən/ *break-ing*: to break (as a colt) to a halter
hal-tere \ˈhɒl-t(ə)r, ˈhāl-ə/ *also* **hal-ter** \-tər/ *n*, pl **hal-teres** \ˈhɒl-t(ə)rɪz, ˈhāl-/ *also* \ˈhɒl-t(ə)r-ēz, ˈhāl-/ [NL *halter*, fr. L, jumping weight, fr. Gk *halter*, fr. *halleshai* to leap — more at SALLY]: one of a pair of club-shaped organs in a dipterous insect that are the modified second pair of wings and function as sensory flight instruments
halt-ing \ˈhɒl-tɪŋ/ *adj*: marked by a lack of sureness or effectiveness (the witness spoke in a ~ manner) — **halt-ing-ly** \-tɪŋ-lee/ *adv*
hal-vah or hal-va \ˈhāl-vā; ˈhāl-(v)ā, -və/ *n* [Yiddish *halva*, fr. Rum, fr. Turk *helva*, fr. Ar *halwā* sweetmeat]: a flaky confection of crushed sesame seeds in a base of syrup (as of honey)
halve \ˈhæv, ˈhāv/ *vt* *halved; halv-ing* [ME *halven*, fr. *half*] 1 *a*: to divide into two equal parts *b*: to reduce to one half (halving the present cost) *c*: to share equally 2: to play (as a hole in golf) in the same number of strokes as one's opponent
halv-ers \ˈhāv-ərz, ˈhāv-/ *n*, pl: half shares: HALVES
halves pl of **HALF**
hal-yard \ˈhāl-yərd/ *n* [ME *halier*, fr. *halen* to pull — more at HALE]: a rope or tackle for hoisting and lowering
ham \ˈhəm/ *n* [ME *hamme*, fr. OE *hamm*; akin to OHG *hamma* ham, Gk *knēmē* shinbone] 1 *a*: the hollow of the knee *b*: a buttock with its associated thigh — usu. used in pl. 2: a cut of meat consisting of a thigh; esp: one from a hog — see PORK illustration 3 [short for *hamfatter*, fr. "The Ham-fat Man," Negro minstrel song] *a*: a showy performer; esp: an actor performing in an exaggerated theatrical style *b*: a licensed operator of an amateur radio station — **ham adj**
ham vt *hammed; ham-ming* *vt*: to execute with exaggerated speech or gestures: OVERACT ~ *vi*: to overplay a part
Ham \ˈhəm/ *n*: a son of Noah and progenitor of the Egyptians, Nubians, and Canaanites
hama-dry-ad \ˈhām-ə-dri-əd, -əd/ *n* [L *hamadryas*, *hamadryas*, fr. Gk, fr. *hama* together with + *dryad*, *dryas* dryad — more at SAME] 1: WOOD NYMPH 2 *a*: KING COBRA *b*: a baboon (*Papio hamadryas*) venerated by the ancient Egyptians — called also **sacred baboon**
ham-mal also ham-mal \ˈhām-māl/ *n* [Ar *hammāl* porter]: a porter in eastern countries (as Turkey)
Ha-man \ˈhā-mən/ *n* [Heb *Hāmān*]: an enemy of the Jews hanged according to the book of Esther for plotting their destruction
ha-mar-tia \ˈhām-ār-tē-ə/ *n* [Gk, fr. *hamartanein* to miss the mark, err]: TRAGIC FLAW
ha-mate \ˈhā-māt/ *adj* [L *hamatus*, fr. *hamus* hook]: shaped like a hook
hamate n: a bone on the inner side of the second row of the carpus in mammals — called also **unciform**
Hamburg \ˈhəm-bɜrg/ *n* [Hamburg, Germany]: any of a European breed of rather small domestic fowls with rose combs and lead-blue legs
ham-burg-er \ˈhəm-bɜr-gər/ or **ham-burg** \-bɜrg/ *n* [G *Hamburger* of Hamburg] 1 *a*: ground beef *b*: a patty of ground beef 2: a sandwich consisting of a patty of hamburger in a split round bun

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DEFINITIONS

§ 12.01.00

Meat Market: An establishment where meats including but not limited to beef, fish, poultry, and veal are sold and packaged. Meat markets do not include the killing, butchering, and processing of the animals.

Median Crossover: A "cut" or area where traffic may pass through a "median", where median is defined as that portion of a highway separating the opposing traffic flows.

Medical Hardship: See Temporary Mobile Home Facility.

Medical Laboratory: An establishment engaged in the testing and analysis of material for medical or dental services or for the patient on prescription of a health practitioner.

Membership Organization: A membership establishment operated by a corporation or association of persons for activities which include but are not limited to business, professional, social, literary, political, educational, fraternal, charitable or labor activities, but which are not operated for profit or to render a service which is customarily conducted as a business.

Mental Health Care Facility: See Hospital.

Mesic Habitats: Mesic habitats are moderately moist habitats. Mesic habitats occur as dry to moist, level to hilly uplands on poorly to somewhat poorly drained soils containing variable amounts of clay or organic material, and support a diverse array of mesic-adapted plants and animals. Mesic habitats occurring in Hillsborough County include pine flatwoods, dry prairies and mesic hammocks.

Mesic Hammocks: Mesic hammocks, also known as upland hardwood forest, constitute the climax community of the area. There is no single dominant stress factor in most mesic hammocks. The result is a high plant diversity, particularly in the mature successional stages. Fire does not normally play a major role in this community. A variety of hardwood trees are found in this community and occur on fairly rich, sandy soils. Southern magnolia, laurel oak, American holly, dogwood, pignut hickory and live oak are characteristic species of this association. Variations in the species composition of mesic hammocks are partially due to differences in soil moisture. A major variation of this vegetation association is the live oak-cabbage palm hammock. Live oak-cabbage palm hammocks often border large lakes and rivers. Because this variant community type often functions as an ecotonal area adjacent to wetlands, it affords suitable habitat for a wide variety of plants and animals. Representative soils: Fort Meade, Gainesville, Millhopper, Kendrick, Lochloosa, Zolfo, Winder and Pinellas.

Meter Installation Charge: The cost of materials, labor and equipment to tap the meter line to install the service line and to install the water meter and meter box.

Meter Measurement: The act of or result of determining the quantity of water supplied or being discharged by a user and determined by an instrument or device used for such measurements and approved by the Director.

Micro-Irrigation: An irrigation system with a maximum flow rate per emitter of 30 gallons per hour or less.

Mined-Out Land: Land or area from which the ore has been removed.

DEVELOPMENT SERVICES
PROJECT REVIEW AND PROCESS

ATTACHMENT 8

SUBDIVISION AND SITE DEVELOPMENT APPLICATION

- ☐ Preliminary Plat
☐ Certified Parcel
☐ Platted Subdivision (with minor improvements)
☐ Platted Subdivision With No Improvements
☒ Preliminary Site Development
☐ Minor Site Development
☐ Other: _____

Date Submitted: _____ Date of Presubmittal Conference: _____

TO BE COMPLETED BY APPLICANT

Folio Number(s): 003517.0050 & 003517.0060

Project Name: Philippine Cultural Enrichment Complex

Address of Property: 14301 Nine Eagles Drive, Tampa, Florida 33626

Section / Township / Range: 5/T28S/R17E

Project Acreage: 10 Zoning: AG

Number of lots: One Flood Zone: none

Land Use Designation: Commercial Nearest Intersection: Race Track Road

Rezoning Petition Number: NA New Pavement: Sq. Ftg.:

FAR: Resurfacing Existing Pavement: Yes _____ No _____

Major Uses: Cultural Center Material:

Structural Sq. Ftg.: 14,300 GFA

Contact Person: _____ Telephone: _____

(Please Print)

Owner's Name (Print) Phil. Cultural Found. Applicant's Name (Print) Roger L. Caculitan

Address 16409 Ashwood Drive Address 1203 Kinsmen Drive

City Tampa State FL Zip Code 33626 City Auburndale State FL Zip Code 33823

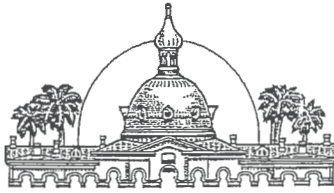
Telephone: (813)963-7648 Telephone: (863)965-2128

I HEREBY CERTIFY that this application, as well as all plans submitted herewith, are a true representation of all facts concerning the proposed Site Development or Subdivision.

Signature of Owner or Authorized Agent

Caculitan

Date 8/18/00



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

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Patricia Bean

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Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

December 6, 2000

Roger L. Caculitan, P.E.
RC Land Engineering, P.A.
1203 Kinsmen Drive
Auburndale, Florida 33823

**SUBJECT: SITE DEVELOPMENT REVIEW PLAN APPROVAL
PHILLIPINE CULTURAL ENRICHMENT COMPLEX
PRELIMINARY SITE REVIEW
FOLIO # 3517 PRE00444 S 5/T 28/R 17**

Dear Mr. Caculitan,

The preliminary Plan described below has been approved in accordance with Hillsborough County's Land Development Code, Article 10, Section 10.01.06.

Project Title	Phillipine Cultural Enrichment Complex		
Plan Submitted	November 6, 2000		
Plan Approved	November 14, 2000		
Acreage	10.0	FAR	.04
Square Footage	14,300		
Major Uses	Cultural Center		

Comments of the reviewing agencies are attached which include conditions that must be addressed with the construction plans submittal. Also attached is your copy of the approved preliminary site plan.

Please contact Celeste Murphy, Site Plan Processing Manager, at 276-8380 if you have any questions concerning this matter.

Sincerely,

David W. Ford, C.B.O., Manager
Project Review & Processing Section
Planning & Growth Management

klh
attachments

ATTACHMENT 10

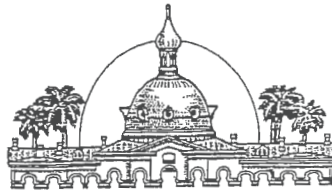
NOTE: PLEASE SEE
FOR PROJECT

"BAYANIHAN" ARTS CENTER	= 14,300 SF	
PAVILION	= 4,064	
8 DISPLAY BOOTHS	= 3,200	
BASKETBALL COURT	= 9,130	
PAVED PARKING & STREETS	= 175,605	
TOTAL IMPERVIOUS	= 206,299 SF	=47%
TOTAL PERVIOUS	= 229,301 SF	=53%
TOTAL AREA	= 435,600 SF	=100%
CONSERVATION AREA	= 2.5	
TOTAL PROPERTY	= 10.00 ACRES	

Proposed Development (Bldgs.)

NUMBER OF FLOORS = 1

[illegible]



Hillsborough County Florida

BOARD OF COUNTY COMMISSIONERS

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Office of the County Administrator
Daniel A. Kleman

February 2, 2001

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Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

Roger L. Caculitan, P.E.
RC Land Engineering, P.A.
1203 Kinsmen Drive
Auburndale, Florida 33823

**SUBJECT: SITE DEVELOPMENT CONSTRUCTION PLAN APPROVAL
PHILIPPINE CULTURAL ENRICHMENT COMPLEX
FOLIO # 3517 SR#S00-0188 ROW02467 S 5/T 28/R 17**

Dear Mr. Caculitan:

The Site Development Plan described below has been approved in accordance with the Hillsborough County LDC Site Development Regulations, Article X, Section 10.01.06, and the Public Utilities Connections Regulations Ordinance 92-32, as amended.

Project Title Philippine Cultural Enrichment Complex
Plan Submitted January 24, 2001
Date Approved February 2, 2001
Acreage 10.0 FAR .04 Structural Square Footage 14,300
Flood Zone C FIRM Panel # 0160C
Base Flood Elevation N/A Stormwater Basin Double Branch Creek #7
Major Use Cultural Center

The following agencies have approved with comments/conditions:

Natural Resources Utilities EPC

The approved plan package will be released upon issuance of the Natural Resources Permit and payment of all applicable fees.

The General Contractor or Engineer-of-Record shall contact Mallory Hodge, Chief Site Inspector, at (813) 635-7329, 48 hours prior to starting any on-site or off-site construction. All work shall also comply with Hillsborough County Plumbing Ordinance 88-48 concerning on-site piping.

All applicable as-built information is to be submitted and approved prior to release of C.O.'s.

Roger L. Caculitan, P.E.
Phillipine Cultural Enrichment Complex
Page Two

The on-site water and/or wastewater facilities shall be owned, operated and maintained by the property owner.

Related permit applications for the project shall be released from the Water Department Service Availability Center upon request of the Developer/Builder and upon payment of the Service Availability Fee as established by Rate Resolution. Per Division 7 of the Utility Connections Regulations Ordinance, all water and wastewater capacity fees shall be paid to the Service Availability Center prior to the issuance of a Certificate of Occupancy (CO) or by a date six months after the issuance of the Building Permit or prior to the end of the fiscal year in which the Building Permit is issued, whichever is the earliest date. All meter installation charges shall be paid at the time actual service is requested. Additional information pertaining to the above may be obtained from the Service Availability Center at 272-5977.

An on-site piping permit is required for this project. Please contact Irene Bairan, Structural Intake Team Leader, at 307-4568.

Any deviation from these Site Plans shall require the submission of revised plans for approval by the appropriate reviewing agencies. Approval of the Site Plans will remain in effect for a two year period as stated in Article X, Section 10.01.06(E) of the Land Development Code.

The owner is responsible for compliance with all applicable requirements of the Land Development Code and the Public Utilities Connections Regulations Ordinance. Any requisite extensions to ensure compliance is the owner's responsibility.

Please do not hesitate to call Celeste Murphy, Site Plan Processing Manager, at 276-8380 if you have any questions concerning this matter.

Sincerely,



David W. Ford, C.B.O., Manager
Project Review & Processing Section
Planning and Growth Management

klh

Attachments

cc: Tony Marco
Natural Resources
EPC
Streets & Addresses
S. Clark
File (w/plan)

Vic Shirley
Harry Niles (w/plan)
Inspections (w/plan)
George Goodwin
Water Dept Field Office (w/plan)
Development Services Division (w/plan)
Construction Site (w/plan)

"BAYANIHAN" ARTS CENTER = 14,300 SF GFA
PAVILION = 3,200 SF GFA

TOTAL GFA = 17,500 SF GFA

PARKING SPACES/100 SF GFA = 3.3 (PER HILLS. CNTY)

REQUIRED No. OF SPACES = 53

PROVIDED = 128 PAVED
78 GRASSED

TOTAL SPACES = 206 SPACES PROVIDED

ATTACHMENT 12

FOR PROJECT

SURFACE AREA BREAKDOWN

"BAYANIHAN" ARTS CENTER	= 14,300 SF	
PAVILION	= 4,064	
8 DISPLAY BOOTHS	= 3,200	
BASKETBALL COURT	= 9,130	
PAVED PARKING & STREETS	= 175,605	
TOTAL IMPERVIOUS	= 206,299 SF	= 47%
TOTAL PERVIOUS	= 229,301 SF	= 53%
TOTAL AREA	= 435,600 SF	= 100%
	= 10.0 ACRES	
CONSERVATION AREA	= 2.5	
TOTAL PROPERTY	= 10.00 ACRES	

Existing Development (Bldgs.) = 4

Proposed Development (Bldgs.) = 1

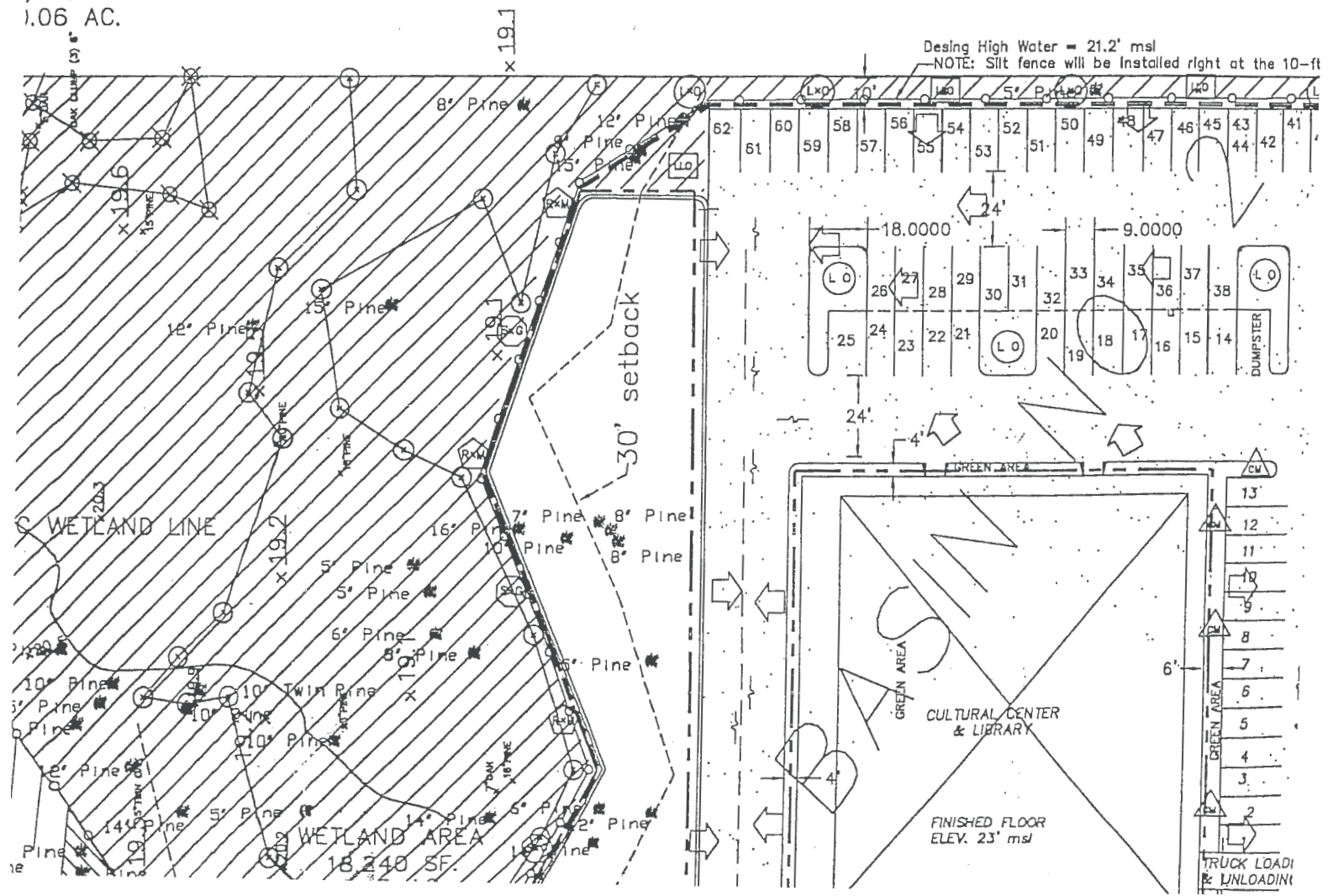
BUILDING HEIGHT (CULTURAL CENTER) = 21' FT +/- AT HIGHEST PEAK

NUMBER OF FLOORS = 1

LAND AREA

,666 SF.

1.06 AC.



ZONING DISTRICTS AND SPECIAL USES

§ 2.02.02

TABLE OF ALLOWABLE USES IN ZONING DISTRICTS															
ZONING DISTRICTS	Residential	Agricultural	Cultural and Institutional	Neighborhood Business and Commercial	General Business and Commercial	High Intensity/Highway Commercial	Ind., Mfg., Distribution	Mining and Extractive	Office and Professional Services	Outdoor and Passive Activities	Neighborhood Public Services	Public Services/Emergency Service	Regional Business and Commercial	Regional Cultural and Entertainment	Solid Waste Facilities
AGRICULTURAL															
AM	P	P	P				P			P	P	P			P
A	P	P	P				P			P	P	P			P
AR	P	P	P				P			P	P	P			P
AS-0.4	P	P	P				P			P	P	P			P
AS-1	P	P	P				P			P	P	P			P
ASC-1	P	P	P				P			P	P	P			P
A-I		P	P				P			P	P	P			P
RESIDENTIAL															
RSC-2	P		P				P			P	P				
RSC-3	P		P				P			P	P				
RSC-4	P		P				P			P	P				
RSC-6	P		P				P			P	P				
RSC-9	P		P				P			P	P				
MH	P		P				P			P	P				
RDC-6	P		P				P			P	P				
RDC-12	P		P				P			P	P	P			
RMC-6	P		P				P			P	P	P			
RMC-9	P		P				P			P	P	P			
RMC-12	P		P				P			P	P	P			
RMC-16	P		P				P			P	P	P			
RMC-20	P		P				P			P	P	P			
OFFICE															
BP-O			P				P	P		P	P				
O-R	P		P				P	P		P	P				

ZONING DISTRICTS AND SPECIAL USES

§ 2.02.01

B. Agricultural Uses

1. Agricultural uses are those related to the production, keeping, or maintenance, whether for sale or personal use, of plants and animals for food, forage, fiber, or ornamental purposes. Agricultural uses are characterized as predominantly outdoor activities, with structures covering a very small portion of the land. However, some specific production activities may require relatively large amounts of land coverage, such as poultry houses, greenhouses, and kennels. Trip generation is very low; the number of employees per acre is very small. Nuisance may occur due to dust, odor, or pests, depending upon the type of activity. The uses within this category may include both domestic and exotic species, except as specifically prohibited by other regulations.
2. Included uses are silviculture; horticulture; aquaculture; crop production; pasture lands; livestock; bees; orchards; plant nurseries; kennels; rural home industry; agricultural manufacturing; and structures and facilities necessary to agricultural production activities, including barns, sties, pens, corrals, stables, greenhouses, milking parlors and dairies, feedlots, silos, and other substantially similar facilities and structures whether for the primary use or accessory to agricultural activity. Also included is land application disposal. Agricultural uses may also include a bed and breakfast, farm worker housing, and residences for the farm owner, operator, or caretaker, where the residential use(s) is directly associated with the principle agricultural use of the land.

C. Cultural/Institutional Uses

1. Cultural/institutional uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly day-time activities, are moderately intense as measured by degree of land coverage, level of traffic, but may be periodically intense due to special events which create large amounts of traffic within a short time period as well as increased demands for parking. Number of employees and users will vary widely due to the periodic nature of institutional uses. Institutional uses may be public or private.
2. Institutional uses include, but are not limited, to libraries, galleries, and museums; pre-kindergarten, kindergarten, primary, elementary, middle, and secondary schools; child care, day care, or child nurseries; community centers; churches and synagogues; parks and recreation facilities with or without lighted fields and courts. Specifically not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are not included.

D. Neighborhood Business and Commercial

1. Land use activities in this category are those which serve the surrounding neighborhood or a small group of neighborhoods. Uses are small-scale, have low-to mid-range trip generation, typically require access to collectors, and operate

DEFINITIONS

§ 12.01.00

designation. A landmark may include an historical site which was the location of a significant historical event. References to Landmarks shall include any or all designated landmarks, landmark sites, archaeological sites.

Landmark Site: The land on which a Landmark and its associated structures, grounds, premises and setting are located. A Landmark Site shall only be designated in conjunction with the designation of a landmark and shall be identified through its legal description. A Landmark Site may include part of one or more parcels.

Landscaping: The use of any portion of existing vegetation, the planting of vegetation or the placement of other landscaping material in conjunction with new development and as required by Section 6.06.00 of this Code.

Lawn Care and Landscaping Service: Establishments engaged in performing a variety of lawn and landscaping services such as but not limited to lawn fertilizing, mowing, spraying and planting, and the planting and maintenance of landscaping.

Leasing, Light Equipment: See Rental and Leasing of Light Equipment.

Leasing, Commercial Vehicles and Heavy Equipment: See Rental and Leasing of Commercial Vehicles and Heavy Equipment.

Levee: Means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System: Means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Library: A building in which literary, musical, artistic or reference materials are kept for use but not generally for sale.

Life Care Treatment Facility: A facility which provides one or more levels of personal care services to residents but which provides an independent or semi-independent lifestyle to its residents and which is not licensed as an Adult Congregate Living Facility or Community Residential Home by the Florida Department of Health and Rehabilitative Services. A life care treatment facility may be built in combination with a congregate living facility or a nursing convalescent and extended care facility.

Liquid Waste: Garbage, refuse and other discarded materials in a liquid form, including liquid waste materials resulting from industrial, commercial, agricultural or governmental operations and from community activities.

Liquor: All spirituous beverages created by distillation and by mixture of distilled beverages by what is commonly termed "blending".

Liquor Store: An establishment engaged in the retail sale of packaged alcoholic beverages for consumption off-premises.

§ 12.01.00 HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE

Municipal Solid Waste Community Disposal Center: A facility where residential solid waste is dropped off by residents into County supplied containers. Recyclable materials and yard waste may be accepted.

Municipal Solid Waste Composting Facility: A facility where the organic fraction of solid waste is processed by natural or mechanical means to aid the microbial decomposition of the organic material.

Municipal Solid Waste Household Chemical Collection Center: A facility where household chemicals are received for proper handling, reuse or disposal offsite.

Municipal Solid Waste Material Recovery Facility: A facility where solid waste is processed to remove one or more of the various components in solid waste for further processing and shipment to recyclable material markets.

Municipal Solid Waste Transfer Facility: A facility where solid waste from several relatively small vehicles is placed into a large vehicle before being transferred to a solid waste processing or disposal facility.

Municipal Solid Waste—Waste to Energy Facility: A facility where solid waste is incinerated or processed to produce energy or other similar products.

Municipal Water Facility: See Water Facility.

Museum: An establishment engaged in the procurement, care, study, and display of objects of historical, educational and cultural value and interest.

Native: An adjective used to describe species of flora and fauna which naturally occur in Hillsborough County; not to mean naturalized or indigenous species which originate from outside the County.

Natural or Existing Ground: As this term is used in Section 3.8, the surface of the earth as it exists prior to the beginning of mining activities.

Natural Beaches and Dunes (including coastal strand): Areas commonly associated with shorelines subjected to high wave-energy but which may also be found bordering calmer bays and sounds. The vegetation of beaches and foredunes is characterized by pioneer plants which are adapted to the severe stresses of shifting sands, salt spray and high winds. Typical species include beach morning glory, railroad vine and sea oats. Inland from the foredune is an area known as coastal strand where saw palmetto, wax myrtle, nickerbean, dwarf scrub oaks and sea grape are found.

Natural Land Surface: Land surface as it exists or existed prior to any alteration or disturbance.

Natural Plant Communities: Naturally occurring stands of native plant associations exhibiting minimal signs of anthropogenic disturbance. Specific community types can be identified by characteristic dominant plant species composition. Community types found in Hillsborough County include pine flatwoods, dry prairie, sand pine scrub, sandhill, xeric

§ 12.01.00 HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE

commercial land uses, and any parcel zoned SPI-H-C or SPI-UC and used for office or commercial uses pursuant to this Code or any parcel zoned I-P, H-C, C-P, C-C, C-1, C-2, F-C, C-CU, U-C and any portion of a C-U district zoned for commercial uses by the County.

Commercial Vehicle: Any vehicle, whether motorized or not, designed by the manufacturer to be used primarily for commercial purposes, or altered or converted for the purpose of being so used, but not including vehicles having a capacity of one ton or less or meeting the definition of domestic vehicle.

Common Water Facility: See Water Facility.

Communication Facility: The use of land, buildings or structures for uses such as but not limited to motion picture studios; radio and television receiving antenna and dishes; accessory, radio and television studios; radio and television transmitting and receiving facilities, and radiotelephone communication facilities.

Communication Facility, Radiotelephone: See also Radio/Television Transmitting or Receiving Facility.

Antenna: Any antenna used for the transmission or reception of wireless communication signals for radiotelephones or other similar personal communication devices, excluding those used for ham radio antennas, radio or television receiving antennas and dishes, and radio/television transmitting or receiving facilities.

Support Structure: A monopole or a lattice type tower greater than fifteen feet, but two hundred feet or less, in height designed for the attachment of or as support for radiotelephone communication antennas.

Community Center: The use of a structure or building by members of a community, as opposed to the general public, for social, cultural or recreational purposes and which are generally utilized by local clubs or groups, home owners or civic associations or other such community groups.

Community Recreational Use: Parks and playgrounds; community centers; recreation clubs; golf clubs; swimming clubs; tennis clubs; country clubs; and paddle, racquetball and handball courts.

Community Residential Home: Any building, buildings, section of a building, or distinct part of a building, residence, private home, boarding-house, home for the aged or other place, whether operated for profit or not, which undertakes through its ownership or management to provide, for a period exceeding twenty-four hours, housing, food services, and one or more personal care services (as defined by this Code) to persons not related to the owner or operator by blood, marriage, or adoption and licensed, certified or approved by the State Department of Health and Rehabilitative Services. Such facilities shall contain congregate kitchen, dining and living areas, with separate sleeping rooms and may contain independent kitchens as long as three full meals are provided by the required congregate kitchen. Further, such facilities shall not be used for those persons in need of a structured environment, as it is defined herein. For purposes of this Code, Community Residential Homes shall not be deemed to include

DEFINITIONS

§ 12.01.00

beneath the surface. This hardpan reduces rainfall percolation, reduces the upward movement of water, and impedes root penetration during droughts. Two major types of flatwoods occur in Hillsborough County. Long-leaf pine flatwoods are found on well-drained sites and are characterized by having long-leaf pine as the dominant overstory tree. Slash pine flatwoods, with slash pine as the dominant overstory species, usually occur in areas of intermediate wetness. Considerable overlap in understory plants exists between the two major types of flatwoods, with many species found in both communities. Generally however, gallberry and saw palmetto dominate the understory in slash pine flatwoods, and wiregrass and runner oaks are especially prevalent in longleaf pine flatwoods. Flatwoods also often contain cypress domes, bay heads, freshwater marshes and wet prairies. Two variants of this plant community are cabbage palm flatwoods and scrubby flatwoods. Cabbage palm flatwoods typically occur in low, flat coastal areas. Here the dominant overstory trees are cabbage palm and slash pine and the understory is sparse. Ground cover consists of more water tolerant, herbaceous species. Scrubby flatwoods often occur on drier ridges in flatwoods. The overstory tree of this vegetation type may be either slash pine, longleaf pine or sand pine scrub. In some cases, pines may be absent. Fire and water are the two main determinants of flatwoods ecology. Slash pine flatwoods are subject to less moisture stress and have the highest species diversity. Fire is instrumental in reducing competition from hardwoods, but does not occur often enough to kill the young, fire-sensitive slash pines. Long-leaf pine flatwoods are stressed by a relative lack of water, which reduces plant diversity. Fire is important in hardwood suppression and in making an area suitable for longleaf pine germination. The longleaf pine is particularly well adapted to fire and is immune to ground fires at almost all stages of growth. A mixed hardwood and pine forest is a successional stage of pine flatwoods where fire is no longer a controlling factor in suppressing hardwoods. Representative soils: Eaton, Immokalee, Myakka, Smyrna, Ona, St. Johns and Wabasso.

Place of Assembly: A place designed to accommodate the assembly of persons attending athletic events, musical performances, dramatic or dance performances, speeches or ceremonies, and other such entertainment events, and including but not limited to coliseums, athletic centers, concert halls, and auditoriums.

Placement of Fill: The depositing of any earth material, by any means.

Planned Development: Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations or phases. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans which include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provisions, operations, and maintenance of such areas, facilities, and improvements as will be for common use by some or all of the occupants of the planned development district, but which will not be provided, operated, or maintained at general public expense.

DEFINITIONS

§ 12.01.00

Membership Organization: A membership establishment operated by a corporation or association of persons for activities which include but are not limited to business, professional, social, literary, political, educational, fraternal, charitable or labor activities, but which are not operated for profit or to render a service which is customarily conducted as a business.

Mesic Habitats: Mesic habitats are moderately moist habitats. Mesic habitats occur as dry to moist, level to hilly uplands on poorly to somewhat poorly drained soils containing variable amounts of clay or organic material, and support a diverse array of mesic-adapted plants and animals. Mesic habitats occurring in Hillsborough County include pine flatwoods, dry prairies and mesic hammocks.

Mesic Hammocks: Mesic hammocks, also known as upland hardwood forest, constitute the climax community of the area. There is no single dominant stress factor in most mesic hammocks. The result is a high plant diversity, particularly in the mature successional stages. Fire does not normally play a major role in this community. A variety of hardwood trees are found in this community and occur on fairly rich, sandy soils. Southern magnolia, laurel oak, American holly, dogwood, pignut hickory and live oak are characteristic species of this association. Variations in the species composition of mesic hammocks are partially due to differences in soil moisture. A major variation of this vegetation association is the live oak-cabbage palm hammock. Live oak-cabbage palm hammocks often border large lakes and rivers. Because this variant community type often functions as an ecotonal area adjacent to wetlands, it affords suitable habitat for a wide variety of plants and animals. Representative soils: Fort Meade, Gainesville, Millhopper, Kendrick, Lochloosa, Zolfo, Winder and Pinellas.

Meter Installation Charge: The cost of materials, labor and equipment to tap the meter line to install the service line and to install the water meter and meter box.

Meter Measurement: The act of or result of determining the quantity of water supplied or being discharged by a user and determined by an instrument or device used for such measurements and approved by the Director.

Mined-Out Land: Land or area from which the ore has been removed.

Minimum Connection: A sidewalk or low traffic generator. Provides access to a single family dwelling, a duplex or a multifamily dwelling of five (5) units or less. The term shall also apply to driveways used as access to agricultural land including field entrances and to all sidewalk and bikeway connections.

Minimum Connection Spacing: The minimum allowable distance between conforming connections, measured from the closest edge of pavement of the first connection to the closest edge of pavement of the second connection along the edge of the traveled way.

Minimum Dimension: Of a lot shall be defined as the shortest line from side lot line to side lot line in the area of the lot occupied by an individual sewage disposal system or a septic tank.

Minimum Lot Size: In subdivisions shall consist of the total lot area exclusive of roadways, rights-of-way, submerged lands, and surface water drainage easements.

9.0 FULL TRANSPORTATION REPORT

See Following Pages

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/10/2025

Revised: 07/15/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: NWH

PETITION NO: RZ 24-1116

☐

This agency has no comments.

☐

This agency has no objection.

☒

This agency has no objection, subject to the listed or attached conditions.

☐

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

New Conditions:

1. Site development shall be limited to 24,230 s.f. of gross floor area for use as Special Event Venue (as hereafter referred may also be referred to as "Special Event Uses") and Cultural Facility uses. A wireless communications facility shall also be permitted in accordance with Special Use SU-CFW 24-0280.
2. Special Event Uses shall be limited to Wedding Chapel uses (to include outdoor weddings), neighborhood fairs, Agricultural Stands, and Banquet and Reception Halls uses. Special Event Uses and Cultural Facility uses shall not operate at the same time, nor shall any two or more (2) Special Event Uses (or individual events) occur at the same time.
3. Special Event Uses shall comply with neighborhood fair standards of LDC §§ 6.11.64(A),(C)(D),(F); the rules of the Environmental Protection Commission of Hillsborough County, Chapter 1-10 (Noise Pollution) (as amended); and the following requirements and restrictions.
 - A. Special Event Uses shall be further restricted as follows:
 - i. Small Events shall mean those events with a maximum attendance of 105 vehicles at any one time.
 - a. There are no restrictions on the number of Small Events which may be held.
 - b. Small Events shall only be held between 10:00 a.m. and 11:00 p.m.
 - c. All Small Event parking shall occur within the boundaries of the PD.
 - d. All Small Event parking shall occur within paved parking areas only.
 - ii. Medium Events shall mean those events with a maximum attendance of more than 105 vehicles but less than 318 vehicles (i.e. a maximum of 317 vehicles) at any one time.
 - a. Medium Events shall be restricted to a maximum of four (4) events per calendar year.

- b. Medium Events shall only be held on Fridays, between the hours of 5:00 p.m. and 11:00 p.m., Saturdays, between the hours of 10:00 a.m. and 11:00 p.m., and/or Sundays, between the hours of 10:00 a.m. and 7:00 p.m.
 - c. Off-duty police officer(s) shall be hired for any Medium Event with more than 150 vehicles. A minimum of one (1) officer shall be stationed at the northernmost project access on Nine Eagles Dr. (i.e. the northern most access not serving the wireless community facility) before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site. The officer(s) shall be present for the entire duration of the event.
 - d. All Medium Event parking shall occur within the boundaries of the Planned Development. Medium Event parking shall occur within paved parking and grass overflow lots only (as generally shown on the PD site plan).
 - iii. Large Event shall mean those events with a maximum on-site attendance of more than 105 vehicles but less than 318 vehicles (i.e. a maximum of 317 vehicles) shall be permitted within the PD at any one time; however, additional offsite parking for the Large Events may be permitted as further outlined hereinbelow.
 - a. Only one (1) Large Event may occur per calendar year.
 - b. The Large Event shall only be held on a consecutive Friday, between the hours of 5:00 p.m. and 11:00 p.m., Saturday, between the hours of 10:00 a.m. and 11:00 p.m., and/or Sunday, between the hours of 10:00 a.m. and 7:00 p.m.
 - c. Off-duty police officer(s) shall be hired for the Large Event. A minimum of one (1) officer shall be stationed at the northernmost project access on Nine Eagles Dr. (i.e. the northern most access not serving the wireless community facility) before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site. The officer(s) shall be present for the entire duration of the event.
 - d. Large Event parking within the PD shall occur within paved parking and grass overflow lots only (as generally shown on the PD site plan). Additional parking for the Large Event may occur outside of the boundary of the PD, subject to each of the following requirements:
 - a. There shall be continuous accessible pedestrian route(s) between the Special Event Uses and off-site parking location(s);
 - b. Pedestrian route(s) connecting Special Event Uses and off-site parking location(s) which cross over collector or arterial roadways shall occur at marked crosswalks. Additionally, crossings managed by off-duty officers may also be utilized;
 - c. Off-site parking location(s) must be authorized through a parking permit or a signed authorization from the owner or their authorized agent to the owner of the subject property; and,

- d. Prior to temporary alcoholic beverage approval (TAB) for the event, the TAB application must include copy of the approved parking permits or a copy of the signed parking authorization from the property owner, and an offsite parking plan that identifies each off-site parking location.
 - B. For the purposes of regulating Medium Events, one (1) event shall be defined as an event lasting no more than three (3) consecutive days. As such, one (1) event may span over three (3) days, and would only be considered a single event. Single events longer than three (3) days, or multiple events shorter than three (3) days but occurring within the same weekend shall be considered as two (2) events.
 - C. Maximum attendance requirements are inclusive of parking utilized for visitors, staff and vendors. Food trucks within Special Event Use areas (i.e. outside of parking areas) shall not count towards this requirement.
 - D. As Special Event Uses are being regulated by maximum number of vehicles which may attend an event, the property owner shall maintain records regarding the event booking, hiring of required law enforcement personnel, event ticket sales, and site entry records for a period of one (1) year following each and every event. Such records shall be sent to Hillsborough County for inspection upon request within fourteen (14) days of such request, and shall include a signed affidavit from the operator, or the account or bookkeeper who prepared the report, attesting to its accuracy. The facility operator shall provide Hillsborough County Code Enforcement a schedule of all events with an attendance of over 105 vehicles (i.e. Medium Events and Large Events) no later than seven (7) days prior to such event.
4. Cultural Facility uses shall not exceed 105 vehicles parked on site at any one time. No additional off-site parking for these uses shall be permitted.
5. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct the following site access and other improvements:
 - A. The developer shall ensure that the parking lots are paved such that there are a minimum of 105 paved parking spaces.
 - B. The southernmost project access shall be converted to an exit only driveway.
 - C. The developer shall construct a northbound to eastbound right turn lane on Nine Eagles Dr. at the project access.
 - D. Sidewalks shall be provided as shown on the PD site plan and as otherwise required pursuant to LDC Sec. 6.03.02.
 - E. Any other improvements which may be required pursuant to the Transportation Technical Manual (TTM), Hillsborough County Land Development Code (LDC) or other applicable rules and regulations unless otherwise varied through the appropriate process.
6. Within 120 days of approval of this PD, the developer shall submit site/construction plans for the site access improvements described in Condition 5, above. Site improvements shall be completed within 12 months of rezoning approval. Notwithstanding the above, the developer shall be permitted to hold events associated with the use of the Bayanihan Arts and Events Center for events and activities related to Philippine culture that are conducted or sponsored by the Philippine Cultural Foundation, Inc. and its members, that are currently permitted under the Agricultural Rural (AR) zoning district in accordance with the Zoning Interpretation (ZI) 13-0111, provided that all applicable LDC and other requirements are met including that no offsite parking shall be permitted for any cultural events held during the 12-month period. After the 12-month period, no

events (Philippine Cultural Center related or otherwise) may be permitted until required improvements have been completed and passed final inspection.

7. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
8. If PD 24-1116 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 14, 2025 and last revised July 2, 2025) which was found approvable by the County Engineer (on July 7, 2025). Approval of this Administrative Variance will waive the Nine Eagles Dr. substandard road improvements required by Section 6.04.03.L. of the LDC.
9. This condition, together with **Conditions 3 through 5**, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.

Other Conditions:

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Change references from “Cultural Center” to “Cultural Facility” and delete the Library and Museum sub-uses (staff notes that the LDC definition of Cultural Facility includes those two uses); and,
 - Ensure that the PD site plan consists of only 1 page (i.e. remove the plan labeled “Large Event Onsite Parking”). Staff notes this plan is for informational purposes only and not intended to be a part of the regulatory plan/Certified site plan.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 10.5-acre parcel from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing entitlements to permit development up to 24,230 s.f. of gross floor area, for use as Special Event Venue (and hereafter may also be referred to as “Special Event Uses”) and Cultural Facility uses. A wireless communications facility shall also be permitted in accordance with Special Use SU-CFW 24-0280.

Special Event Uses shall be limited to Wedding Chapel uses (to include outdoor weddings), neighborhood fairs, Agricultural Stands, and Banquet and Reception Halls uses. Special Event Uses and Cultural Facility uses shall not operate at the same time, nor shall any two or more (2) Special Event Uses (or individual events) occur at the same time. Special Event Uses are segregated into small, medium and large events, as further described in the proposed zoning conditions

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Given the unique nature of the proposed use, there are no directly applicable land uses which were studied within the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition. The applicant and staff have met extensively on the proposed project. The applicant’s analysis provides calculations for Special Event uses only, given that the Cultural Center uses are anticipated to generate less traffic than the largest Small Event (i.e. an event with a maximum of 105 vehicles). Staff also notes that the applicant has agreed to a condition which restricts one activity/use/event on a site at a time, and Cultural Facility uses shall be restricted to utilize only paved parking areas only (i.e. the 105 spaces which are also designated for event use).

The applicant analyzed three thresholds of events, “Small Events” with a maximum capacity of 105 vehicles and no ability for off-site parking, “Medium Events” with a maximum capacity of 317 vehicles and no ability for off-site parking, and “Large Events” with a maximum capacity of 317 vehicles and with the ability for additional off-site parking, subject to certain restrictions as outlined in the conditions of approval which are required to address several issues, including but not limited to ensuring safe

pedestrian access. Given the limitations on parking within the site, staff and the applicant agreed that regulating events based a maximum number of vehicles attendance (rather than maximum number of persons) was most appropriate. The applicant is proposing that Small Events be allowed to occur daily, Medium Events up to 4 times per year, and Large Events once per year. Each Medium and Large event is limited to a period of no more than 3 consecutive days. Other use limitations/parameters are described in the conditions included hereinabove and are consistent with the general framework established for another special event venue within the County. In order to provide a potential worst-case trip analysis and to ensure consistency with previous special event venue methodologies, staff and the applicant agreed upon assumptions that the maximum vehicle attendance for Medium and Large Events would arrive over two hours, using a 75% / 25% arrival split. The highest of these was assumed to occur within the peak hour. For Small Events 100% of traffic arriving was assumed to occur within the peak hour.

Transportation Review Section staff has prepared a comparison of the potential number of peak hour trips generated, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition and applicant's transportation analysis, under the existing and proposed zoning designations utilizing a generalized worst-case scenario. As the applicant did not provide daily trip calculations, staff assumed those trips to be 10 times the amount of the highest peak hour traffic, in accordance with common industry practice.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Peak Hour Trips	
		AM	PM
AR, 2 Single-Family Detached Dwelling Units (ITE Code 210)	19	1	2

Proposed Zoning (Daily and Small Event Traffic):

Land Use/Size	24 Hour Two-Way Volume	Peak Hour Trips	
		AM	PM
PD, Small Events and Cultural Facility Uses (105 Vehicles Max.)	2,100	210	210

Proposed Zoning (Daily and Medium Event Traffic):

Land Use/Size	24 Hour Two-Way Volume	Peak Hour Trips	
		AM	PM
PD, Medium Events and Cultural Facility Uses (317 Vehicles Max.)	2,700	210	270

Proposed Zoning (Daily and Large Event Traffic):

Land Use/Size	24 Hour Two-Way Volume	Peak Hour Trips	
		AM	PM
PD, Large Events and Cultural Facility Uses (317 Vehicles Max.)	3,340	210	334

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Peak Hour Trips	
		AM	PM
Difference (Daily and Small Events)	(+) 2,081	(+) 209	(+) 208
Difference (Daily and Medium Events)	(+) 2,681	(+) 209	(+) 268
Difference (Daily and Large Events)	(+) 3,321	(+) 209	(+) 332

The above analysis is generally consistent with the applicant's trip generation and site access analysis. The figures above for Large Events include trip generation assumptions provided by the applicant for additional shuttle or ride share trips; however, these types of trips are not regulated by the zoning conditions, nor does staff have a data source which would allow such trips to be estimated. As such, the

accuracy of this estimate cannot be guaranteed, nor can any additional trips associated with off-site vehicle parking be estimated at this time (and as such are not included above).

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Nine Eagles Dr. is a publicly maintained, 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 70-foot-wide right-of-way. There are no bicycle facilities present on the facility. There are sidewalks along both sides of Nine Eagles Dr. in the vicinity of the proposed project.

SITE ACCESS AND SPECIAL EVENTS

Vehicular and pedestrian access to the site will be from Nine Eagles Dr. The project is approved for three (3) access connections. The northernmost access is a limited purpose access serving only the wireless communications facility. The other portions of the site are approved for two (2) connections. The northernmost of these (i.e. the middle access connection) is a full access connection to Nine Eagles Dr., while the southernmost connection will be converted to exit only traffic. This was necessary since the southern access is located such that construction of a right turn lane into the site is not possible, therefore inbound traffic had to be relocated to the middle access.

Consistent with Section 6.04.04.D of the LDC, the developer will be required to construct a northbound to eastbound right turn lane on Nine Eagles Dr. at the middle access.

The applicant has proposed to segment Special Event Uses into three tiers. “Small Events” are proposed to have a maximum capacity of 105 vehicles and no ability for off-site parking, “Medium Events” are proposed to have a maximum capacity of 317 vehicles and no ability for off-site parking, and “Large Events” are proposed to have a maximum capacity of 317 vehicles and with the ability for additional off-site parking.

While the applicant is proposing to construct a right turn lane to accommodate inbound traffic, they are also committing to a condition within the rezoning which requires a minimum of one (1) Law Enforcement Officer (LEO) to be present for the duration of Medium Events over 150 vehicles and during the Large Event, to assist with traffic entering, existing, and traveling in the vicinity of the proposed project. At a minimum, one (1) LEO will be stationed at the primary project access (which accommodates entering and exiting trips). Additional details are contained in the condition.

Staff notes that the utilization of law enforcement personnel can prioritize and optimize vehicular movements in real-time, resulting in a reduction of vehicular conflicts and orderly traffic flow. Secondary benefits can also be achieved, such as enhanced driver awareness and traffic calming as a result of the presence of law enforcement vehicles and appurtenances (such as emergency vehicle lights/beacons). The LEO may also assist with the crossing any pedestrians walking from off-site parking areas to the subject site.

PARKING

The applicant has proposed parking standards for the use as shown within the “Required Parking/Parking Restrictions” table on the PD site plan. Staff notes that the proposed parking, as further restricted in the proposed conditions included hereinabove, adequately addresses parking demand for the proposed uses. At the request of staff, the applicant submitted documentation which indicated the amount of parking which could be conceptually accommodated within the subject site for the purposes of parking during “Large Events”. Staff notes that while it is labeled as “Large Event Onsite Parking”, it also depicts how parking could occur within the site for Medium Events. Small Events and Cultural Facility uses are restricted to paved parking spaces only (i.e. grass/overflow parking shall not be permitted). Parking lines would not be delineated the grass areas; however, the applicant will be responsible for managing the parking and flow of vehicles within the site and ensuring that parking for all vehicles up to the maximum

event attendance threshold of 105 or 317 vehicles (as applicable) can be provided within the site. Staff believes this results in a more efficient/compatible use of land and is appropriate given the unique characteristics of the proposed uses.

REQUESTED ADMINISTRATIVE VARIANCE – NINE EAGLES DR. SUBSTANDARD ROAD

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated March 14, 2025 and last revised July 2, 2025) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve the public roadway network, between the project's Nine Eagles Dr. access connections and the nearest roadway meeting an applicable standard. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on July 7, 2025). If approved, no substandard road improvements will be required.

If RZ 24-1116 is approved by the BOCC, the County Engineer will approve the above referenced Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Nine Eagles Dr. was not included in the 2020 Hillsborough County Level of Service Report. As such, Level of Service (LOS) information cannot be provided for this facility.

Ratliff, James

From: Williams, Michael
Sent: Monday, July 7, 2025 1:31 PM
To: Michael Yates; Vicki Castro
Cc: jim.porter@akerman.com; Ball, Fred (Sam); Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 24-1116 - Administrative Variance Review
Attachments: 24-1116 AVAd 07-02-25.pdf

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-1116 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, July 4, 2025 1:00 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ PD 24-1116 - Administrative Variance Review

Hello Mike,

The attached Administrative Variance is Approvable to me, please include the following people in your response email:

myates@palmtraffic.com
vcastro@palmtraffic.com
jim.porter@akerman.com
ballf@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleon@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. AV-Substandard Rd - Nine Eagles Dr. <input type="checkbox"/> 4. <input type="checkbox"/> 2. AV revised to address staff comments <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. AV revised to address staff comments <input type="checkbox"/> 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	Philippine Cultural Center		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	003519-1166, and 11 other separate parcels		
	<input checked="" type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Vicki Castro, P.E.		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation			
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	24-1116		
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



Revised July 2, 2025
Revised June 6, 2025
March 14, 2025

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Philippine Cultural Center (24-1116)
Folio: 003517-0050
Administrative Variance Request – Nine Eagles Drive
Palm Traffic Project No. T25018

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the expansion of the existing Philippine Cultural Center located east of Nine Eagles Drive and north of Race Track Road, as shown in Figure 1. This request is made based on our virtual meeting on March 13, 2025, with Hillsborough County staff.

The approximately 10.04-acre property is currently occupied by the existing 14,300 square feet indoor assembly building and various outdoor structures used for events and activities on the property. This facility has been operating for over 20 years and has become a vital pillar of the community, providing space for cultural preservation, social gatherings, educational programming and other daily needs. The proposed zoning modification is to bring the site into compliance by establishing a PD. The special events venue offers indoor weddings, outdoor weddings, neighborhood fairs, agricultural stands and banquet/reception hall. The smaller events that take place daily and primarily indoors include, baby showers, sweet 16 celebrations, neighborhood information meetings, HOA meetings, small weddings and other small meeting needs. The medium events are seasonal in nature and may feature Cultural performances, folk artistry, large weddings, and artisan markets. With the larger event being the annual three-day festival known as PhilFest, celebrates Filipino culture and is the largest event hosted by the Filipino Cultural Center.

The project proposes to maintain the following access:

- One (1) full access to Nine Eagles Drive
- One (1) exit only access to Nine Eagles Drive.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of Nine Eagles Drive from Race Track Road to the project driveway, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Nine Eagles Drive is approximately 70 feet. The typical TS-7 section for local and collector rural roadways requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Nine Eagles Drive has approximately 11-foot travel lanes, 3-foot unpaved shoulder, 5-foot sidewalk on both sides of the roadway, and limited open drainage. Due to the constrained right of way on Nine Eagles Drive, the additional travel lane width, paved shoulder and the TS-7 drainage cannot be provided. In addition, this is only a zoning modification to accommodate the existing use. Therefore, the requirement to improve Nine Eagles Drive is unreasonable.

b) The variance would not be detrimental to the public health, safety and welfare.

Nine Eagles Drive currently has 11-foot travel lanes. According to the Florida Green Book, on a suburban roadway where the speed limit is between 25 and 35 mph, 11-foot lanes may be used. The posted speed limit on Nine Eagles Drive is 35 mph. The existing 11-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Given the information outlined in this section, the existing roadway section would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

The proposed project will maintain the one (1) full access and one (1) exit only access to Nine Eagles Drive serving Philippine Cultural Center. Again, without the variance, reasonable access cannot be provided.

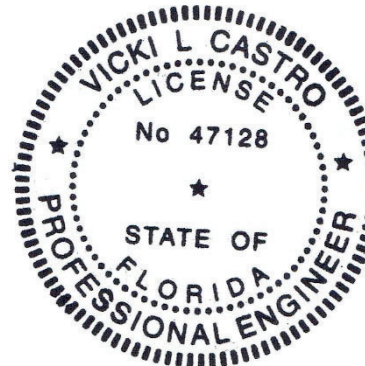
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L
Castro**

Vicki L Castro, P.E.
Principal

Digitally signed
by Vicki L Castro
Date: 2025.07.02
14:30:06 -04'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based on the information provided by the applicant, this request is:

_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



Received July 2, 2025
~~Development Services~~

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:**Travel Lanes:**

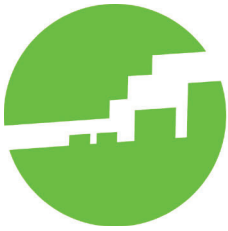
- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.



**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: July 21, 2025 Report Prepared: July 10, 2025	Case Number: PD 24-1116 Folio(s): 3517.0050 General Location: East of Nine Eagles Road and north of Race Track Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga ; 0.25 FAR) & Research Corporate Park (0 du/ga ; 1.0 FAR)
Service Area	Urban
Community Plan(s)	Northwest Area
Rezoning Request	Planned Development (PD) to allow for the continued operation of an existing cultural center.
Parcel Size	10.05 ± acres
Street Functional Classification	Nine Eagles Road – County Collector Race Track Road – County Arterial
Commercial Locational Criteria	Does not meet; Waiver Submitted
Evacuation Area	C

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-2 + Research Corporate Park	AR	Multi Family Residential
North	Residential-2	PD	Single Family Residential + HOA Property + Public/Quasi-Public/ Institutions
South	Research Corporate Park + Neighborhood Mixed Use-4(3) + Public/Quasi-Public	PD	Public/Quasi-Public/ Institutions + Light Commercial
East	Residential-2 + Residential-4 + Research Corporate Park	PD	Single Family Residential + Public/Quasi-Public/Institutions + HOA Property
West	Residential-2 + Research Corporate Park	PD + AR	Single Family Residential + HOA Property

Staff Analysis of Goals, Objectives and Policies:

The 10.05 ± acre subject site is located east of Nine Eagles Road and north of Race Track Road. The site is in the Urban Service Area and is located within the limits of the Northwest Area Community Plan. The applicant is requesting a Planned Development (PD) allow for the continued operation of an existing cultural center.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that "compatibility does not mean "the same as" Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently has multi-family uses. Public/quasi-public/institution uses are to the north, south and east. Single-family uses are to the north, east and west. Light commercial and educational uses further south down Nine Eagles Road. The proposal meets the intent of FLUE Objective 1 and Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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 set 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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-2 (RES-2) Future Land Use category. The RES-2 category allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The subject property is also in the Research Corporate Park (RCP) Future Land Use category. The RCP category allows for the consideration of agricultural, research and development activities, related educational facilities, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters and related uses such as hotels, motels, restaurants, recreational facilities and retail establishments.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). Transportation had no objection to the proposed request, therefore, the site meets FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern consists mostly of single-family and public/quasi/institution uses. The applicant included in the revised request, uploaded into Optix on May 19, 2025, the frequency and size for special events. Smaller events that take place daily and primarily indoors include baby showers, sweet 16 celebrations, neighborhood information meetings, HOA meetings, small weddings and other small meeting needs operate daily between the hours of 10 am to 11 pm. No two events or uses will occur at the same time and each event ends by 11pm to ensure minimal disruption to neighboring properties. These events have been an essential part of the Cultural Center's programming for over a decade, offering space for a variety of needs and for cultural celebrations and family gatherings. These events are generally held indoors within the 14,300 square-foot Multi-Purpose Building ensuring a community-oriented atmosphere. Existing paved parking includes 105 standard parking spaces of which 8 are ADA compliant spaces. Medium events are seasonal in nature and PCF exercises responsible event management practices during these events. These events may feature Cultural performances, folk artistry, large weddings, and artisan markets. These events are a highlight of the Center's cultural programming, showcasing Filipino craftsmanship and artistry to a larger audience. These events may utilize the performance stage and outdoor event space and will be in compliance with the Hillsborough EPC noise level ordinance. However, no two events or uses will occur at the same time. Unpaved grass filled areas within the property are used for overflow parking during this event in order to accommodate all guests. An off-duty police officer is hired for any event over 150 people to direct vehicles, guests, and safety. These events will be less frequent and could occur up to 4 times a year and are restricted to Friday 5pm to 11pm, Saturday 10am to 11pm, and Sunday 10am to 7pm. There will only be one large event per year. The annual three-day festival known as PhilFest, celebrates Filipino culture and is the largest event hosted by the Filipino Cultural Center, attracting around 1,000 attendees at a time. This event includes cultural exhibitions, performances, food fairs and vendors, and entertainment that reflect the rich traditions of the Filipino community. This event only occurs once a year and spans over a Friday, Saturday, and Sunday and no other events or uses will occur simultaneously on the property during this time. These events are in compliance with the Hillsborough EPC noise level ordinance. The unpaved grass filled areas within the property as well as the parking lots of Bryant Elementary School, Farnell

Middle School, and Nine Eagles Dental Care are leased and used for overflow parking during this event in order to accommodate all guests. Multiple officers are hired to direct traffic and safety. This event is once a year and is restricted to Friday 5pm to 11pm, Saturday 10am to 11pm, and Sunday 10am to 7pm. Large events shall be permitted additional offsite parking, accessed via shuttles; External parking spaces and shuttles not parking within the PD shall not count towards the on-site parking maximum. With the applicant's proposed conditions and mitigation measures, the proposed use is consistent with policy direction in the Future Land Use Element relating to neighborhood protection and compatibility.

The subject site does not meet Commercial Locational Criteria (CLC) as established in FLUE Objective 22. According to FLUE Policy 22.2 neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations: 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the 2040 Highway Cost Affordable Map or within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant. The closest qualifying intersection to the subject site is Race Track Road and Countryway Boulevard which are more than 2,500 square feet away from the subject site. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The applicant submitted a waiver for the CLC criteria; based upon the operating characteristics enhancing buffering to improve compatibility concerns, Planning Commission staff recommends the Board approve the waiver request. With the inclusion of the submitted waiver for the Commercial Locational Criteria and the associated justifications listed, the proposal meets the intent of Objective 22 and its associated policies.

There are no goals or strategies outlined in the Northwest Area Community Plan that apply to this request.

Overall, staff finds that the proposed use is an allowable use in the RES-2 category, is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the proposed conditions by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: 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 9: 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 9.1: 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 9.2: 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 16: 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 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

Policy 16.3: 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

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

COMMERCIAL-LOCATIONAL CRITERIA

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

Policy 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

Policy 22.7: *Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.*

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-1116

<all other values>

Rezonings

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service
Urban Service
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

warm NATURAL LULC_Wet_Poly
AGRICULTURAL MINING-120 (.25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
AGRICULTURAL-1/10 (.25 FAR)
AGRICULTURAL/RURAL-1/5 (.25 FAR)
AGRICULTURAL ESTATE-12.5 (.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)
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: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user of this map verify the accuracy of the information shown on this map with the official records of Hillsborough County. Hillsborough County City-County Planning Commission. This map is for informational purposes only. It is not intended to be used as a legal document. It is intended that the user of this map verify the accuracy of the information shown on this map with the official records of Hillsborough County. Hillsborough County City-County Planning Commission.



Map Printed from Rezoning System: 8/12/2024

Author: Beverly F. Daniels

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