

Rezoning Application:

PD 23-0422

Zoning Hearing Master Date:

October 16 2023

BOCC Land Use Meeting Date:

December 12, 2023



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Oswaldo E. Silva
 FLU Category: Residential-6
 Service Area: Rural
 Site Acreage: +/- 2.69 acres
 Community Plan Area: None
 Overlay: None
 Request: Rezone from AS-1 to PD



Introduction Summary:

The applicant proposes Planned Development (PD) to allow for 4 non-regulation soccer fields, an associated concession / restroom / storage structure, bleachers and parking area for participants. The applicant also requests a second option to maintain the existing AS-1 zoning standards.

Zoning:	Existing	Proposed
District(s)	AS-1	Planned Development
Typical General Use(s)	Single-Family Residential/Agricultural	Four (5 player v. 5 player) soccer fields with accessory structures
Acreage	+/- 2.69 acres	+/- 2.69 acres
Density/Intensity	Min. Lot size is 1 acre per SF dwelling.	Proposed FAR: 0.02
Mathematical Maximum*	Two SF dwellings (1 du/ac.)	Total Building Areas: 2,000 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	Planned Development
Lot Size / Lot Width	2.69 ac. / 248 ft. width	2.69 ac. / 248 ft. width
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	West (Side): 20' buffer w/ Type "B" Screening with additional vegetation East (Side): 20' buffer w/ Type "B" Screening with additional vegetation South (Rear) 20' buffer w/ Type "B" Screening
Height	50 ft.	20 ft.

Additional Information:

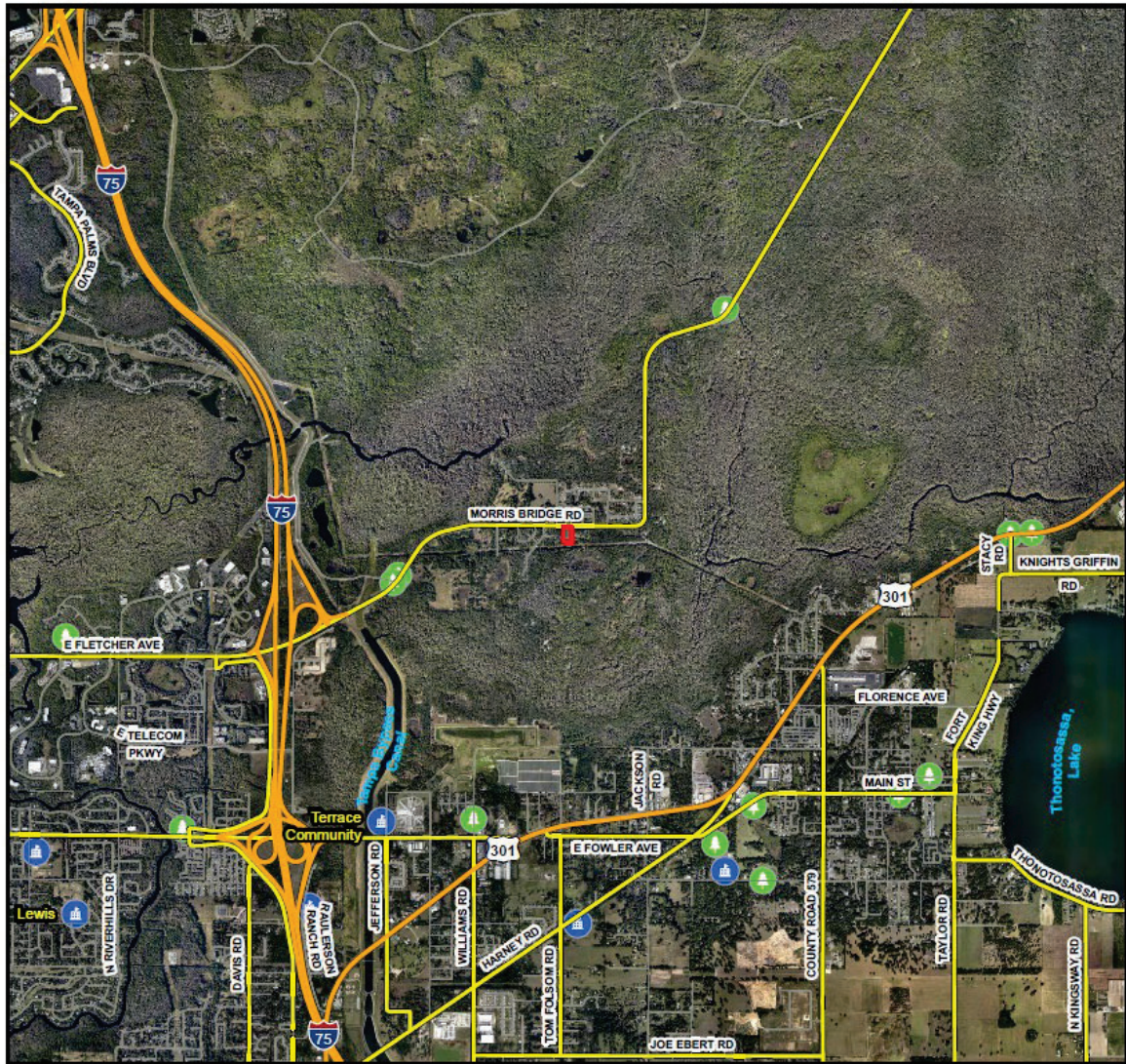
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None Requested.

Planning Commission Recommendation:
Inconsistent

Development Services Recommendation:
Not supportable.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

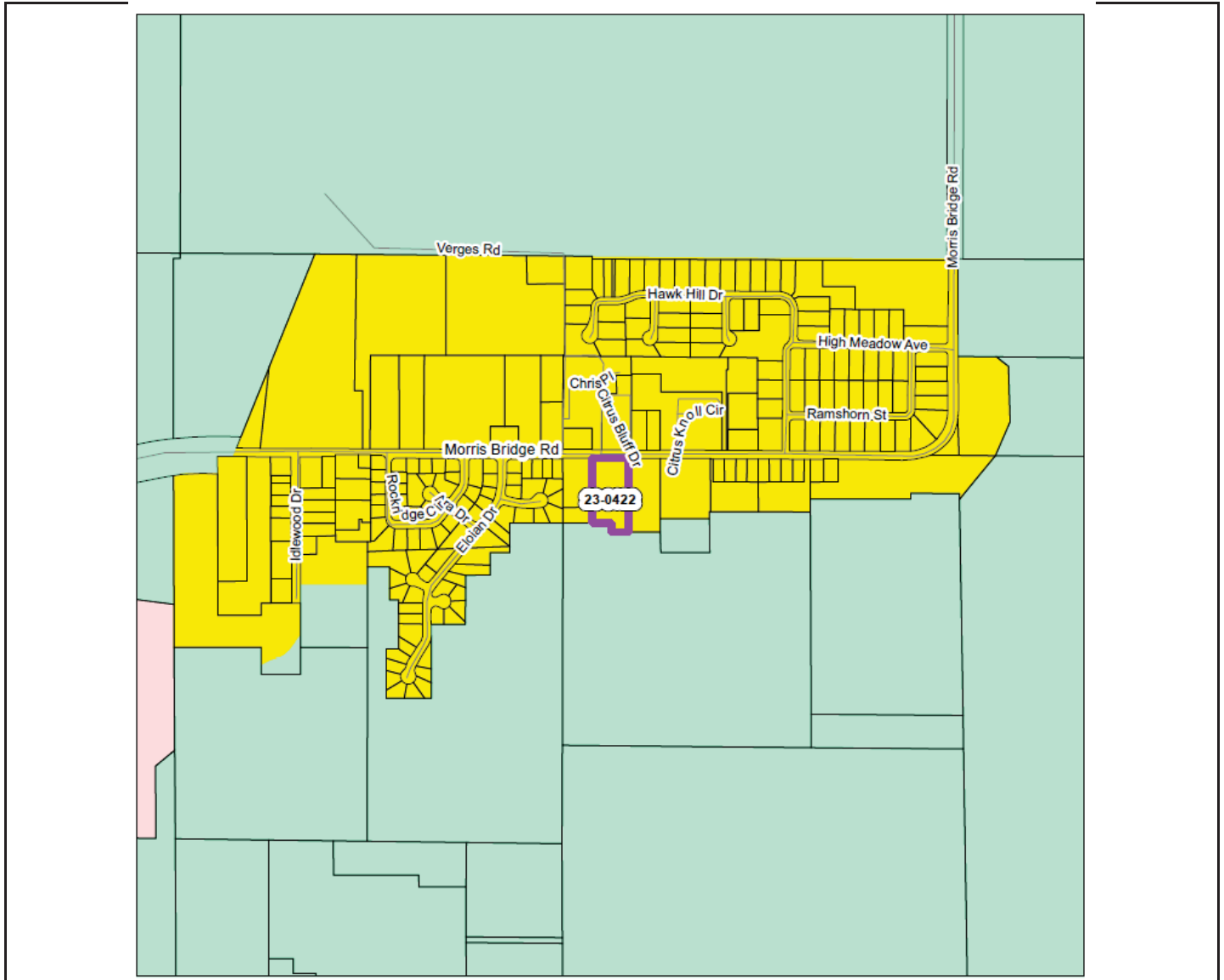


Context of Surrounding Area:

The 2.69 +/- acre site is located on the south side of Morris Bridge Road and approximately 575 feet east of Eloian Drive. The site is in the Rural Area and is not located in a Community Planning Area. The subject site is mainly surrounded by single-family residential homes, mobile homes, and conservation land located to the south of the subject site owned by Southwest Florida Water Management District (SWFWMD).

2.0 LAND USE MAP SET AND SUMMARY DATA

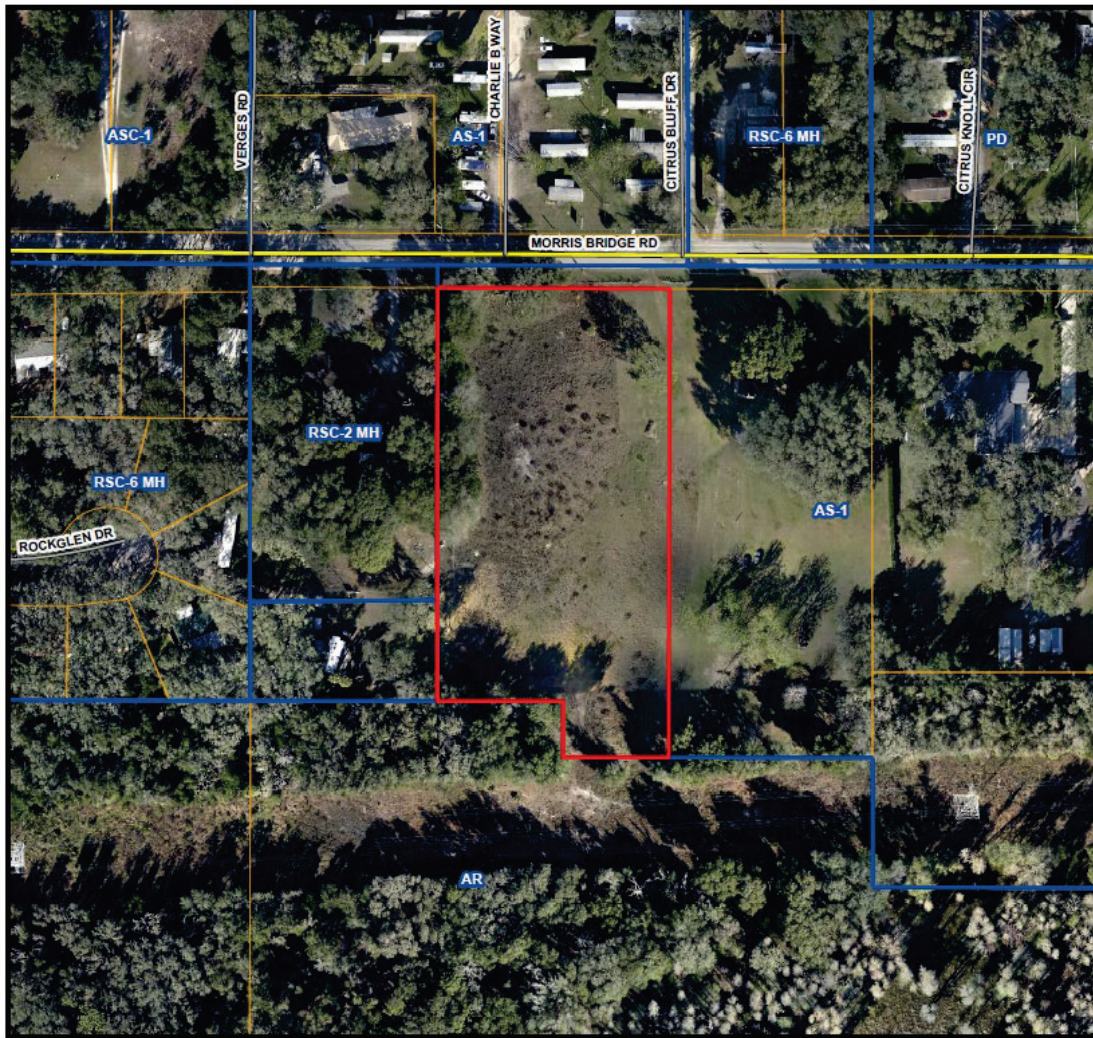
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (Res-96)
Maximum Density/F.A.R.:	Max. 6 du per acre / Max. 0.25 FAR
Typical Uses:	Typical uses of RES-6 include residential, suburban commercial, offices, multi-purpose, mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

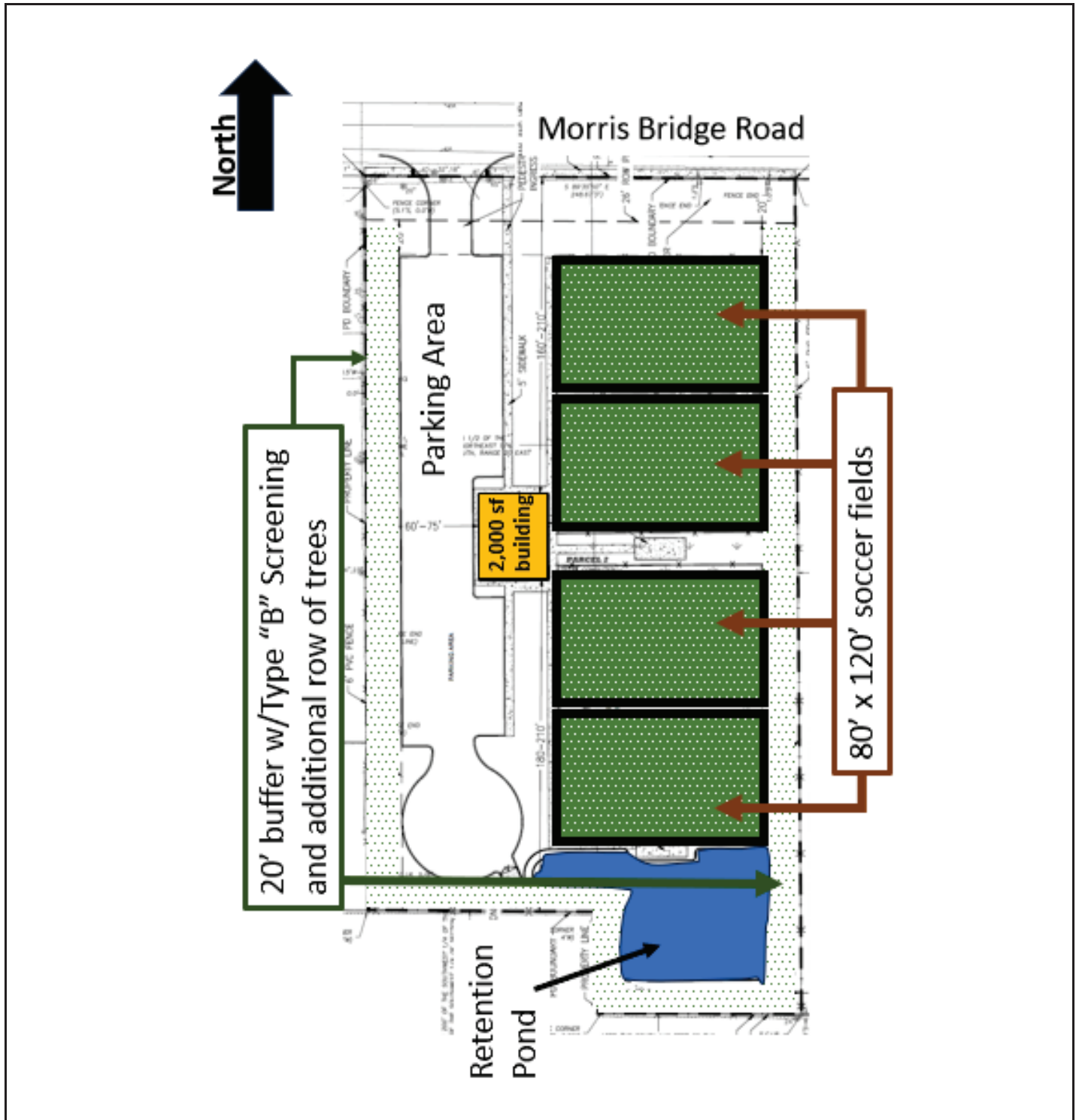


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	AS-1: 1 du per acre	Agricultural, Single-family	Mobile Homes
South	AR	Agricultural Rural	Conservation Area	Southwest Florida Water Management District
East	AS-1	AS-1: 1 du per acre	Agricultural, Single-family	Single-family residential
West	RSC-2 (01-1459 MH)	Min. Lot Size: 21,780 sf	Residential, Single-family Conventional and MH	Single-family residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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
Morris Bridge Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation (Option 1) Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	285	4	66
Difference (+/-)	(+) 266	(+) 3	(+) 64

*Trips reported are based on net new 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	X	Vehicular & Pedestrian	None	Meets LDC
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Morris Bridge Rd./ Substandard Rd.	Design Exception Requested	Approvable
	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 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: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" 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 checked="" 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 type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Soccer Complex (Per Field [Mobility]) (Per 1,000 sf building area (Fire)) Mobility: \$60,220 * 4 = \$240,880 Fire: \$95 * 2 = \$190 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$13,038 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$23,745 Rural Mobility, Northeast Parks/Fire - Option 1) soccer training and event facility, 4 playingfields for 5v5 soccer (reduced size), 2,000 sf concession stand; Option 2) Single Family Home and Ag use.				

APPLICATION NUMBER: PD 23-0422

ZHM HEARING DATE: October 16, 2023

BOCC LUM MEETING DATE: December 12, 2023

Case Reviewer: Tim Lampkin, AICP

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes to rezone from ~~AS-1~~ to Planned Development for a property located on the south side of Morris Bridge Road, approximately 1 ½ miles east of the Interstate 75 on-ramp and approximately 575 feet east of Eloian Drive. The proposed Planned Development (PD) is to allow a (five players on each team) soccer training facility with four playing fields. On a standard soccer field, the number of players is eleven players per team. Accessory features include a 2,000-square-foot concession stand/restrooms/storage building, bleachers, and a parking area. Alternatively, the applicant requests to maintain existing AS-1 zoning requirements as a second option.

The site is in the Rural Area and is not located within a Community Planning Area. The subject site is mainly surrounded by single-family residential homes, mobile homes, and conservation land located to the south of the subject site owned by Southwest Florida Water Management District (SWFWMD).

Pursuant to the applicant's narrative request, the applicant proposes site design measures designed for greater compatibility with the surrounding residential uses. The applicant proposed the following restrictions to create more compatibility with and sensitivity to surrounding residential uses.

1. The applicant proposes to prohibit the use of amplified public announcement systems.
2. The lights will be designed to focus field lighting onsite and minimize spill over off site.
3. The concession building will be located near the central area of the site and away from the perimeter of the plan.

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; Part 6.06.00, Landscaping, Irrigation and Buffering Requirements or 6.07.00, Fences and Walls of the Land Development Code. The proposed soccer field development requires a 20-foot buffer with Type "B" screening along the perimeter, excluding Morris Bridge Road. The applicant is proposing additional screening along the east and west perimeter adjacent to the residentially developed properties, consisting of the following:

- Two staggered rows of trees 20' on center, with the second row of trees planted in line with the gaps from the first row. The trees shall not be closer than together than 20' when measuring from another tree in either row.

Planning Commission staff finds the proposed Planned Development is not consistent with the Unincorporated Hillsborough County Comprehensive Plan. Overall, Planning Commission staff has found that the site does not meet Commercial Locational Criteria (CLC) and a waiver to CLC is not supported by Planning Commission staff. Planning Commission also finds that the parcel would not allow for a gradual transition in intensity between the single-family residential uses located directly east and west of the subject property. The complete Planning Commission report may be found in the back-up materials.


Zoning staff acknowledges that the applicant has provided significant mitigation measures to protect the adjacent properties located to the immediate east and west of the subject site. However, while the parcel exceeds the minimum lot size of one acre required in the AS-1 zoning district, staff finds that potential adverse impacts due to the relatively narrow +/-248 lot width of the subject site for the proposed use makes it difficult to create an adequate transition of uses and buffering potential impacts of the proposed four soccer fields from the single-family along the west and east boundary perimeter.

Transportation Design Exception

1. Design Exception to waive Morris Bridge Road substandard road improvements. The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated September 25, 2023) Morris Bridge Rd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 28, 2023).

5.2 Recommendation

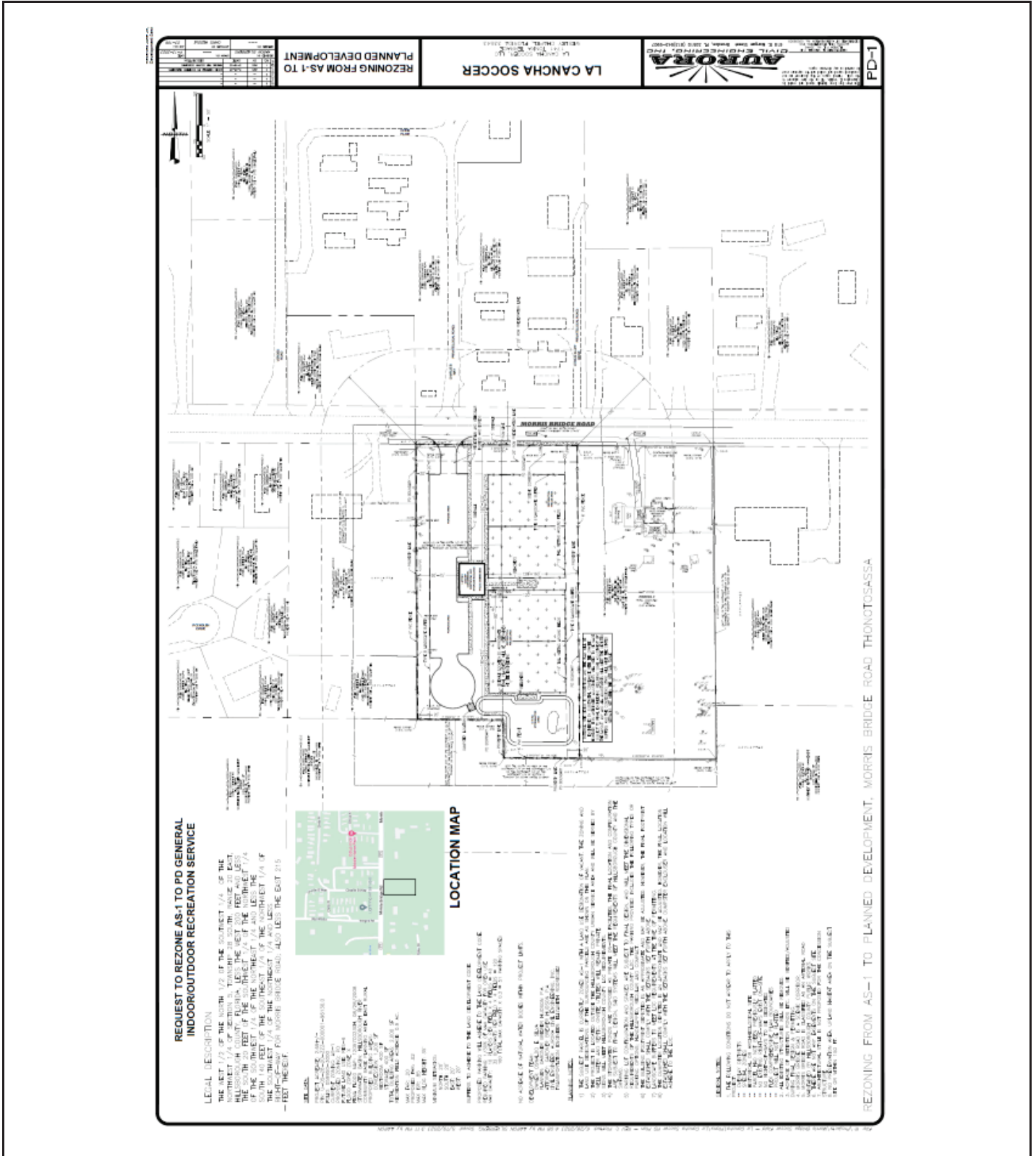
Based on the above considerations, staff finds the request NOT supportable.

Zoning Administrator Sign Off:	 J. Brian Grady Wed Oct 18 2023 09:51:28
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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

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 23-0422

DATE OF HEARING: October 16, 2023

APPLICANT: Oswaldo E. Silva

PETITION REQUEST: A request to rezone property from AS-1 to PD to develop four (4) non-regulation soccer fields with accessory concession, restrooms, storage structure, bleachers and parking area

LOCATION: South side of the intersection of Morris Bridge Road and Charlie B. Way

SIZE OF PROPERTY: 2.69 acres, m.o.l.

EXISTING ZONING DISTRICT: AS-1

FUTURE LAND USE CATEGORY: RES-6

SERVICE AREA: Rural

COMMUNITY PLAN: N/A

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY



Applicant: Oswaldo E. Silva
FLU Category: Residential-6
Service Area: Rural
Site Acreage: +/- 2.69 acres

Community Plan Area: None

Overlay: None

Request: Rezone from AS-1 to PD

Introduction Summary:

The applicant proposes Planned Development (PD) to allow for 4 non-regulation soccer fields, an associated concession / restroom / storage structure, bleachers and parking area for participants. The applicant also requests a second option to maintain the existing AS-1 zoning standards.

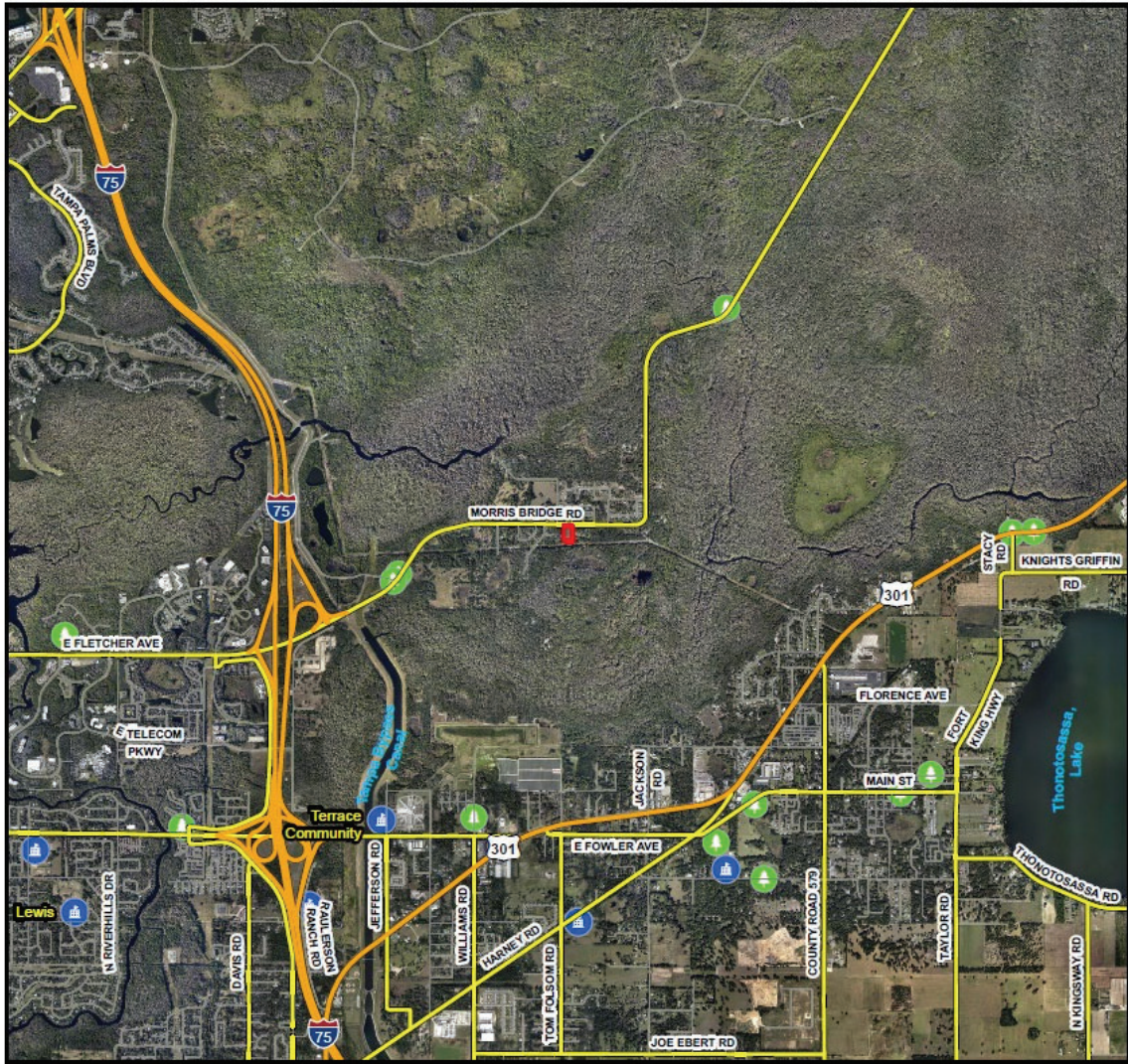
PD Variation(s): None Requested

Waiver(s) to the Land Development Code: None Requested

Development Services Recommendation: Not supportable.

Planning Commission Recommendation: Inconsistent

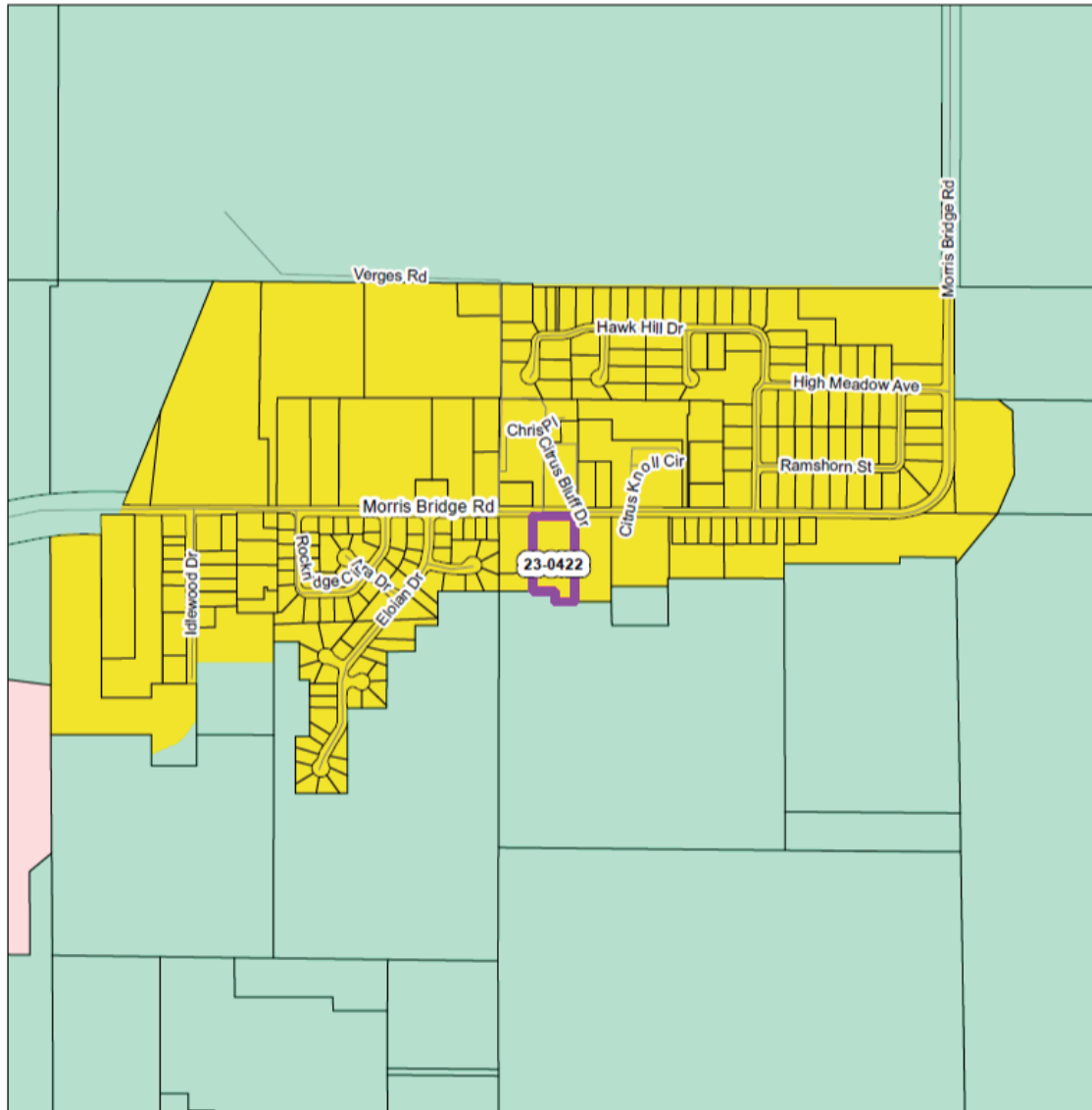
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

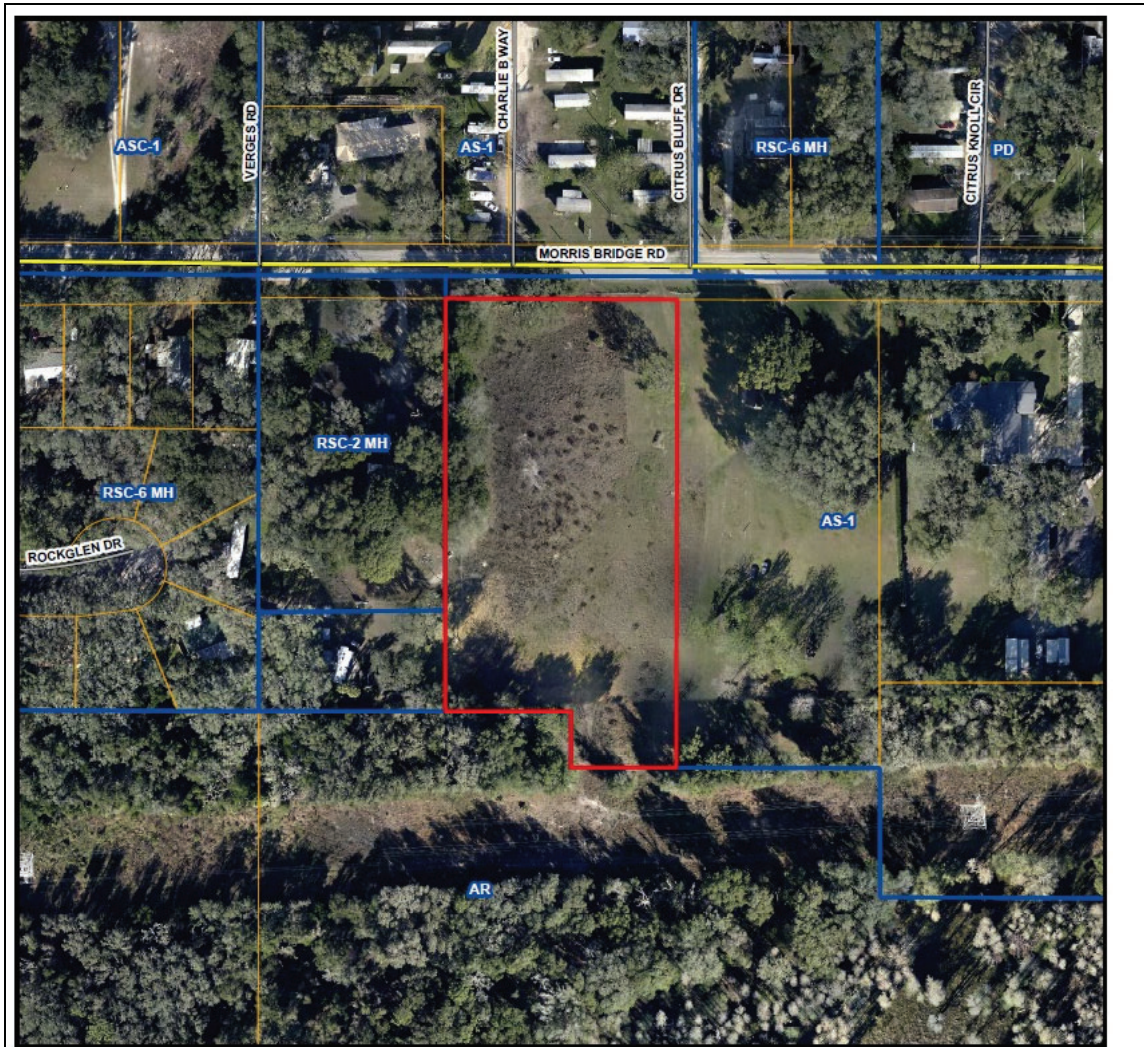
The 2.69 +/- acre site is located on the south side of Morris Bridge Road and approximately 575 feet east of Eloian Drive. The site is in the Rural Area and is not located in a Community Planning Area. The subject site is mainly surrounded by single-family residential homes, mobile homes, and conservation land located to the south of the subject site owned by Southwest Florida Water Management District (SWFWMD).

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (Res-96)
Maximum Density/F.A.R.:	Max. 6 du per acre / Max. 0.25 FAR
Typical Uses:	Typical uses of RES-6 include residential, suburban commercial, offices, multi-purpose, mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map

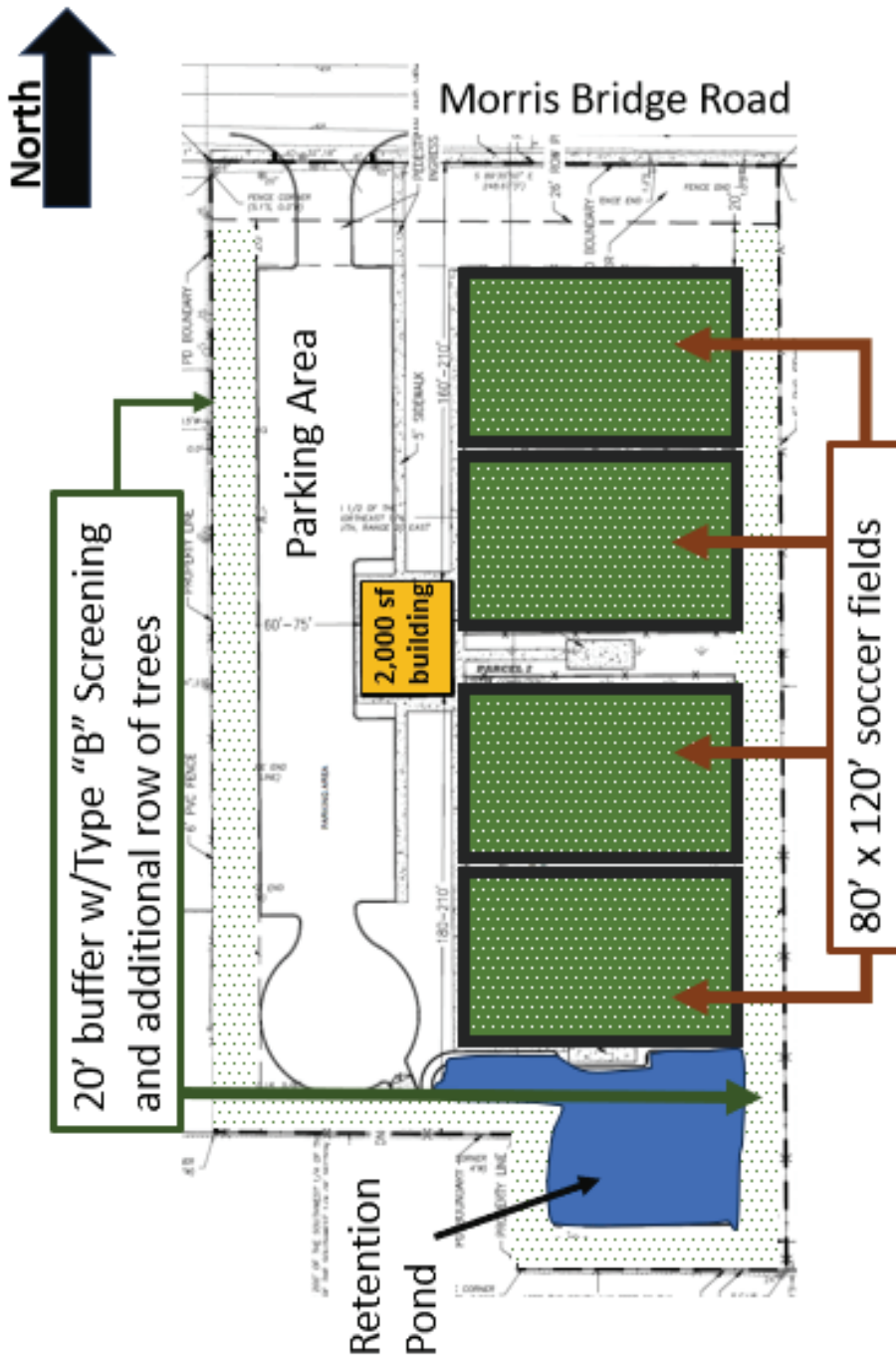


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:

2.0 LAND USE MAP SET AND SUMMARY DATA

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



Classification Current Conditions Select Future Improvements

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Morris Bridge Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width <input type="checkbox"/>	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width <input type="checkbox"/>	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation (Option 1) Not applicable for this request

Average Annual Daily Trips

Connectivity and Cross Access Not applicable for this request

Design Exception/Administrative Variance Not applicable for this request

Name/Nature of Request Type

Morris Bridge Rd./ Substandard Rd. Design Exception Requested

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY				
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments

Environmental Protection Commission Natural Resources
 Conservation & Environ. Lands Mgmt.

Check if Applicable:

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

Surface Water Resource Protection Area

Potable Water Wellfield Protection Area Significant Wildlife Habitat

Coastal High Hazard Area

Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property

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 type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No	
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Impact/Mobility Fees

Soccer Complex
(Per Field [Mobility])
(Per 1,000 sf building area (Fire)) Mobility: \$60,220 * 4 = \$240,880 Fire: \$95 * 2 = \$190

Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$13,038
Parks: \$2,145
School: \$8,227

Fire: \$335
Total per House: \$23,745

Rural Mobility, Northeast Parks/Fire-Option1) soccer training and event facility, 4 playing fields for 5 v 5 soccer (reduced size), 2,000 sf concession stand; Option 2) Single Family Home and Ag use.

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"/> <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes to rezone from ASC-1 to Planned Development for a property located on the south side of Morris Bridge Road, approximately 1 1/2 miles east of the Interstate 75 on-ramp and approximately 575 feet east of Eloian Drive. The proposed Planned Development (PD) is to allow a (five players on each team) soccer training facility with four playing fields. On a standard soccer field, the number of players is eleven players per team. Accessory features include a 2,000- square-foot concession stand/restrooms/storage building, bleachers, and a parking area. Alternatively, the applicant requests to maintain existing AS-1 zoning requirements as a second option.

The site is in the Rural Area and is not located within a Community Planning Area. The subject site is mainly surrounded by single-family residential homes, mobile homes, and conservation land located to the south of the subject site owned by Southwest Florida Water Management District (SWFWMD).

Pursuant to the applicant's narrative request, the applicant proposes site design measures designed for greater compatibility with the surrounding residential uses. The applicant proposed the following restrictions to create more compatibility with and sensitivity to surrounding residential uses.

1. The applicant proposes to prohibit the use of amplified public announcement systems.
2. The lights will be designed to focus field lighting onsite and minimize spill over off site.
3. The concession building will be located near the central area of the site and away from the perimeter of the plan.

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; Part 6.06.00, Landscaping, Irrigation and Buffering Requirements or 6.07.00, Fences and Walls of the Land Development Code. The proposed soccer field development requires a 20-foot buffer with Type "B" screening along the perimeter, excluding Morris Bridge Road. The applicant is proposing additional screening along the east and west perimeter adjacent to the residentially developed properties, consisting of the following:

- Two staggered rows of trees 20' on center, with the second row of trees planted in line with the gaps from the first row. The trees shall not be closer than together than 20' when measuring from another tree in either row.

Planning Commission staff finds the proposed Planned Development is not consistent with the Unincorporated Hillsborough County Comprehensive Plan.

Overall, Planning Commission staff has found that the site does not meet Commercial Locational Criteria (CLC) and a waiver to CLC is not supported by Planning Commission staff. Planning Commission also finds that the parcel would not allow for a gradual transition in intensity between the single-family residential uses located directly east and west of the subject property. The complete Planning Commission report may be found in the back-up materials.

Zoning staff acknowledges that the applicant has provided significant mitigation measures to protect the adjacent properties located to the immediate east and west of the subject site. However, while the parcel exceeds the minimum lot size of one acre required in the AS-1 zoning district, staff finds that potential adverse impacts due to the relatively narrow +/-248 lot width of the subject site for the proposed use makes it difficult to create an adequate transition of uses and buffering potential impacts of the proposed four soccer fields from the single-family along the west and east boundary perimeter.

Transportation Design Exception

1. Design Exception to waive Morris Bridge Road substandard road improvements. The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated September 25, 2023) Morris Bridge Rd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 28, 2023).

5.2 Recommendation

Based on the above considerations, staff finds the request NOT supportable.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on October 16, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Joe Moreda 400 North Ashley testified on behalf of the applicant. Mr. Moreda showed graphics to discuss the requested rezoning from AS-1 to Planned Development. He identified the location of the property and stated that the site is vacant. He described the surrounding parcels as being developed with Morris Bridge Road and a mobile home park to the north, single-family homes and a convenience store to the east and a power corridor on SWFWMD property to the south. Mr. Moreda described the rezoning request to PD as being the

result of the difficulty of finding quality fields to play soccer in the area due to the prevalence of private clubs that occupy public and private fields. He added that the applicant is proposing to make a community investment to provide quality field space and private instruction for soccer. He added that the applicant would also like to offer free clinics, camps and programs for under privileged and disabled persons. Mr. Moreda testified that the rezoning provides for two options. The first would be to allow development under the existing AS-1 zoning district. The second would permit the soccer facility with a 2,000 square foot structure to house the concessions, storage and restrooms. The facility would have four small soccer fields with lights and the play will be five on five at a field size of about 40 yards by 25 yards which is a quarter of the size of a regulation soccer field. Therefore, the sum of the four fields would equal the size of one regulation soccer field. Mr. Moreda stated that the parcel does not meet commercial locational criteria. A waiver was requested based on compatibility with the surrounding area and unique circumstances. He stated that compatibility will be achieved with the installation of providing one street tree along Morris Bridge Road for every 40 feet of frontage combined with one canopy tree for every 50 feet of frontage and a six-foot high hedge between the trees resulting in a continuous green area along the frontage. Mr. Moreda testified that the property owner to the east will submit a letter of support and testify in support at the hearing. The applicant will install a six-foot high opaque fence with a 20-foot buffer including evergreen shade trees twenty feet apart with ground cover on the eastern side of the parcel. Regarding the western side of the property, Mr. Moreda stated that the adjacent parcel to the west has residences, RV's and abandoned vehicles. There are existing mature trees that will be supplemented with a six-foot high opaque fence and a 20-foot buffer that will have shade trees and ground cover. A power corridor easement is located to the south and the applicant will provide a six-foot high fence with a 20-foot buffer and shade trees with ground cover. Mr. Moreda testified that in an effort to increase compatibility, the soccer fields are located along the eastern property line and the parking area to the western side. The concession area is located interior to the site. The PD does not permit amplified sound and the lighting is sensitive to adjacent property owners. He stated that the site will comply with the Land Development Code. Mr. Moreda showed graphics to discuss other recreational uses adjacent to residential land uses. He concluded his presentation by stating that the proposed soccer field and accessory uses are smaller in scale than a typical soccer facility. The proposed conditions address compatibility. He added that there is community support for the project and it will benefit both children and adults.

Mr. Christian Silva 18101 Hamden Parkway testified as the applicant and stated that the purpose of the rezoning is to provide access to quality instruction of a beautiful game in Hillsborough County. He added that field space and access is a large concern as massive soccer clubs that operate year round tie down the majority of the fields. Mr. Silva stated that he will offer programs for disabled and under privileged children free of charge. He summed up his comments by stating

that his small business has had a significant impact on the community as evidenced by the children and families at the hearing.

Mr. Moreda submitted letters of support into the record.

Mr. Silva testified that there is no Plan B for the project. He added that he has the ability to continue to impact the community and project access and instruction if a home location is established for the facility.

Mr. Tim Lampkin, Development Services Department testified regarding the County's staff report. Mr. Lampkin stated that the request is to rezone from AS-1 to PD to allow a soccer training facility with five players on each team which is smaller than the standard eleven players per team. He testified that accessory uses will be a 2,000 square foot concession area that includes restrooms, and storage building and there will also be bleachers and a parking area. Alternatively, the applicant requests to maintain the existing AS-1 zoning as a second option. No variations are requested. Mr. Lampkin stated that the site does not meet commercial locational criteria and Planning Commission staff does not support the waiver. Development Services staff acknowledges the mitigation measures provided by the applicant but find that the narrow width of the parcel makes it difficult to create an adequate transition of uses and potentially impacts the single-family residential to the west and east of the site. Therefore, staff does not support the request.

Ms. Karla Llanos of the Planning Commission staff testified that the property is within the Residential-6 Future Land Use category and located in the Rural Service Area. She described the surrounding land use categories and stated that the proposed soccer training facility is out of character for the Rural Service Area. She stated that the proposed uses including a 2,000 square foot concession building is more intense than the surrounding residential development pattern. She added that the operational characteristics will be disruptive to the surrounding area. Ms. Llanos testified that the site does not meet commercial locational criteria and staff does not support the waiver. She detailed the prior discussions staff had with the applicant and noted that because the smaller field results in a shorter game which can increase the field use turnaround time resulting in more people coming to the facility. Ms. Llanos testified that the rezoning request is inconsistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application.

Ms. Christina Matassini 3214 West Bay Villa Avenue testified in support. Ms. Matassini stated that her family supports the application because of what the facility will mean to the community. He testified about the positive impact Mr. Silva has had on her son and his teammates. The only obstacle that the boy's face is the lack of a permanent training facility. She stated that Mr. Silva and his

academy will have a positive impact on the community.

Mr. Ravi Chatani 1108 Abbeys Way testified in support. Mr. Chatani stated that he and his family support the rezoning as there is a lack of accessible soccer fields in the area. He stated that he believes that the academy will have a tremendous positive impact on the area youth. Mr. Chatani stated that while other sports have had fields or courts added, youth soccer has the least amount of real estate allocated to it. He added that his son practices in the street as there is no field for him to play in. Mr. Chatani testified that Mr. Silva is a great coach and helped his son take his game to the next level.

Ms. Sameer Chatani testified and stated that he plays for Coach Silva. He stated that he used to play for a big club and was not having fun. When he started playing for Coach Silva, he started having fun and considers him a mentor.

Mr. James Tatum 2810 Barret Avenue testified in support and stated that he owns the property east of the subject property.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

Ms. Heinrich testified that she would like Mr. Moreda to submit his proposed conditions of approval into the record.

Mr. Moreda testified during the rebuttal period that he would meet with Mr. Lampkin to go over the proposed conditions of approval. He stated that locational criteria is subjective. The adjacent neighbors who will live next to the fields support the application. No opposition has been heard from. The conditions will limit the lighting and the site plan has been designed to be compatible with the area.

Hearing Master Finch asked Mr. Moreda if the letters of support filed in the County's record system were from surrounding property owners. Mr. Moreda replied he did not believe so but that one letter is from the Tatum family who are immediately to the east. He added that the property to the west has vacant cars and RV's and that the proposed conditions increase compatibility.

The hearing was then closed.

EVIDENCE SUBMITTED

Ms. Heinrich submitted a revised staff report into the record.
Mr. Moreda submitted letters of support into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 2.69 acres in size and is zoned Agricultural Single-Family-1 (AS-1). The property is designated Residential-6 (RES-6) by the Comprehensive Plan and located in the Rural Service Area.
2. The request to rezone from AS-1 to PD is for the purpose of developing four (4) non-regulation soccer fields with a 2,000 square foot concession stand, restroom and storage structure along with bleachers and a parking area.
3. No Planned Development variations or waivers are requested.
4. The Planning Commission staff does not support the rezoning request. Staff testified that the site does not meet commercial locational criteria and does not support the requested waiver as the site is located in the Rural Service Area and the operating characteristics are inconsistent with the surrounding area. Further, the Planning Commission staff stated that the smaller soccer fields decrease the length of a game thereby increasing the use of the fields as compared to a regulation soccer field and game. Additionally, staff testified that the impacts of the use are more intense than the existing single-family residential development pattern. The Planning Commission found the rezoning request is inconsistent with the Future of Hillsborough Comprehensive Plan.
5. The Development Services Department also does not support the rezoning request based upon the narrow width of the subject property and therefore the inability to provide the needed transition of use from the four soccer fields to the single-family residential land uses to the east and west.
6. The subject property fronts Morris Bridge Road and is surrounded by property zoned RSC-2 (MH) to the west, which is developed with a residential home, zoned AR to the south which has a SWFWMD conservation area on-site and AS-1 zoning to the east with a residential land use. Directly across from the subject property is a mobile home park zoned AS-1.
7. Testimony in support was presented at the Zoning Hearing Master hearing and submitted into the record. Many letters of support were filed prior to the hearing into the County's records. The support was provided by parents and children for the applicant and his existing soccer training academy. The

parents emphasized the difficulty in finding soccer fields for their children and the positive impact the applicant has made in their children's lives.

The property owner immediately to the east of the subject property testified in support both at the Zoning Hearing Master hearing and in writing which was submitted into the record.

8. No testimony in opposition was provided at the Zoning Hearing Master hearing.
9. The applicant has designed the site plan to place the four (4) soccer field on the east side of the parcel, adjacent to the property owner that testified in support of the rezoning. The parking area is located on the western side of the parcel and the 2,000 square foot concession, restroom and storage building is located internal to the site. One access point is proposed to Morris Bridge Road.
10. The latest site plan submitted by the applicant on 6-28-23 states that the maximum capacity of the soccer facility will be 40 players (10 players per field), 120 occupants (32 occupants per field) for a total of 160 persons at any one time. It is noted that this information was provided on the site plan to calculate the required parking of 51 parking spaces which will be met by the applicant.
11. The Planning Commission noted that the smaller fields and reduced number of participants results in a shorter soccer game and therefore creates the potential for an increased number of games that could be played in a single day.
12. The applicant's representative testified that zoning conditions would address compatibility issues such as lighting and the prohibition of a public address system however the proposed conditions are not in the County's record at the time of the writing of the Hearing Officer's Recommendation.
13. While it is clear that the applicant has established a successful soccer academy that is supported by both parents and children, the land use impacts of the four (4) soccer fields and associated facility improvements are more intense than the surrounding land uses and development pattern in the area.
14. The rectangular shape of the property combined with the needed improvements for the soccer facility does not provide sufficient area for additional open space and/or buffering and screening that could mitigate the potential negative impacts of the facility to the surrounding area.
15. The Planned Development zoning is therefore incompatible with the surrounding area and not consistent with the Comprehensive Plan.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is not in compliance with and does not further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is not substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The request is to rezone 2.69 acres from AS-1 to PD to develop four (4) non-regulation soccer fields with a 2,000 square foot concession stand, restroom and storage structure along with bleachers and a parking area.

The Planning Commission staff does not support the rezoning request. Staff testified that the site does not meet commercial locational criteria and does not support the requested waiver as the site is located in the Rural Service Area and the operating characteristics are inconsistent with the surrounding area. Further, the Planning Commission staff stated that the smaller soccer fields decrease the length of a game thereby increasing the use of the fields as compared to a regulation soccer field and game. Additionally, staff testified that the impacts of the use are more intense than the existing single-family residential development pattern. The Planning Commission found the rezoning request is inconsistent with the Future of Hillsborough Comprehensive Plan.

The Development Services Department also does not support the rezoning request based upon the narrow width of the subject property and therefore the inability to provide the needed transition of use from the four soccer fields to the single-family residential land uses to the east and west.

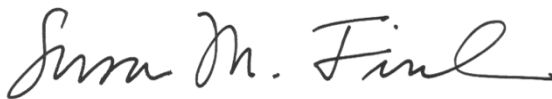
Testimony in support was presented at the Zoning Hearing Master hearing and submitted into the record. Many letters of support were filed prior to the hearing into the County's records. The support was provided by parents and children for the applicant and his existing soccer training academy. The parents emphasized the difficulty in finding soccer fields for their children and the positive impact the applicant has made in their children's lives. The property owner immediately to the east of the subject property testified in support both at the Zoning Hearing Master hearing and in writing which was submitted into the record.

The rectangular shape of the property combined with the needed improvements for the soccer facility does not provide sufficient area for additional open space and/or buffering and screening that could mitigate the potential negative impacts of the facility to the surrounding area.

While it is clear that the applicant has established a successful soccer academy that is supported by both parents and children, the land use impacts of the four (4) soccer fields and associated facility improvements are more intense than the surrounding land uses and development pattern in the area. The Planned Development zoning is therefore incompatible with the surrounding area and not consistent with the Comprehensive Plan.

RECOMMENDATION

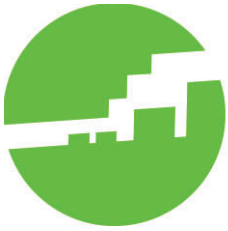
Based on the foregoing, this recommendation is for **DENIAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



November 6, 2023

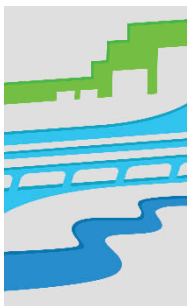
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 16, 2023 Report Prepared: October 4, 2023	Petition: PD 23-0422 Folio: 59950.3000 <i>South of Morris Bridge Road and east of Eloian Drive</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan	None
Request	Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) for a soccer training facility with four playing fields and 2,000 square foot concession stand, or maintain existing AS-1 zoning requirements as a second option.
Parcel Size (Approx.)	2.69 +/- acres (117,176 square feet)
Street Functional Classification	Morris Bridge Road – Arterial Eloian Drive – Local
Locational Criteria	Does not meet; waiver request submitted
Evacuation Area	None



Context

- The subject site is located south of Morris Bridge Road and east of Eloian Drive on approximately 2.69 ± acres.
- The site is in the Rural Area and is not located within the limits of a Community Plan.
- The site has a Future Land Use designation of Residential-6 (RES-6), which allows for consideration of up to 6 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The RES-6 Future Land Use is intended to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, offices, and mixed-use projects that are serving the area may be permitted. Non-residential uses must meet locational criteria for specific land uses.
- The subject site is surrounded by RES-6 to the north, east, and west. The Natural Preservation (N) Future Land Use category is located to the south.
- The subject site is mainly surrounded by single-family residential homes, mobile homes, and conservation land owned by Southwest Florida Water Management District (SWFWMD).
- The subject site is zoned Agricultural, Single-Family-1 (AS-1). It is mainly surrounded by AS-1 zoning to the north and east, Agricultural Rural (AR) zoning to the south, Residential, Single-Family Conventional-6 (RSC-6) zoning to the west. Further east and northeast there is Planned Development (PD) zoning, Residential, Single-Family Conventional-2 (RSC-2) zoning, Residential, Single-Family Conventional-4 (RSC-4) zoning, and one parcel of Commercial, Neighborhood (CN) zoning where there is a mobile home park. There is also one parcel of CN zoning to the northwest where there is a Circle K gas station.
- The applicant requests to rezone from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) for a soccer training facility with four playing fields and 2,000 square foot concession stand, or maintain existing AS-1 zoning requirements as a second option.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for an inconsistency finding.

FUTURE LAND USE ELEMENT

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: Rural Area Densities *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned*

Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

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 9.2: 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 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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.

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 22.8: 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.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located south of Morris Bridge Road and east of Eloian Drive on approximately 2.69 ± acres. The site is in the Rural Area and is not located within the limits of a Community Plan. The applicant requests to rezone from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) for a soccer training facility with four playing fields and 2,000 square foot concession stand, or maintain existing AS-1 zoning requirements as a second option. The subject site is mainly surrounded by single-family residential homes, mobile homes, conservation land owned by Southwest Florida Water Management District (SWFWMD) and a gas station.

The Rural Area is intended for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment. The site is designated as Residential-6 (RES-6) and in the Rural Area on the Future Land Use Map (FLUM). The RES-6 Future Land Use category is intended for residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. The proposed intensity is consistent with what can be considered in the RES-6 category, as the 2,000 square foot concessions, restroom and storage building would provide for a Floor Area Ratio (FAR) of 0.02 when the maximum that can be considered is 0.25. However, the area mainly contains residential uses and more specifically, large lot, single family residential directly to the east and west of the site. The nature of the proposed development and its operating characteristics are more intense in nature and will not allow the area to remain rural in character. Although the RES-6 category can consider suburban scale neighborhood commercial, the site does not meet Commercial Locational Criteria (CLC) and a waiver to CLC is not supported by Planning Commission staff. Therefore, the proposal is inconsistent with Objective 8 and Policy 8.1 of the Future Land Use Element (FLUE).

The proposed rezoning does not meet the intent of FLUE Objective 16 and Policies 16.1, 16.2, and 16.3. Although the proposal includes 20' setbacks with Type B screening and a 0.16-acre retention area on the south side of the site, the proposed use has operating characteristics that could be disruptive to the rural nature of the area. The site is 2.69 acres and only approximately 250 feet wide. The relatively small and narrow character of the parcel would not allow for a gradual transition in intensity between the single-family residential uses located directly east and west of the subject property. While the site meets Policy 16.5 because it is located on an arterial roadway, the site is internal to an established neighborhood. Policy 16.5 specifically notes that higher intensity non-residential uses should be restricted to certain roadways but also that they should also be external to established neighborhoods. Since the site is within an established neighborhood, it creates a conflict with the policy. Furthermore, the applicant notes that it is a two-lane rural roadway and has requested an Administrative Variance to not improve the substandard Morris Bridge Road up to County standards. The site appears to show efficient circulation and access; however, the County Transportation Department had not filed comments into Optix at the time of this report.

The subject site does not meet Commercial Locational Criteria (CLC) in accordance with Objective 22 of the FLUE. The site is not within the required 900-foot distance from the closest qualifying intersection of Morris Bridge Road and the Interstate 75 ramp. The applicant has submitted a waiver request for review. The waiver request describes that the proposed soccer facility is significantly smaller than a traditional soccer facility, and that the project has a unique purpose apart from most commercial uses in that it will help meet the growing demand for soccer fields in the County. It goes on to describe that the request includes screening with a 6' opaque fence, trees, specialized lights to minimize light spilling onto adjacent properties, and that there will be no use of a public announcement (PA) system for the amplification of sound. Although the applicant has proposed mitigative measures, due to the rural nature of the area and the operating characteristics of the use, PC staff cannot identify any unique circumstances to recommend waiving CLC. The physical nature of the site is almost identical to those directly to the east and east which are developed with single family residences. Therefore, PC staff recommends that the Board of County Commissioners not grant a waiver to the CLC.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The applicant has taken measures with site planning techniques to address some of the elements outlined in compatibility Policy 12-1.4. The development pattern and character of this area mainly contains single-family residential homes, mobile homes, conservation land owned by SWFWMD, and a gas station which are located in residential and agricultural zoning districts. The proposed soccer facility presents challenges with pedestrian and vehicular traffic, parking impacts, noise, and lighting.

Overall, staff finds that the proposed development is inconsistent with the intent of the Rural Area and policy direction under the Commercial Locational Criteria portion of the FLUE. The proposed Planned Development would allow for development that is inconsistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*. The request is incompatible with the existing and planned development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 23-0422

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

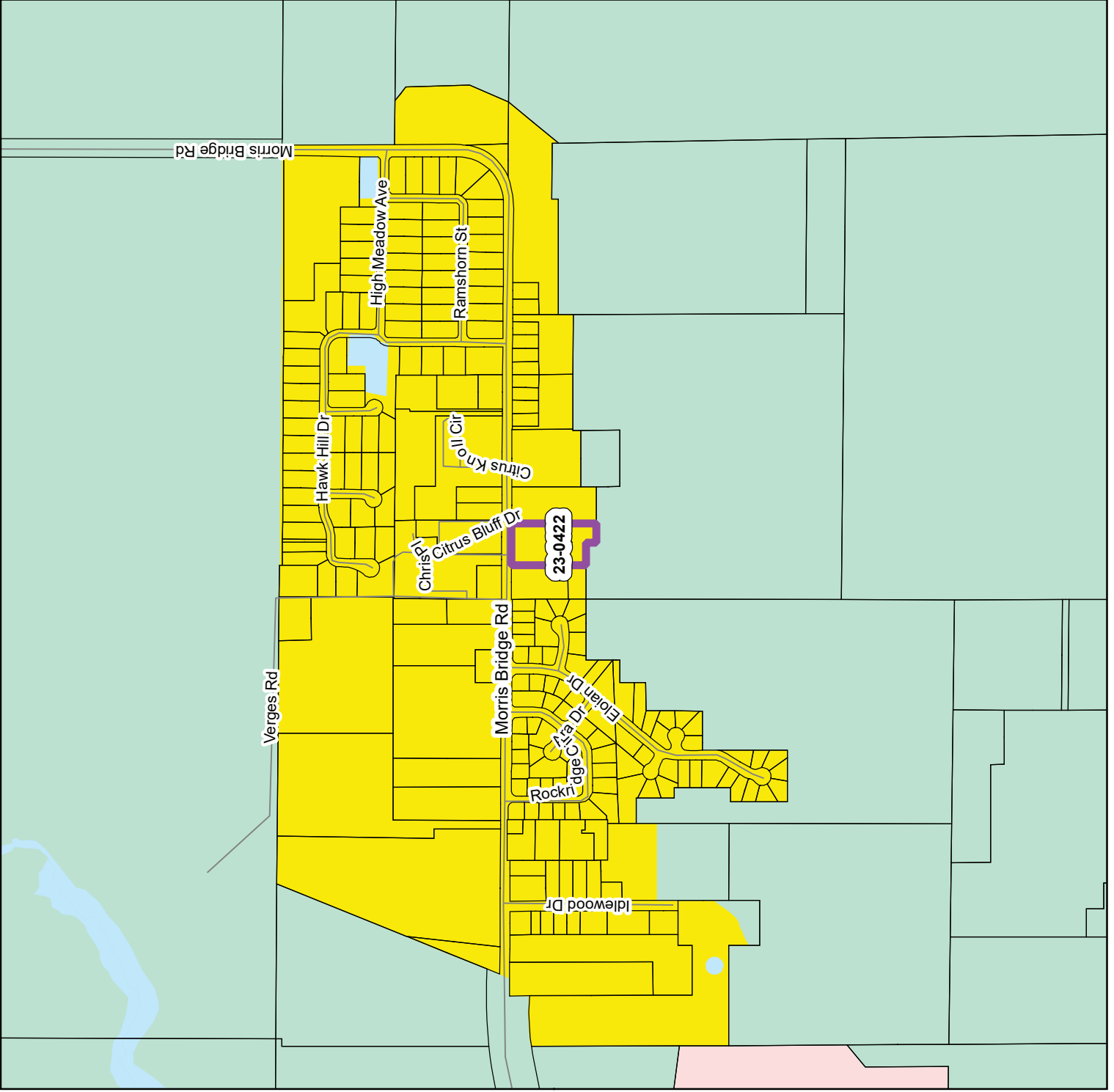
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER 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-1/2.5 (.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/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- 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. The information on this map is for informational purposes only. It is not intended to be used as a basis for any legal action. The information on this map is for informational purposes only. It is not intended to be used as a basis for any legal action. The information on this map is for informational purposes only. It is not intended to be used as a basis for any legal action.

Map Printed from Rezoning System - 4/26/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\GReg_HRezonings - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Silva Soccer

Zoning File: PD 23-0422 Modification: None

Atlas Page: None Submitted: 11/28/2023

To Planner for Review: 11/28/2023 Date Due: ASAP

Contact Person: Joe Moreda Phone: 813-392-9495/jmoreda@gardnerbrewer.com


Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tim Lampkin Date: 11-28-23

Date Agent/Owner notified of Disapproval: _____



**APPLICANT
PROPOSED
CONDITIONS**

Application No. 23-0422
Name: Joe Moreda
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 10-16-2023

Sent to Tom Lampkin Draft 10/16/2023

Rough Draft –Proposed Conditions

1. The site shall be limited to AS-1 zoning use or a soccer facility. The play fields, parking area, and a one-story, 2,000-square-foot concession (inclusive of accessory restrooms and storage) shall be as shown on the certified general site plan. The maximum height standards are as follows:
 - Maximum Building Height: 35 feet
 - Maximum Netting Height: 20 feetHowever, if the AS-1 option is selected it shall be developed with AS-1 requirements and other applicable regulations (as a standard AS-1 zoning district development).
2. The site shall be developed in substantial compliance with the General Site Plan. Adjustments may be made internal to the site to accommodate final engineering. However, the buffer width and screening requirements shall be provided in literal accord with the buffer/screening standards noted herein and the Land Development Code.
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
 - 3.1 On the east and west property boundary, an additional enhanced screening shall be provided consisting of:
 - A 20-foot buffer with Type “B” screening.
4. Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04.
5. The site design shall include the planting of one street tree per 40 feet of frontage and the planting of one canopy tree for every 50 feet of yard frontage shall also be required in accordance with the Urban Scenic Roadway requirements. Additionally, a six-foot-high hedge shall be planted in the area in between the trees.
6. Any time the field lighting is in use, it shall not exceed 1.0 f.c. at property lines next to any residential use or residentially zoned property or 2.0 f.c. at property lines next to any other property use.
7. The use of an amplification for music or announcements is not allowed.

8. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
9. The project shall be served by and limited to a maximum of one (1) vehicular connection to Morris Bridge Rd. as shown on the PD site plan. All other connections shall be closed/removed, and the sod shall be restored, as applicable.
10. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
11. If PD 23-0422 is approved, the County Engineer will approve a Design Exception (dated September 25, 2023) which was found approvable by the County Engineer (on September 28, 2023) for the Morris Bridge Rd. substandard roadway improvements, and which permits deviations from the TS-7 Typical Section standard. As Morris Bridge Rd. is a substandard arterial roadway, the developer will be required to make certain improvements to a portion Morris Bridge Rd. prior to concurrent with the initial increment of development, consistent with the Design Exception. Specifically, in addition to the sidewalk along the project's frontage required pursuant to Sec. 6.03.02 of the LDC, the developer shall be required to construct +/- 615 feet of sidewalk along the south side of Morris Bridge RD., between the western project boundary and Eloian Dr.
12. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 26 feet of right-of-way along its Morris Bridge Rd. frontage, such that 55-feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
13. 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.
14. 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.

15. 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.
16. 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.
17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
18. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
19. 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, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/05/2023

Revised: 10/12/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: RZ 23-0422

- 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 ZONING APPROVAL

New Conditions

1. The project shall be permitted two development options:
 - a. Option 1 shall permit up to four (4) non-regulation soccer fields with up to 2,000 s.f. of accessory structures to include concession, storage and bathroom facilities, restricted to a combined total of 160 players, patrons and employees; or,
 - b. Option 2 shall permit development in accordance with the Agricultural Single-Family Conventional – 1 (AS-1) zoning district.
2. Any development occurring pursuant to Option 1 shall proceed in accordance with the PD site plan, conditions 3 through 7 hereinbelow, the Hillsborough County Land Development Code, Transportation Technical Manual, and other applicable rules and regulations. Option 2 is not governed by a regulating site plan. Any development occurring pursuant to Option 2 shall proceed in accordance with zoning condition 1.a., the Hillsborough County Land Development Code, Transportation Technical Manual, and other applicable rules and regulations.

Conditions Applying Only to Development Option 1:

3. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
4. The project shall be served by and limited to a maximum of one (1) vehicular connection to Morris Bridge Rd. as shown on the PD site plan. All other connections shall be closed/removed, and the sod shall be restored, as applicable.
5. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
6. If PD 23-0422 is approved, the County Engineer will approve a Design Exception (dated September 25, 2023) which was found approvable by the County Engineer (on September 28, 2023) for the Morris Bridge Rd. substandard roadway improvements, and which permits deviations from the TS-7 Typical Section standard. As Morris Bridge Rd. is a substandard arterial roadway, the developer will be required to make certain improvements to a portion Morris Bridge Rd. prior to concurrent with the initial increment of development, consistent with the Design Exception. Specifically, in addition to the sidewalk along the project's frontage required pursuant to Sec. 6.03.02 of the LDC, the developer shall be required to

construct +/- 615 feet of sidewalk along the south side of Morris Bridge RD., between the western project boundary and Eloian Dr.

7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 26 feet of right-of-way along its Morris Bridge Rd. frontage, such that 55-feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Add the proposed uses to the site data table (using language consistent with the above conditions);
 - Add a note indicating “Development Option 2 allows AS-1 uses but does not have a site plan. See conditions of approval for more information.”
 - Label the PD site plan such that it clearly indicates the site plan is for development Option 1.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to a +/- 2.69 ac. parcel from Agricultural Single-Family - 1 (AS-1) to Planned Development (PD). The applicant is seeking entitlements which would permit 4 non-regulation soccer fields (i.e. each accommodates two 5 person teams) and up to 2,000 g.s.f. of accessory concession, storage uses. In addition, the applicant is proposing a 2nd development option which is essentially a Euclidean zoning within a PD, meaning that it is not site plan controlled and will not be subject to any restrictions which apply to the first option. This second option seeks to allow development under the existing Agricultural Single-Family – 1, (AS-1) standards.

Transportation Review Section staff has amended this report at the request of the County’s Zoning Section staff, and based on their assertion that they spoke with the applicant and confirmed that the PD narrative incorrectly states their request for an ASC-1 district (when it should have read AS-1).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis to support this zoning application. Staff has prepared a comparison (generally consistent with the applicant’s analysis) of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer’s Trip Generation Manual.

Existing Zoning:

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

Proposed Zoning (Worst-Case Scenario):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 4 Non-Regulation Soccer Fields with Accessory Uses (ITE Code 488)	285	4	66

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 266	(+) 3	(+) 64

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Morris Bridge Rd. is a publicly maintained 2-lane, undivided, substandard, arterial roadway characterized by +/- 10-foot-wide travel lanes in average condition. There are +/- 4-foot wide to 5-foot-wide bicycle facilities present on paved shoulders. There are no sidewalks along Morris Bridge Rd. in the vicinity of the proposed project.

Morris Bridge Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane facility. Pursuant to a determination by the County Engineer, although the area is within the rural services area (and as such preservation for a rural typical section would typically be applied), given the vast stretches of roadway which runs through ELAPP lands, significant wildlife habitat, as well as lands within the 100-year food zone as well as floodways, the County Engineer determined that a smaller urban roadway footprint (with closed stormwater systems which could locate pond sites in strategic locations designed to better minimize environmental and other impacts) is more appropriate for this roadway.

According to the Hillsborough County Transportation Technical Manual, a 4-lane divided urban collector roadway requires a right-of-way width of 110 feet. Given that the existing right-of-way is only 58 feet wide, the developer will be required to preserve an additional 26 feet of right-of-way for future improvements such that there is a minimum of 55 feet of right-of-way preserved south of the existing right-of-way centerline. Pursuant to the Hillsborough County Land Development Code (LDC), only certain interim uses may be permitted within the preserved right-of-way. All setbacks shall be calculated from the preserved right-of-way line.

SITE ACCESS AND CONNECTIVITY

Development Option 1

Vehicular and pedestrian access to the site will be provided via a single connection to Morris Bridge Rd. Access to the site will be via a full access connection; however, when the roadway is widening to 4-lanes the facility will be converted to a divided highway, and the project access may be restricted to right-in/right-out only access at that time (depending on median locations and spacing requirements).

Development Option 2

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of

plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

REQUESTED DESIGN EXCPEITION – MORRIS BRIDGE RD. (DEVELOPMENT OPTION 1 ONLY)

As Morris Bridge Rd. is a substandard arterial roadway, the developer is required to improve Morris Bridge Rd. (between the project access and the nearest roadway meeting applicable standards) to Hillsborough County standards. The applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated September 25, 2023) Morris Bridge Rd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 28, 2023). The deviations from the Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-lane Rural Local and Collector Roadways) include the following:

1. The developer shall be permitted to maintain the roadway within a +/- 58-foot-wide right-of-way rather than the 96-feet required pursuant to TS-7;
2. The developer shall be permitted to maintain 10-foot-wide travel lanes rather than the 12-foot-wide lanes required pursuant to TS-7;
3. The developer will be permitted to maintain the 4-foot-wide to 5-foot-wide paved shoulders, rather than the 8-foot-wide stabilized shoulders, of which 5-feet is required to be paved; and,
4. The developer will be permitted an indeterminate sidewalk spacing variance rather than the 29-foot-wide spacing between the edge of the through lane and closest edge of the sidewalk required per TS-7.

In addition to the sidewalk required along the project’s frontage pursuant to Land Development Code requirements, the developer is proposing to construct a minimum 5-foot-wide sidewalk along the south side of Morris Bridge Rd., between the western project boundary and Eloian Dr. (west of the project), for a distance of +/- 615 feet.

If PD 23-0422 is approved by the BOCC, the County Engineer will approve the Design Exception Request. This request shall apply only development occurring under Option 1. Development occurring under Option 2 will be required to go through the Section 6.04.02.B. Administrative Variance process and/or Design Exception process, as applicable/appropriate, at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for the adjacent roadway section is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Morris Bridge Rd.	I-75	Cross Creek Blvd.	D	F

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Thursday, September 28, 2023 12:56 PM
To: Steven Henry
Cc: Joe Moreda; Lampkin, Timothy; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 23-0422 - Design Exception Review
Attachments: 23-0422 DEAdIn 09-26-23.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 23-0422 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, September 27, 2023 6:05 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Cc: Ratliff, James <RatliffJa@hillsboroughcounty.org>
Subject: RZ PD 23-0422 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is approvable to me, please include the following people in your response email:

shenry@lincks.com
jmoreda@gardnerbrewer.com
lampkint@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

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

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LINCKS & ASSOCIATES, INC.

September 25, 2023

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: La Cancha Soccer
PD 23-0422
Folio Number: 059950.3000
Lincks Project No. 23102

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L – Existing Facilities for Morris Bridge Road from I-75 to the project access.

According to the Hillsborough County Roadways Functional Classification Map, Morris Bridge Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

The developer proposes to rezone the property to Planned Development to allow a soccer complex.

Table 1 provides the trip generation for the project.

The access to serve the project is proposed to be one (1) full access to Morris Bridge Road that is to align with Charlie B Way at the northside of Morris Bridge Road.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Morris Bridge Road from I-75 to the project access. The existing Morris Bridge Road has the following characteristics:

- Two (2) lane rural roadway
- Eleven (11) foot travel lanes
- Four/five (4/5) foot paved shoulders/bike lanes
- No sidewalks

The following exception is requested to accommodate the proposed project.

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way is approximately 70 feet.

Mr. Mike Williams
September 25, 2023
Page 2

- 2) Lane Width – TS-7 has twelve (12) foot lanes. The existing road has eleven (11) foot lanes.
- 3) Sidewalk – TS-7 has five (5) foot sidewalk on both sides of the road. There are no sidewalks within the subject segment of Morris Bridge Road.

The justification for the Design Exception is as follows:

1. The subject property has limited frontage along Morris Bridge Road.
2. The proposed project is a relatively low traffic generator.
3. The developer proposes to construct a sidewalk along the project frontage and extend it to the west, approximately 615 feet to Eloian Drive, as shown in Figure 1.

Based on the above, it is our opinion, the proposed improvements to Morris Bride Road mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Mr. Mike Williams
September 25, 2023
Page 3

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



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

- Disapproved
- Approved
- Approved with Conditions

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1
ESTIMATED PROJECT TRIP GENERATION (1)

<u>Land Use</u>	ITE <u>Land Use</u> Code	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Soccer Complex	488	4 Fields	285	2	2	4	44	22	66

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.



REVISED: 09/25/23

CHARLIE B WAY

REQUIRED LENGTH (250 FT)

ADDITIONAL LENGTH (615 FT)

PROPOSED SIDEWALK (865 FT)

ELOIAN DR.

MORRIS BRIDGE RD.

PROPOSED PROJECT

NORTH
nts

FIGURE 1
SIDEWALK IMPROVEMENTS

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL
CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



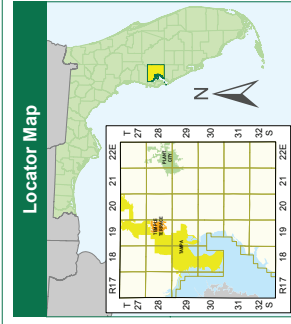
Legend

- Functional Classifications
Authority, Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 STATE PLANNED DEVELOPMENT DISTRICTS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 7.01.00 ZONING REGULATIONS
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

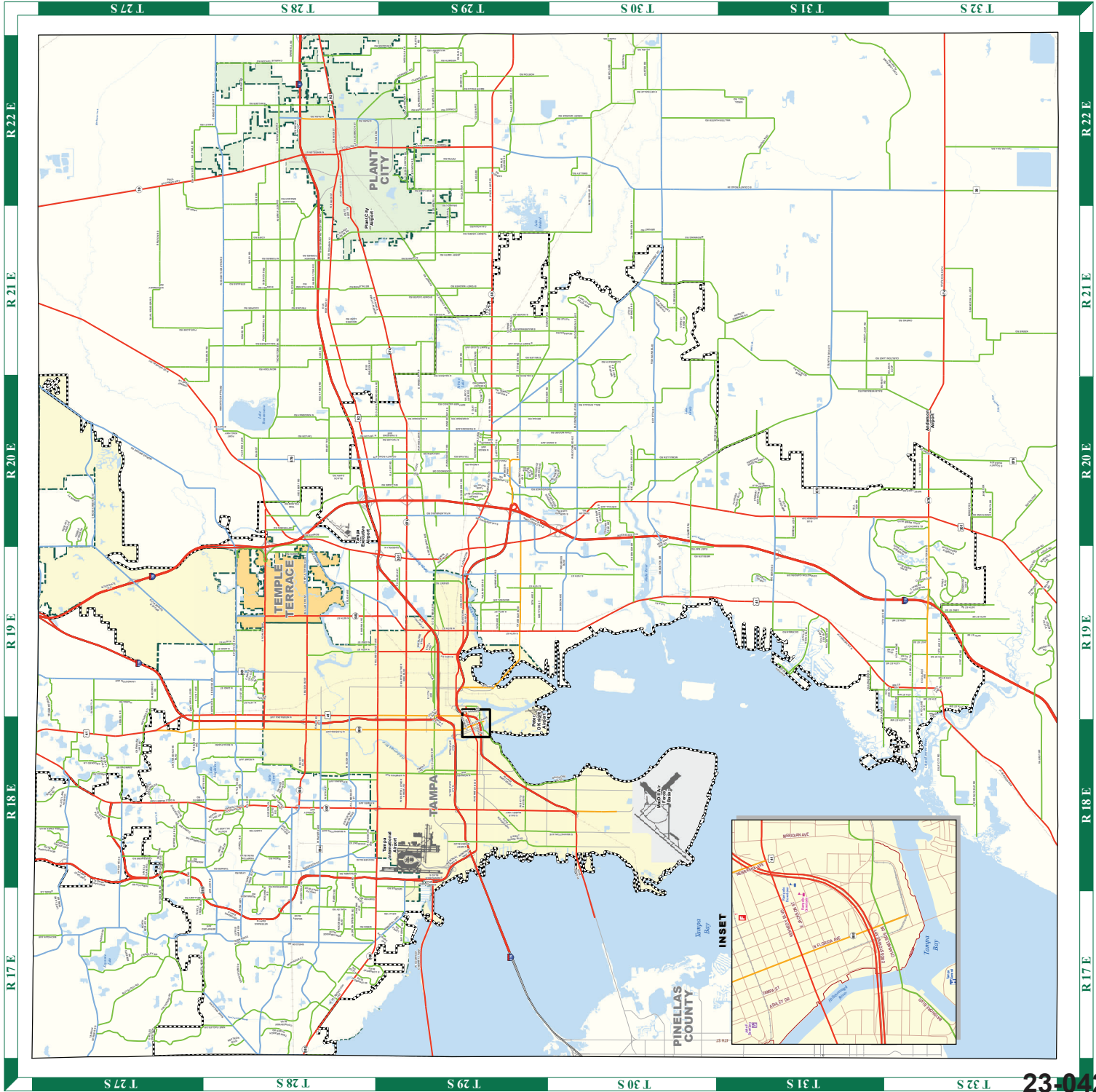
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map, and it is not intended to be used for any purpose other than that for which it was prepared. The map is not intended to be used for any purpose other than that for which it was prepared.

SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any other purpose. The map is not intended to be used for any purpose other than that for which it was prepared. For verification of the information contained on this map, the abstracted public information sources should be consulted.

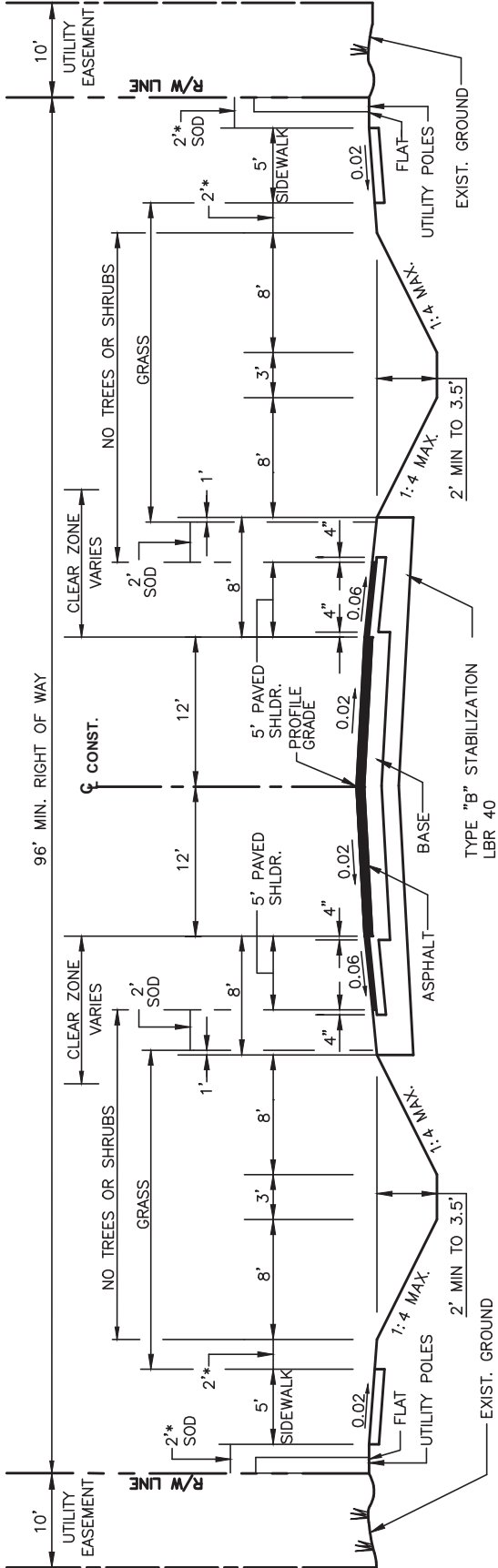
601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-7



DRAWING NO. TS-7
SHEET NO. 1 OF 1



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

**Hillsborough
County Florida**



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17

Transportation Comment Sheet

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
Morris Bridge Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation (Option 1) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	285	4	66
Difference (+/-)	(+) 266	(+) 3	(+) 64

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Morris Bridge Rd./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 7/24/2023</p> <p>PETITION NO.: 23-0422</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 5/11/2023</p> <p>PROPERTY ADDRESS: Morris Bridge Road, Thonotosassa, FL</p> <p>FOLIO #: 0599503000</p> <p>STR: 05-28-20</p>
<p>REQUESTED ZONING: Minor mod to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: RZ-PD 23-0422 REVIEWED BY: Clay Walker, E.I. DATE: 10/5/2023

FOLIO NO.: 59950.3000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination.



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 8/30/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/30/2023

APPLICANT: Osawaldo E. Silva **PID:** 23-0422

LOCATION: 0 Morris Bridge Rd Thonotosassa, FL 33592

FOLIO NO.: 59950.3000

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is located within a Surface water Resource Protection Area (SWRPA); however, the proposed project is not a prohibited or restricted use, as defined in Part 3.05.00 of the Land Development Code (LDC).

Based on the most current data, the proposed project is not located within Wellhead Resource Protection Area (WRPA) and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the LDC. Hillsborough County Environmental Services Division (EVSD) has no objection.

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** July 20, 2023

Agency: Natural Resources **Petition #:** 23-0422

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. The site does not require a Type B Landscape Buffer along Morris Bridge Road. This wording should be removed from the site plan. An Urban Scenic Corridor is required but cannot be located within the 26' ROW Preservation Area. The width of the Urban Scenic Corridor must be a minimum of 8' in width. These revisions must be made on the preliminary site plans and site construction plans.
2. 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. **This statement should be identified as a condition of the rezoning.**
2. 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.
11. 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.
12. 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.



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 07/12/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Oswaldo E Silva

PETITION NO: 23-0422

LOCATION: Morris Bridge Rd

FOLIO NO: 59950.3000

Estimated Fees:

Soccer Complex

(Per Field (Mobility))

(Per 1,000 sf building area (Fire))

Mobility: $\$60,220 * 4 = \$240,880$

Fire: $\$95 * 2 = \190

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: $\$13,038$

Parks: $\$2,145$

School: $\$8,227$

Fire: $\$335$

Total per House: $\$23,745$

Project Summary/Description:

Rural Mobility, Northeast Parks/Fire - Option 1) soccer training and event facility, 4 playing fields for 5v5 soccer (reduced size), 2,000 sf concession stand; Option 2) Single Family Home and Ag use.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 25 April 2023

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: T. Truett Gardner

PETITION NO: RZ-PD 23-0422

LOCATION: Thonotosassa, FL 33592

FOLIO NO: 59950.3000

SEC: 05 TWN: 28 RNG: 20

- This agency has no comments.

- This agency has no objection.

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

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 MS. HEINRICH: Sure. That is Item D.3, again,
2 PD 23-0422. The applicant is requesting a rezoning from AS-1 to
3 plan development. Tim Lampkin with Development Services will
4 provide Staff findings. And I'll also note there should be
5 revised Staff Report either already in OPTIX or with you. And
6 in that Staff Report it just made some corrections to table four
7 the agency comments.

8 HEARING MASTER: Okay. Thank you. I do have the
9 revision. Thank you so much.

10 All right. Is the applicant here? Mr. Moreda, we
11 moved it up due to the number of children in the audience that
12 I'm sure need to go home at some point earlier than we do.

13 MR. MOREDA: Thank you. I thought we were special.
14 Okay. Good afternoon, Madam Hearing Officer. Joe Moreda, 400
15 North Ashley. Partner of Brewer Hudson for the record.

16 We're here to discuss a rezoning proposal. Let me see
17 how this is working here. We have a rezoning application from
18 AS-1 to plan development. The proposed use is recreation
19 service for AS-1. The site is located east of I-75 and Morris
20 Bridge Road. Morris Bridge Road is an arterial roadway. The
21 site basically one parcel, 2.678 acres large. The subject site
22 is vacant. The nearby uses are Morris Bridge Road to the north,
23 which is an arterial, north of that is a mobile home park. To
24 the east is a single-family home. To the south, there is a
25 power -- power corridor with a (indiscernible) property. And to

1 the east, there's some low density single-family homes. And
2 further east is also a convenience store.

3 The comprehensive plan category is Residential-6.
4 Speaking on recreation sports and how they've evolved over the
5 years. Recreational sports now include private club model.
6 Many of these private club models utilize public and private
7 play spaces. The applicant has been come -- you know, coming
8 upon increasingly more difficulty in finding quality field play
9 availability, especially for soccer, which as you know is a -- a
10 land intensive type of sport.

11 The applicant is proposing to make a community
12 investment to provide quality space and private instruction for
13 soccer. They want to include also programs for under privilege
14 and disabled. They also want to offer free clinics, camps,
15 soccer activities and also provide exposure to the sport of
16 soccer in the area.

17 In this picture, you can see what the applicant is
18 speaking about. These are the conditions that the children that
19 they coach are -- are working with at this point. You can see
20 it's not very high quality playing field. The applicant is
21 seeking a solution for this as trying to provide an opportunity
22 with the ability for children and adults to have quality playing
23 spaces and coaching. The plan development details include two
24 development options, a soccer facility or the existing AS-1
25 zoning. If it is AS-1 zoning, it would develop consistent with

1 AS-1 zoning requirements and the other applicable regulations.
2 If it was ever developed, they would have to go through the
3 subdivision process, etcetera.

4 It also on the soccer side, it's going to include a
5 2,000 square structure, concession, storage and restrooms. The
6 proposed floor area ratio is 0.020. 0.25 is permitted by the
7 Future Land Use Element. Boring more into detail on site plan,
8 it includes four small soccer fields with lights. This is going
9 to be five on five soccer. It's not going to be 11 on 11 like
10 regulation. They're smaller fields, relatively low activity.
11 The five on five field is about 40 yards by 25 yards. It's a
12 quarter of the regulation soccer field. So basically, the sum
13 total of all four fields would be like one field. And the five
14 on five, you know, depending on who's playing, I mean five on
15 five could be analogous to, you know, a backyard volleyball
16 match.

17 The proposed use is allowed in the RES-6 category.
18 And implementing rezoning is obviously needed, which is why
19 we're here tonight. The rezoning require evaluation with the
20 comp plan locational criteria of Policy 22.2. And the property
21 is not literally in accordance with the locational criteria of
22 that policy.

23 So looking get at the comp plan. The comp plan
24 provides for consideration of commercial locational criteria.
25 It allows waivers to this. Policy 22.7 acknowledges the

1 limitations of a rigid criteria for determining appropriateness
2 of neighborhood commercial development. It also states that
3 locational criteria is not the only -- they're not the only
4 factors to be considered for approval. Considerations involving
5 land use compatibility, other policies and comprehensive plan
6 and zoning regulations will carry more weight than a locational
7 criteria.

8 Policy 22.8 provides a process to considering unique
9 circumstances. At the end of the day, the waiver would be based
10 on compatibility of use of the surrounding area and unique
11 circumstances would be provided to the Board.

12 In evaluating context of the comprehensive plan in
13 terms of compatibility, the comp plan divide -- defines
14 compatibility as the characteristics of different uses or
15 activities or design which allows them to be located near or
16 adjacent to each other in harming. Things that affect that are
17 scale, mass, bulk structures, activity, landscaping, lighting
18 and noise and other things. Compatibility does not necessarily
19 mean the same as, but rather, refers to the sensitivity --
20 sensitivity of development proposals and maintain the character
21 of the existing development. It allows consideration of
22 establishing a compatibility through site design scale.

23 What we'd like to present to you tonight is how we've
24 establish that compatibility through our site plan. To the
25 north, as -- as I've mentioned is Morris Bridge Road, which is

1 an arterial and a mobile home park. Along that frontage, the
2 applicant is proposing to establish that compatibility by
3 providing one street tree for 40 feet of frontage. One canopy
4 tree for every 50 feet of frontage, a six-foot high hedge along
5 Morris Bridge Road in between the trees to provide a continuous
6 green and along the frontage.

7 Moving over to the eastern perimeter -- perimeter, the
8 adjacent home, which is to the east of the site, we do have
9 property owner support from that. That property owner is here
10 to speak. And we do have a letter to offer into the record.
11 Along that side, we're providing a six-foot opaque fence,
12 20-foot buffer, an evergreen shade tree ten feet apart or excuse
13 me, ten feet high, 20 feet apart. And then on low -- low -- low
14 lying ground cover for the balance of the buffer.

15 As I mentioned, we do have a letter of support from
16 the abutting homeowner, the Tatums. The abutting homeowner has
17 supported it. They feel the improvements will add to the
18 compatibility. They feel it'll provide neighborhood benefits
19 and they are supportive of the rezoning.

20 Moving beyond that property line, we look to the west,
21 the adjacent use is residential barn RVs and some abandoned
22 vehicles. When we evaluated this part of the site, we recognize
23 there was significance in mature trees along this property line
24 that provide a significant vertical screen. Initially, we had
25 thought of providing trees, additional trees to double up on the

1 screening, but after we evaluated that, we felt it wasn't
2 necessary because we felt that with the existing trees, that
3 could be supplemented by a six-foot opaque fence, a 20-foot
4 buffer and the evergreen shade trees that are going to be
5 provided with a low ground cover in the balance of the buffer.

6 So moving to the south, excuse me. I have a couple
7 more pictures of the western perimeter. On the western
8 perimeter, you can see in this area over here, the abandoned
9 vehicles. You can see the trees that we're talking about in the
10 barn and I believe there may be a couple of RVs parked down
11 there. You can see an overhead shot of the trees that we're
12 talking about that we believe will supplement the screening. A
13 closer shot of those trees is shown in -- in this -- in this
14 picture.

15 Moving away from that property line and looking to the
16 south, adjacent there will be no homes. This property and
17 there's a power corridor easement that's located there.
18 Nonetheless, the applicant will provide a six-foot opaque fence,
19 20-foot buffer. The shade trees and low lying ground cover, as
20 we have on the other perimeter as well.

21 Looking over to the site plan in terms of how do we
22 establish compatibility in that area? Well, we did that first
23 by moving the play fields along the eastern property line. As I
24 said before, the abutting property owner's supportive. They
25 feel that the techniques that are being used in this proposed

1 application, do lend itself to compatible. They have no issue
2 with that. We located the less intense parking area to the
3 west, which is what we feel would probably be the most -- least
4 intensive area of the site. And the concession area is located
5 internal site, which is basically the farthest away from all the
6 property lines.

7 The scale mass and bulk of the site, there are a
8 fraction of what the commercial locational criteria would
9 typically anticipate. As I noted before, the -- the floor area
10 ratio of this comp plan categories 0.25. What's proposed is a
11 land intensive use with barely a structure on it which is 0.02.
12 Very low level of activity for play fields, 25% regulation of
13 the size and five on five. It's not 11 on 11.

14 Beyond that, what operational restrictions have been
15 provided? Well, the first thing is we have no amplified sound.
16 So there's not going to be any music being played loudly.
17 There's not going to be any announcement of any of the
18 particular games. Or there's not going to be you know, team
19 two, we're waiting on you team three, come out. So there's not
20 going to be anything like that going on.

21 The field lighting would not exceed a one -- one-foot
22 gamble at the property line. Next to any residential rezoning
23 property. Or two-foot gamble at the property lines next to any
24 other property during use at any time. This is the
25 (indiscernible) of the LDC and that the LDC would require the

1 standard of the lights for a recreational facility if it were to
2 be operational after 11. But in this case, this standard would
3 be applicable to lights anytime they're used. So when the time
4 changes, if the lights go on at 5:30, then they have to adhere
5 to that standard.

6 There's also full compliance with Land Development
7 Code in terms of all the compatibility measures. So in terms of
8 the parking lot landscaping, the parking lot lighting, there are
9 restrictions for recreational uses that the applicant will
10 comply with. There'll be additional plantings in the -- in --
11 in the parking lot itself. It just will happen as a matter of
12 code application when they go through site engineering. So we
13 felt that between the code and where we provided a higher level
14 of screening, we feel that that has provided the compatibility
15 that would make this uniquely suited for this area in a
16 compatible way.

17 Now let's look at some examples of compatible
18 recreation uses in other areas that share similar operational
19 characteristics. The (indiscernible) area, they have seven
20 fields adjacent to single-family uses. And I will say that the
21 single-family uses, they're much -- they're much more tightly
22 packed. There's a field over here on the -- on the eastern side
23 that has basically the, you know, the entire baseball field
24 that's surrounded with single-family residential uses. So it's
25 not -- it's not something that's uncommon to have a recreational

1 facility in a -- in a residential area.

2 And these recreational facilities, I would note that
3 they all have private instruction going on. I mean, the model
4 now is that if you go here there -- there's going to be somebody
5 having a club baseball team. They're going to be somebody
6 giving pitching lessons. There's going to be somebody giving
7 hitting lessons. That's just the way it is. If you've had a --
8 a child that's gone through that program, whether just about in
9 any sport. I mean, some of them have their own facilities, but
10 a lot of these clubs, a lot of these instruction clinics,
11 they're -- they're -- they're simply conducted right on, you
12 know, public ground, not just private areas.

13 So in this case, for example, just by its operation,
14 if you want to look at the max case as the staff looked at ours.
15 All these fields are going to have nine on nine. I mean,
16 baseball is nine players. And so you're going to have 18 on the
17 field at one time, 126 players. So the soccer's -- they're --
18 they're -- they're proposing 40 players at its max. And they're
19 also having special zoning conditions.

20 Looking over another area of the county, we have Lutz,
21 five fields. The same situation, next to adjacent homes.
22 Significantly larger scale. Again, we have, you know, 18 people
23 on the field at one time. They have batting cages. I mean,
24 they have screens, they have lights, they have everything that
25 at a higher intensity than what we're proposing. And they both

1 there and in Forest Hills and other areas of the counties, these
2 uses have been compatibly coexisting for decades. I played on
3 some of them. I mean, I can't barely walk anymore, but I did
4 play at one time on them.

5 So anyway, getting back to the commercial locational
6 criteria, the CLC. In reviewing it, it's -- it's essentially
7 it's a bunt instrument intended to provide guidance for
8 appropriate placement of typical commercial uses. Typical
9 commercial uses is something that would be depicted in this
10 picture. It guides these uses to commercial intersections. And
11 then, as I said before, there are waivers to allow for uses that
12 may not be typical. In this case, what Mr. Silva wants to do is
13 on the left, very small soccer fields with a typical commercial
14 uses on the right.

15 We believe that we're different. We believe that we
16 are providing conditions that will make this use compatible.
17 The soccer facility of this type and scale is not typical. It's
18 not something that's anticipated by the commercial locational
19 criteria. And, you know, a few things that it does, it's -- the
20 typical commercial uses zone is that it's going to fill a void
21 the community. It's going to provide quality play fields at a
22 time when this type of space is constrained, especially for
23 soccer. It's going to provide community investment area,
24 provide quality space and private instruction that's not readily
25 available right now. And when it is, it's very difficult to --

1 to execute that when there isn't a field for it to be had on,
2 unless they're going to play on a field that looks like it's
3 sand. They're going to include programs also for the under
4 privilege and disabled. They're also going to provide a program
5 of free clinics, camps and soccer activities to not only provide
6 access but exposure to -- to the sport of soccer. So they're
7 very -- very well rounded, very well known program in the area.
8 And this is their dream. They've taken a big risk and a big
9 investment in this area.

10 This is not -- there really isn't a Plan B because
11 they've already bought the property and they're committed and
12 they're invested in making this happen.

13 So we spoke a little bit about how this is a little
14 bit different than from other typical commercial uses and how
15 it's unique. But we believe with these conditions it's also
16 compatible. It generates significantly less activity, less
17 building massing and it's -- it uses much less property in terms
18 of building typical commercial use. The PD zoning condition
19 special conditions address compatibility, which are not required
20 by the Land Development Code, specifically the lighting and some
21 of the screen that we're doing. And it also provides the PD
22 site plan that allows us to place the uses where we feel are
23 most compatible in a way that's predictable because it provides
24 a site plan.

25 It has frontage along an arterial road in. In this

1 case, it just -- it just doesn't appear that -- that the
2 intersection criteria is warranted.

3 Can I have a few minutes?

4 HEARING MASTER: If you could wrap it up.

5 MR. MOREDA: I wil.

6 HEARING MASTER: That was 15 minutes.

7 MR. MOREDA: I will.

8 We do have no objections prior to this hearing that
9 we're aware of. We have community support. We have
10 testimonials like the one that's in the PowerPoint. It provides
11 it. This is unlike other operations that children with benefit
12 from this, as well as adults. There is a related design
13 exception that's been recommended for approval by the county
14 engineer. The design accepting is necessary because the
15 right-of-way isn't there, but the sidewalk has been found as a
16 valid offset of that. And there's also going to be a -- a right
17 of -- a-right-of way preservation condition, (indiscernible)
18 transportation conditions if approved and that would be
19 required.

20 So that pretty much wraps up my presentation. I know
21 that the applicant wanted to speak. If -- if you could just
22 give him five minutes. We do have a lot of people here that
23 have shown up and so we would appreciate that.

24 HEARING MASTER: I'm willing to give -- we're less
25 than five minutes that would be ideal --

1 MR. MOREDA: Okay.

2 HEARING MASTER: -- because you went for 15.

3 MR. MOREDA: I think we can do that.

4 HEARING MASTER: So if we could do three, that would
5 be terrific. Good evening.

6 MR. SILVA: Thank you. Good evening. My name is
7 Christian Silva. Address is 18101 Hamden Parkway, 33647, Tampa,
8 Florida.

9 As Mr. Moreda summarized, we're actively working to
10 meet compliance in order to be able to secure zoning for this
11 property. Our purpose within the community has been to provide
12 access and quality instruction of the beautiful game, as they
13 call it, Hillsborough County.

14 We've been fortunate enough to reach many, but it has
15 come with tremendous challenges. Field space and access is a
16 large concern. It is extremely difficult to find fields to use
17 within Hillsborough County, as most are tied down by the large
18 scale soccer clubs. Any soccer field within the county are
19 typically chained and locked up most of the day. And when they
20 do open it's strictly for the usage of these massive soccer
21 clubs that operate year round. One is not simply able to use
22 fields for leisure, recreation or instruction without
23 immediately being kicked off. And for context, these clubs are
24 large commitments, full year round membership fees. So you have
25 to be essentially all in to play this sport. You can't simply

1 just enjoy it. Whether it be a father and child, an individual
2 looking to kicked around by themselves or a small group looking
3 to get a pick up game going.

4 These agreements with the large clubs extend year
5 round and deny any nonmembers from simple usage of fields. For
6 us, looking to provide access and instruction to the community,
7 it's nearly impossible to operate with such constraints.
8 There's a massive need for this in the community. We're
9 essentially looking for a home. Our home will offer a
10 noncommittal way for youth, adults to enjoy the sport of soccer,
11 whether it be for leisure or through instruction.

12 We are offering programs for disabled and under
13 privileged completely free of charge through our ongoing
14 programs as it is -- it's an important core value for us to make
15 this sport accessible and available to all in a unique way.
16 This for us, it's not simply an establishment or a business.
17 This is a dream for us as business owners and small business
18 owners, the dream to be able to through soccer give back to the
19 community and not only provide instruction, but to help
20 development of life skills with sport as the vehicle. It caters
21 to a much more specific use and family friendly environment.

22 This small business has served a strong purpose and
23 has been very fortunate to be able to have made a significant
24 impact on the community thus far. As you can see by the young
25 members and their families here today.

1 For us -- sorry.

2 MR. MOREDA: We have some support letters that we're
3 going to hand in as wel.

4 HEARING MASTER: Okay.

5 MR. MOREDA: So I'll go ahead and hand you them.

6 HEARING MASTER: You can go ahead and file those into
7 the record. Go ahead.

8 MR. SILVA: For us, transparency is important. We're
9 all in on this project. We purchased the property with great
10 aspirations to be able to continue our community impact. We're
11 just hoping to do it while simultaneously being good neighbors
12 to the Hillsborough County.

13 There is no Plan B for us. We are all in and this is
14 a very strong investment and a leap of faith, if you will. My
15 father and I have taken it and it all boils down to this. Our
16 ability to continue impacting the community and continue this
17 passion project of providing access and instruction depends on
18 us securing a home location for our members and their families.

19 HEARING MASTER: Thank you very much.

20 MR. SILVA: Thank you. Appreciate your consideration.

21 HEARING MASTER: Please sign in with the clerk's
22 office.

23 All right. We'll go to Development Services. Good
24 evening.

25 MR. LAMPKIN: Good evening. Tim Lampkin, Development

1 Services. And the 2.698 acre site is located on the south side
2 of Morris Bridge Road. It's approximately 575 feet east of
3 Eloian Drive.

4 The site is located in the rural area. It's not
5 located in a community planning area. The subject site is
6 mainly surrounding single-family residential homes, mobile homes
7 and conservation area located the south of the subject site that
8 is zone by the Southwest Florida Water Management District. The
9 applicant proposes, as you heard, to rezone from AS-1 to plan
10 development for a property located on the south side of
11 Morris Bridge Road. It's approximately one and a half miles
12 east of Interstate 75 on ramp and approximately 575 feet east of
13 Eloian Drive.

14 The proposed plan development is to allow a -- five
15 players on each team, soccer training facility with four playing
16 fields. On a standard field, the number of players is 11 per
17 team. Accessory features include a 2,000 square foot concession
18 area that includes restrooms, storage building. Bleachers are
19 also proposed and a parking area.

20 Alternatively, the applicant requests to maintain the
21 existing AS-1 zoning requirements as a second option. The
22 applicant has not requested variations from the Land Development
23 Code 6.05.00 or part 6.00 landscaping and buffering requirements
24 or 6.07.00.

25 The Planning Commission finds the -- Staff finds the

1 proposed development is not consistent with the Unincorporated
2 Hillsborough County Plan. Overall Planning Commission has found
3 that the site does not meet the locational criteria and a waiver
4 to the CLC is not supported.

5 Zoning staff acknowledges that the applicant has
6 provided significant mitigation measures to protect the adjacent
7 properties located to the immediate east and west of the subject
8 site. However, while the parcel does exceed the minimum lot
9 size of one acre required in the AS-1 zoning district, Staff
10 finds the potential adverse effects or impacts due to the
11 relatively narrow 248 lot width of the subject site for the
12 proposed use makes it difficult to create an adequate transition
13 of uses and buffer and potential impacts of the proposed four
14 soccer fields from the single-family along the west and east
15 perimeter of the site.

16 There is one transportation design exception, which
17 has been found supportable by the county engineer. Based upon
18 the above, Staff finds the request not supportable.

19 And that concludes Staff presentation unless you have
20 any questions.

21 HEARING MASTER: None at this time, but thank you.

22 MR. SILVA: Thank you.

23 HEARING MASTER: Planning Commission.

24 Ms. LLANOS: Karla Llanos with Planning Commission
25 Staff. The site is the rural area and it's not located within

1 the limits of the community plan. The site has a Future Land
2 Use designation of Residential-6, which allows for consideration
3 up to six dwelling units to the acre or 0.254 floor area ratio.

4 The RES -- the RES-6 Future Land Use Category is
5 intended to designate areas that are suitable for low density
6 residential development. In addition, suburban scale
7 neighborhood commercial, office uses and mixed use projects.
8 These nonresidential uses are subject to locational criteria.

9 The subject site is surrounded by RES-6 to the north,
10 east and west. Natural preservation Future Land Use Category is
11 located to the south. Now, the subject site is mainly
12 surrounded by single-family residential homes, mobile homes and
13 conservation owned by the South Florida Water Management
14 District.

15 The applicant, again, is requesting for a plan
16 development soccer training facility with to four playing fields
17 and 2,000 square foot concession stand. Planning Commission
18 Staff reviewed it for consistency with the Comprehensive Plan
19 and the Community Plan. Though it's not in one, but the rural
20 area in particular is intended for long term agricultural uses
21 and large lot low density rural residential uses, which cannot
22 exist without the threat of urban or suburban encroachment. So
23 overall, their proposed nonresidential use is actually out of
24 character with that rural area.

25 Now, they are requesting the -- a 2,000 square foot

1 concession, which overall, like looking at the plan of -- the
2 site plan, it does provide a 0.20 floor area ratio, which is way
3 below under the 0.25 floor area maximum. However, due to the
4 surrounding development pattern, it's mostly residential. It's
5 more the proposed characteristics of what they're proposing for
6 their use is more intense than what's actually out there.

7 Now, the nature of the request, even though that they
8 have provided some mitigation. So, for example, they're asking
9 24-foot setbacks with Type B screening. There's a 0.16 acre
10 retention area on the south side. The proposed use has
11 operating characteristics, but it's going to be disruptive to
12 the surrounding area. Now, furthermore, the applicant does note
13 that there is a two-lane rural roadway that has requested and
14 administrated variance did not improve that of substandard
15 Morris Bridge road up to county standards.

16 The site appears to show, you know, efficient
17 circulation and access. However, transportation comments
18 weren't available yet in OPTIX at the time of filing the report.
19 Now, the subject site does not meet commercial locational
20 criteria. And it's not within the 900-foot distance from the
21 closest qualifying intersection, which is Morris Bridge Road and
22 Interstate 75. Now, the applicant did request a waiver to CLC.
23 However, despite the mitigative efforts that they have proposed,
24 it's still insufficient to buffer and mitigate for the
25 surrounding residential character. Furthermore, now, PC staff

1 recommends that the Board of County Commissioners not grant that
2 waiver to the commercial locational criteria. In addition,
3 Objective 12-1 and Policy 12.1.4, which is committee design
4 component and discuss how new development must be compatible
5 with the surrounding established character.

6 Now, the development pattern, again has stated, it's
7 single-family residential homes, mobile homes, conservation
8 lands and a slight gas station, which is located in a
9 residential or agricultural zoning districts. The proposed
10 soccer facility actually presents a lot of challenges with
11 pedestrian and vehicular traffic parking impacts, noise and
12 lighting. Now, we are aware when the applicant did come for his
13 request for rezoning and he had been in various discussions with
14 county staff. And we provided some direction in what areas
15 would be more appropriate to have a soccer training facility of
16 that sort. However, despite that we gave the guidance they
17 still pursued this particular piece of property. Now, we
18 explained to them that the rural area is very specific and it's
19 to make sure that we don't have that urban and suburban
20 encroachment. There's nothing in the list of conditions to
21 actually restrict what they're proposing in terms of impact from
22 lighting, impact from noise and hours of operation. And on top
23 of that, while the applicant did state that there is a -- it's a
24 smaller soccer field per say, however, the amount of turnaround,
25 because these typical games are very short in nature. A large

1 soccer field typically is about an hour game. These are
2 actually shorter than that. So you're going to have a lot more
3 influence, a lot more people coming in and out of that property.
4 Specifically, in an area that is rural and it's -- it's meant
5 for residential in character.

6 There is a huge difference between public and
7 privately owned recreational uses. You know, publicly county
8 parks and rec, they -- they have limited capacity in terms of
9 operating hours and they restrict it because they are trying to
10 make sure that they're sensitive to the surrounding area. So
11 you're right, compatibility doesn't mean the same as, it means
12 comparable to. However, this being a private recreational use,
13 there's nothing to restrict it or bind by it to make sure it
14 doesn't impact the surrounding areas. But that being said,
15 based on -- on the considerations, the Planning Commission Staff
16 finds that the proposed development is inconsistent with the
17 Unincorporated Hillsborough County Comprehensive Plan. And I
18 would be glad to answer any questions.

19 HEARING MASTER: No. You answered my questions.
20 Thank you. I appreciate it.

21 All right. We'll call for anyone that would like to
22 speak in support, either in the room or online. How many people
23 who would like to speak? Raise your hand. So I see three.
24 Three total, four. Okay. Anyone online? I don't think so.
25 Okay. So for -- let's just do four minutes a piece. If you

1 want to take less, terrific. Whoever wants to start. Good
2 evening.

3 MS. MAFASSINI: Good evening, Madam Hearing Officer
4 and everyone this evening. My name is Christina Mafassini. My
5 address is 3214 West Bay Villa Avenue in Tampa, Florida 33611.

6 I, along with the individuals in the sea of red behind
7 me are all present this evening to speak in support of the
8 application to rezone this property in Thonotosassa, Florida.
9 It was a little hard to hear what we just heard and -- and
10 the -- we were hoping to have a little more support.

11 We're all here though to support the application to
12 rezone the property that would allow for the development of what
13 will be the home of Silva Academy's youth development soccer
14 league for years to come. I have chosen to speak to share our
15 collective opinion as to why this change will not only benefit
16 the surrounding community, but also how it will directly benefit
17 the boys sitting behind me and countless other children for
18 years to come.

19 It's important for me to share how my family became
20 acquainted with Christina Silva and the Silva Soccer Family so
21 that you understand why we stand here in such adamant support of
22 this application and what we believe it will mean for the
23 community because of the impact is academy has already had on my
24 own child and the boys behind me. Our oldest son, who is here
25 tonight, and I won't embarrass him and make him stand next to

1 me, played for one of the larger clubs that you heard about. It
2 was a traditional corporate soccer club and he played for them
3 since he was four years old. He's now 13.

4 There are only a handful of clubs in the area and they
5 hold a monopoly on access to soccer in and around Hillsborough
6 County. And just like any corporation that grows exponentially
7 with the goal of profit over people and without the proper
8 foresight and planning to handle the growth, sectors of a
9 corporation will start to suffer. In the world of club soccer,
10 offer those sectors are our children. The children that the
11 clubs promised to help train and develop. These large and ever
12 growing soccer -- soccer clubs care foremost about their
13 corporation's financial bottom line and prioritize the financial
14 success of their club and its executives over its players, who
15 should be the real foundation of the organization.

16 Many parents, my husband and I included, would watch
17 with frustration as our kids were assigned coaches who treated
18 their position more like a babysitting job rather than what it
19 should have been, the opportunity to develop and mentor our
20 community's youth who have a passion for this sport. We saw our
21 own child exasperated and dissatisfied, to say the least, with
22 the training he was receiving year after year. He wasn't
23 growing as a player and neither were his teammates. As a club,
24 their team was consistently underachieving because of this. We
25 learned of Christian Silva through friends. He's known to us as

1 a retired professional soccer player who offered group and
2 private training. Along with several other teammates, our
3 oldest started training with Christian. Christian had a vision
4 and saw a desperate need within the community that he grew up in
5 and wanted to help these boys who were getting the short end of
6 the stick from their clubs. Our boys found a mentor and true
7 coach in Christian. And the parents saw their children benefit
8 in a numeral -- innumerable ways through their training and
9 interactions with him.

10 Christian soon saw another need. So he presented the
11 idea of taking a few boys and creating his own nontraditional
12 club and asked if our son would be a part of that vision.
13 Leaving the traditional soccer system to follow a single man was
14 uncommon, to say the least. We knew that the benefits of the
15 training our son would receive far outweighed the risk of
16 leaving a traditional soccer network. We were grateful for the
17 opportunity and have zero regrets to this day.

18 The only obstacle our boys have faced has been the
19 lack of a permanent training facility. Our team has bounce from
20 location to location because there is a lack of parks and
21 recreational facilities throughout Hillsborough County. Despite
22 the unprecedented growth in commercial and residential real
23 estate, the boys currently train on fields that they're not
24 suitable for traffic of daily training. And we pay an
25 astronomical monthly cost that is unsustainable for

1 Silva Academy.

2 HEARING MASTER: If you could wrap it up, please.

3 MS. MAFASSINI: On paper. I'm standing here today
4 speaking in support of rezoning a piece of land. However, I
5 hope that we can all convey to you that this application means
6 so much more to these boys behind me and the future
7 Silva Academy boys. There is an opportunity here for the
8 Christian Silva and his academy to fulfill yet another need and
9 make a positive within our community for many more years to
10 come. We trusted in his vision then and we continue to trust
11 him now. Thank you.

12 HEARING MASTER: Thank you for your comments. If you
13 could please sign in.

14 Next. Good evening.

15 MR. CHATANI: Good evening. My name is Ravi Chatani.
16 I reside at 1108 Abbeys way in Tampa.

17 My family and I are here today to -- in support of the
18 rezoning of RZ-PD 23-0422. Our support is based on two things
19 specifically. Number one, the lack of accessibility of soccer
20 fields or anything that resembles a soccer field in our area,
21 something that we have personally encountered over the years.
22 And number two, our belief that if given the opportunity to set
23 his academy up at this location, Coach Silva and his academy
24 will have a tremendous positive impact on our youth for many
25 years to come that goes beyond just teaching them to be better

1 soccer players.

2 As residents of Hillsborough County, since 2005 we've
3 seen the tremendous growth that has taken place over the past
4 two decades. Families from all of the country have moved to the
5 Tampa Bay area and the building continues at an incredible rate.
6 We've become so focused on growth in the ways of housing,
7 commercial development, warehousing and retail that we've
8 forgotten with all this growth our kids have needs too.

9 Hillsborough County longs for land use like what
10 Coach Silva is proposing. There simply are not enough places
11 for our kids to get out and kick the ball with all with their
12 friends. Especially in the surrounding areas where the site is
13 located. We've added basketball courts, baseball fields, tennis
14 courts and even pickleball courts, but getting access to a
15 soccer field is nearly impossible. Youth soccer is one of the
16 largest and biggest growth sports in the United States in terms
17 of youth participate -- participation. And it has some of the
18 least amount of real estate allocated to it.

19 Our son literally practices in the street because he
20 has no land use available to him. We must drive 25 minutes to
21 find a field with a goal if he wants to train on grass. This is
22 not a new issue either. I distinctly remember several occasions
23 when he was younger, we would literally have to trespass on
24 private property just to gain access to a field. We would climb
25 fences at local schools or squeeze through openings and locked

1 gates just to be able to train and play. This problem is
2 getting worse and worse and worse as Christina pointed out, with
3 large plus coming into the area and making it almost impossible
4 for the masses to gain access to the sport.

5 I would have to lie on my son and tell them that
6 somebody must have accidentally locked the door or that I forgot
7 the key to the gate. So he wouldn't panic about having to scale
8 a wall just to play soccer. This facility would solve that
9 issue for our son and the countless other kids in the area and
10 his teammates behind him. It would truly being an amazing
11 addition to the community and provide much need access to the
12 public.

13 In addition to help solving accessibility problem and
14 putting aside the fact that Coach Silva is a young, incredibly
15 hardworking minority business owner looking to give back to the
16 youth of society, he's also a great coach. Simply put, his
17 methodology and trainings work. For several years, my son play
18 for a well-known traditional academy system in the area. Even
19 though he was a top player in the club and on the surface very
20 successful at the sport, he longed for more. It wasn't until we
21 met Coach Silva that we found somebody on and off the field that
22 would help him take his game to the next level by matching his
23 passion for the game and putting in the work needed.

24 Silva Academy provides an outlook for soccer players
25 that have ambitions of playing soccer at a very high level. The

1 academy fills a huge void left behind by the traditional club
2 system and allows folks like my son to have opportunities they
3 never would have had.

4 Recently, my son was selected to be part of the
5 Jamaican Youth National Team Pool. This is amongst the highest
6 honors for kids who play this sport and he would not have done
7 it without the help and guidance of Christian Silva. Thank you.

8 HEARING MASTER: Thank you for your testimony. If you
9 could please sign it.

10 Next, please. Good evening.

11 MS. CHATANI: Good evening. My name is Sameer Chatani
12 and I play for Coach Silva. I met Coach Silva three years ago.
13 At the time, I was playing for a big club in the area and I was
14 not having very much fun. That was sad because I really love
15 soccer. My passion for the sport was reignited when my parents
16 set up private trainings with Coache Silva on off nights of club
17 practice. I started having fun again and became so much better
18 of a player. When Coach Silva formed his own academy, I jumped
19 at the chance to work with him full time. Coach Silva just
20 different. He pushed us to be our best and teaches us things
21 that other teams aren't learning. He really cares about us and
22 wants to see us be successful in soccer or whatever we do in
23 life.

24 I consider him a mentor and owe so much of my success
25 to him in soccer. I really hope you have approve of his new

1 facility so kids like me and my teammates behind me have a place
2 to call home and work on living out our dreams of playing soccer
3 at a very high level under the -- the watch eye of Coach Silva.
4 Thank you.

5 HEARING MASTER: Thank you. That was a good job.
6 Thank you boys for participating in the process. If you could
7 sign in.

8 Next, please.

9 MR. TATUM: Thank you for letting me speak. My name
10 is James Tatum. I live at 2810 Barret Avenue, Plant City,
11 Florida. And I am the property owner just east adjacent tot his
12 property.

13 And I just wanted to throw my support in this project.
14 Big, big supporter of the project. Thank you, ma'am.

15 HEARING MASTER: Thank you for coming down. I
16 appreciate it. If you could sign in as well.

17 All right. I think that's the last of the support,
18 correct? All right. So we'll close that portion of the
19 hearing. Is there anyone to speak in opposition, anyone against
20 this project? I'm seeing no one in the room. Anyone online?
21 No. Okay.

22 Ms. Heinrich, anything further?

23 MS. HEINRICH: I would only want to add, and Mr.
24 Moreda can addresses this in his rebuttal, to see -- make sure
25 he's entered in some proposed conditions of approval into the

1 record. I believe he was discussing that with Mr. Lampkin
2 earlier today and we just want to make sure they're in the
3 record.

4 HEARING MASTER: Okay. Thank you for that. I
5 appreciate it.

6 All right. Mr. Moreda, you have five minutes for
7 rebuttal. And if you could ask -- address Ms. Heinrich's
8 question about the conditions.

9 MR. MOREDA: Sure. In fact, I've had ongoing
10 conversations with Tim today. I have a copy for the record. I
11 believe Tim and I were going to meet next week and go over the
12 conditions to make sure that it was something that the -- the
13 County felt was implementable, but I can hand this in for the
14 record if you'd like.

15 HEARING MASTER: You could submit it to the clerk.

16 MR. MOREDA: Sure.

17 HEARING MASTER: All right. And then you have a
18 little less -- we'll give you a little bit more because we
19 talked through the beginning of rebuttal, but yes, five minutes
20 for rebuttal.

21 MR. MOREDA: Thank you. I -- I think where we're at
22 is that we have a locational criteria that is -- is subjective.
23 I mean, it's -- it's -- it's more an art than a science. So if
24 it was a science then we would never need a public hearing. And
25 I believe that probably the best evaluator of that locational

1 criteria and whether it's appropriately being applied or not
2 are -- are the people who live in the area.

3 We've had the adjacent neighbors that's going to live
4 right next to the field saying that he's supportive of it. We
5 have noticed this site three times and we haven't received
6 anybody that has any opposition. I don't believe it's easy to
7 dismiss public parks as being public. I mean, the -- the sheer
8 scale of them in the -- the -- the operational activities that
9 goes on in them, they -- they just can't be dismissed. It --
10 it's -- it's the same activity. Whether someone's playing in --
11 in a club soccer team or a club baseball team or a little league
12 team, it's effectively the same thing. And like I said before,
13 these private and public areas are being -- they're being
14 comingled. There's private activity going on in public parks
15 and there's private activity going on in private areas as well
16 in terms of coaching and instruction and team play.

17 So at the end of the day, what is the impact? And we
18 feel like we've (indiscernible) that impact. We have conditions
19 for the lighting, we have site plan conditions, we have site
20 plan layout. So we fell all those things speak to
21 compatibility. We feel the neighborhood speaks to the
22 compatibility. And in terms of the uniqueness and the need, the
23 void it will fill, I think these people that, you know, came
24 here tonight, in terms of the children, the parents and
25 everybody, they've going out of their way just to show up

1 tonight to make sure that the decision makers know exactly how
2 important this is to them.

3 So this isn't just the Silvas just trying to get out
4 there and make a buck. They're actually out there trying to do
5 something positive for the community, positive for the use and
6 for that matter, positive for anybody that's an adult player.

7 So we would request your consideration of the waiver
8 and we feel like, you know, we've done an adequate job in making
9 it compatible. And we feel that the -- the area and the
10 citizens that live in that area also agree with us.

11 So having said that, I'm available if you have any
12 questions.

13 HEARING MASTER: The only question I had, and I -- I
14 understand the gentleman immediately adjacent spoke in support,
15 and I did see the number of letters in the County's OPTIX file
16 in support. Are any of those from other surrounding property
17 owners?

18 MR. MOREDA: I don't believe so. I -- the -- the one
19 I do know that we have is from the Tatum family, which is
20 immediately to the east, which is why the fields were placed
21 over there, because we felt that that was the most intense part
22 of the site. And so we worked with Mr. Tatum and his family to
23 make sure that that was sufficient. And they feel that it is.

24 So that's -- that's where we're at with that piece.
25 But in terms of the other surrounding area, no, we haven't

1 necessarily solicited from them, but we do feel like we're
2 compatible. I mean, the area as you saw, I -- I think probably
3 the next most significant area is the area to the west, which
4 has that strand of trees and it has you know many vacant cars,
5 RVs, I'm not exactly sure what's going on with that property,
6 but certainly our site will not be incompatible with that,
7 particularly, with the conditions were providing. And we are
8 providing lighting conditions. I think it was said that we
9 weren't. We are providing the lighting conditions that would be
10 adhered to by any county recreational facility after 11:00, but
11 we're imposing that on this site to occur before that. And the
12 reason we did that and we -- we moved away from a fixture is
13 that we -- at first, we were committing to one fixture. But in
14 doing that, if that fixture was to go away, then we'd simply be
15 stuck with a zoning condition that says we have to have a
16 specific type of fixture. So in working through that with Staff
17 in coming up with a lighting condition that was implementable,
18 we basically you know, landed on a county requirement that's
19 well known. And that is -- already has an established metric of
20 compatibility. So that's where we landed. We just imposed that
21 ourselves any time the lights are used as opposed to just
22 imposing it after 11:00 p.m.

23 HEARING MASTER: All right. You --

24 MR. MOREDA: So --

25 HEARING MASTER: -- answered my other question. So

1 that's all I had.

2 MR. MOREDA: Thank you. Thank you for your
3 consideration.

4 HEARING MASTER: All right. Thank you for that. And
5 so with that, we'll close Rezoning 23-0422. And if you all
6 could just exit quietly so we can move on with the hearing.
7 Ms. Heinrich will go back to our regular agenda.

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1 Ms. Heinrich, do you want to go over the rest of the
2 changes?

3 MS. HEINRICH: Sure. On our published withdraws and
4 continuances, we have Item A.1, PD 23-0153. This application is
5 being withdrawn from the Zoning Hearing Master process.

6 Item A.2, Major Mod 23-0281, this application is being
7 continued by the applicant to the October 16th, 2023, Zoning
8 Hearing Master hearing.

9 Item A.3, PD 23-0287, this application is out of order
10 to be heard and is continued to the October 16th, 2023, Zoning
11 Hearing Master hearing.

12 Item A.4, this -- Major Mod 23-0407, this application
13 is being continued by staff to the October 16th, 2023, Zoning
14 Hearing Master hearing item.

15 Item A.5, PD 23-0422, this application is out of order
16 to be heard and is being continued to the October 16th, 2023,
17 Zoning Hearing Master hearing.

18 Item A.6, Standard Rezoning 23-0443, this application
19 is out of order to be heard and is being continued to the
20 October 16th, 2023, Zoning Hearing Master hearing.

21 Item A.7, PD 23-0472, this application is out of order
22 to be heard and is being continued to the November 13th, 2023
23 Zoning Hearing Master hearing.

24 Item A.8, PD 23-0517, this application is out of order
25 to be heard and is being continued to the October 16th, 2023,

1 order to be heard and is being continued to the August 21, 2023
2 ZHM hearing.

3 Item A.10, Major Modification 23-0281. This
4 application is out of order to be heard and is being continued
5 to the August 21, 2023 ZHM hearing.

6 Item A.11 PD 23-0287. This application is out of
7 order to be heard and is being continued to the August 21, 2023
8 ZHM hearing.

9 Item A.12, Standard Rezoning 23-0324. This
10 application is out of order to be heard and is being continued
11 to the August 21, 2023 ZHM hearing.

12 Item A.13, PD 23-0369. This application is out of
13 order to be heard and is being continued to the August 21, 2023
14 ZHM hearing.

15 Item A.14 PD 23-0406. This application is out of
16 order to be heard and is being continued to the August 21, 2023
17 ZHM hearing.

18 Item A.15, Major Modification, 23-0407. This
19 application is out of order to be heard and is being continued
20 to the August 21, 2023 ZHM hearing.

21 Item A.16, PD 23-0408. This application has been
22 continued by the applicant to the August 21, 2023 ZHM hearing.

23 Item A.17, Major Mod 23-0414. This application is
24 being continued by Staff to the August 21, 2023 ZHM hearing.

25 Item A.18, PD Application 23-0422. This application

1 is being continued by the applicant to the September 18, 2023
2 ZHM hearing.

3 Item A.19, Standard Rezoning 23-0552. This
4 application is out of order to be heard and is being continued
5 to the August 21, 2023 ZHM hearing.

6 Item A.20, Standard Rezoning 23-0571. This
7 application is being continued by the applicant to the
8 September 18, 2023 ZHM hearing.

9 Item A.21, Standard Rezoning 23-0573. This
10 application is out of order to be heard and is being continued
11 to the August 21, 2023 ZHM hearing.

12 And that concludes the continues.

13 HEARING MASTER: All right. Thank you very much.

14 All right. So the meeting procedures tonight, first
15 of all -- again, if you have any items that our noisemakers,
16 please turn those off or silence those at this time.

17 The agenda tonight consists of items that require a
18 public hearing by a hearing master before going to the Board of
19 County Commissioners for a final decision. I will conduct a
20 hearing on each item today and will submit a written
21 recommendation. My written recommendation will be filed with
22 the clerk of the Board within 15 working days after the
23 conclusion of today's public hearings.

24 The Board of County Commissioners will consider the
25 record of today's public hearing and my recommendation and will



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 11/16/2023HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0443	PLEASE PRINT NAME <u>Todd Fueszmann</u> MAILING ADDRESS <u>200 2nd Ave. S. #451</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33451</u> PHONE <u>888-253-1700</u> (2nd Ave. S.)
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Ariel Quintela</u> MAILING ADDRESS <u>9511 Aqua Ln Odessa</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33526</u> PHONE <u>8132635727</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Melissa Nurdbeck</u> MAILING ADDRESS <u>16068 Hammock Woods Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33557</u> PHONE <u>813-505-9311</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Elizabeth White</u> MAILING ADDRESS <u>17905 Gurrell Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33557</u> PHONE <u>813/404-5125</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Trish Lawton</u> MAILING ADDRESS <u>8310 Jana Pr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33576</u> PHONE _____
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Regina P. Hernandez</u> MAILING ADDRESS <u>8703 Lake Colm Ln</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813-760-6368</u>

DATE/TIME: 10/16/2023 HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0443	PLEASE PRINT NAME <u>Nancy Pateracki</u> MAILING ADDRESS <u>18128 Gunn Hwy</u> CITY <u>Oakessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 453 1255</u>
APPLICATION # 23-0422	PLEASE PRINT NAME <u>Joe Medina</u> MAILING ADDRESS <u>400 N. Ashley</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>-</u> PHONE <u>813 392 9446</u>
APPLICATION # 23-0422	PLEASE PRINT NAME <u>Christian Silva</u> MAILING ADDRESS <u>18101 Hamden Parkway</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-731-2536</u>
APPLICATION # 23-0422	PLEASE PRINT NAME <u>Christina Mafessini</u> MAILING ADDRESS <u>3214 W. Bay Villa Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 453 879-6227</u>
APPLICATION # 23-0422	PLEASE PRINT NAME <u>Ravi Chatani</u> MAILING ADDRESS <u>1108 Abbays Way</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>
APPLICATION # 23-0422	PLEASE PRINT NAME <u>Sameer Chatani</u> MAILING ADDRESS <u>1108 Abbey Way</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>

DATE/TIME: 10-16-2023HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0422	PLEASE PRINT NAME <u>James M. Tatum</u> MAILING ADDRESS <u>2810 Ballet Ave</u> CITY <u>PLANT CITY</u> STATE <u>FL</u> ZIP <u>33566</u> PHONE <u>813-495-1682</u>
APPLICATION # 23-0588	PLEASE PRINT NAME <u>Matt Farhadi</u> MAILING ADDRESS <u>12303 Memorial HWY</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33635</u> PHONE <u>813-415-5620</u>
APPLICATION # 23-0729	PLEASE PRINT NAME <u>Danays Acosta Benitez</u> MAILING ADDRESS <u>7718 Hinedale Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 2442428</u>
APPLICATION # 23-0828	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1st Ave S #491</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-341-7600</u>
APPLICATION # 23-0932	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1st Ave S #491</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-341-7600</u>
APPLICATION # 23-0932	PLEASE PRINT NAME <u>RICHARD GONZALEZ</u> MAILING ADDRESS <u>612 CHASTAIN RD</u> CITY <u>SEFFNER</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-478-2904</u>

DATE/TIME: 10-16-2023HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0281	PLEASE PRINT NAME <u>John Eveland</u> MAILING ADDRESS <u>501 E Kennedy Blvd Ste 1010</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 373-8251</u>
APPLICATION # 23-0407	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E. Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-822-5016</u>
APPLICATION # 23-0407	PLEASE PRINT NAME <u>Brian Funk</u> MAILING ADDRESS <u>2119 NE Coachman Rd</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33765</u> PHONE <u>727-641-8795</u>
APPLICATION # 23-0407	PLEASE PRINT NAME <u>Austin Zane</u> MAILING ADDRESS <u>401 S Bryan Circle</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>352-317-7326</u>
APPLICATION # 23-0407	PLEASE PRINT NAME <u>Toni Wiley</u> MAILING ADDRESS <u>1111 English Bluffs Ct</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>727-422-6617</u>
APPLICATION # 23-0407	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St. Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 5057</u>

DATE/TIME: 10-16-2023

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0520	PLEASE PRINT NAME <u>John Eveland</u> MAILING ADDRESS <u>501 E Kennedy Blvd, Ste 1010</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 373-8251</u>
APPLICATION # 23-0520	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # 23-0610	PLEASE PRINT NAME <u>Colin Rice</u> MAILING ADDRESS <u>1000 W Cass St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>239-409-2771</u>
APPLICATION # 23-0614	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # 23-0784	PLEASE PRINT NAME <u>Tyler Hudson</u> MAILING ADDRESS <u>400 N. Ashley Dr. #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-335-4825</u>
APPLICATION # 23-0784	PLEASE PRINT NAME <u>Alex Schaler</u> MAILING ADDRESS <u>400 N. Ashley Dr. suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9600</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 6 OF 6

DATE/TIME: 10/16/2023

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0588	PLEASE PRINT NAME <u>David Wright (virtual)</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: October 16, 2023

HEARING MASTER:

Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0443	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0443	Elizabeth White	2. Opposition Presentation Packet	No
RZ 23-0443	Nancy Pateracki	3. Applicant Presentation Packet	No
RZ 23-0636	Rosa Timoteo	1. Revised Staff Report – Email	Yes (Copy)
RZ 23-0828	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0828	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
RZ 23-0932	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0932	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
MM 23-0281	John Eveland	1. Applicant Presentation Packet	No
MM 23-0281	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
MM 23-0407	Nicole Neugebauer	1. Applicant Presentation Packet	No
MM 23-0407	Tori Wiley	2. Opposition Presentation Packet	No
MM 23-0407	Rosa Timoteo	3. Revised Staff Report - Email	Yes (Copy)
RZ 23-0422	Joe Moreda	1. Applicant Presentation Packet	No
RZ 23-0422	Joe Moreda	2. Applicant Letter	No
RZ 23-0422	James Tatum	3. Proponent Presentation Packet	Yes (Copy)
RZ 23-0422	Rosa Timoteo	4. Revised Staff Report - Email	
MM 23-0520	Kami Corbett	1. Applicant Presentation Packet	No
MM 23-0520	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
RZ 23-0610	Colin Rice	1. Application Presentation Packet	No
RZ 23-0610	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)
MM 23-0614	Kami Corbett	1. Application Presentation Packet	No
MM 23-0614	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)
RZ 23-0784	Tyler Hudson	1. Application Presentation Packet	No
RZ 23-0784	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)

OCTOBER 16, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 16, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), reviewed the changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

▶ Susan Finch, ZHM, Oath.

B. REMANDS:

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0443

▶ Michelle Heinrich, DS, called RZ 23-0443.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0443.

C.2. RZ 23-0588

▶ Michelle Heinrich, DS, called RZ 23-0588.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 23-0588 to the December 18, 2023, ZHM hearing.

C.3. RZ 23-0636

▶ Michelle Heinrich, DS, called RZ 23-0636.

▶ Testimony provided.

MONDAY, OCTOBER 16, 2023

▶ Susan Finch, ZHM, closed RZ 23-0636.

C.4. RZ 23-0729

▶ Michelle Heinrich, DS, called RZ 23-0729.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0729.

C.5. RZ 23-0828

▶ Michelle Heinrich, DS, called RZ 23-0828.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0828.

C.6. RZ 23-0932

▶ Michelle Heinrich, DS, called RZ 23-0932.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0932.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 23-0281

▶ Michelle Heinrich, DS, called MM 23-0281.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed MM 23-0281.

D.2. MM 23-0407

▶ Michelle Heinrich, DS, called MM 23-0407.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed MM 23-0407.

MONDAY, OCTOBER 16, 2023

D.3. RZ 23-0422

- ▶ Michelle Heinrich, DS, called RZ 23-0422.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0422.

D.4. MM 23-0520

- ▶ Michelle Heinrich, DS, called MM 23-0520.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 23-0520.

D.5. RZ 23-0610

- ▶ Michelle Heinrich, DS, called RZ 23-0610.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0610.

D.6. MM 23-0614

- ▶ Michelle Heinrich, DS, called MM 23-0614.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 23-0614.

D.7. RZ 23-0784

- ▶ Michelle Heinrich, DS, called RZ 23-0784.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0784.

E. ZHM SPECIAL USE

ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourned the meeting at 10:13 p.m.

Application No. 23-0422
Name: Joe Mareda
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 10-16-23

Rome, Ashley

From: Hearings
Sent: Monday, October 9, 2023 2:30 PM
To: Rome, Ashley
Subject: FW: Rezoning Support RZ-PD 23-0422
Attachments: Rezoning Support (RZ-PD 23-0422).docx

Clare Odell

Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680
M: (813) 272-5600
E: odellcl@hillsboroughcounty.org
W: HillsboroughCounty.Org

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: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Sent: Monday, October 9, 2023 12:15 PM
To: Ivan Mejia <imb.i15@gmail.com>; Hearings <Hearings@HillsboroughCounty.ORG>
Cc: boccrec@hillscler.com; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: FW: Rezoning Support RZ-PD 23-0422

Good morning:

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the 23-0540 application's record. Please note that this application is being heard at the **10/16/2023** Zoning Hearing Master (ZHM) Hearing at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 6:00 p.m.

Please be advised, if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@HillsboroughCounty.org) by the cutoff date (on **10/12/2023 by 5:00 p.m.**) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation. However, please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

If you wish to speak at the hearing, either in person or by virtual participation, **starting one week before the hearing**, please sign up at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes prior to the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

How to participate in the Rezoning Process:

The ZHM hearing officer makes a recommendation to the BOCC, which can either approve or disapprove the proposed rezoning during the public meeting.

The officer's recommendation is based on the testimony and evidence presented during the officer's public hearing or submitted in writing 2 business days before the hearing. Testimony and evidence include presentations and documents provided to the hearing officer by the applicant, members of the public, and the staff. It is important for people to present testimony and evidence at this hearing since **no new testimony and evidence can be presented at the BOCC meeting**. The rezoning record is closed at the conclusion of the public hearing.

People who wish to testify in opposition to the rezoning request at the public hearing are limited to 15 minutes for all opposition speakers combined. People who wish to support the rezoning request are subject to the same time limit.

Within 15 working days of the public hearing, the hearing officer will issue his recommendation to the BOCC. If you participated in the public hearing and provided your name, address, and self-addressed envelope to the clerk, you will receive a copy of the recommendation. You can have access to the recommendation on the web following the PGM Store instructions.

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hillsboroughcounty.org/pgm>. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 23-0422.**

If you need further information regarding this application, please don't hesitate to reach me at the number below.

Tim Lampkin, AICP
Principal Planner

Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

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: Ivan Mejia <imb.i15@gmail.com>

Sent: Monday, October 9, 2023 11:35 AM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>

Subject: Rezoning Support RZ-PD 23-0422

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good morning, I hope this email finds you well.

I'm writing to you today hoping you take 5 minutes of your time to read the attached letter of support for rezoning.

Appreciate your time and consideration.

Regards,

Ivan Mejia Barnichta

Hillsborough County Board of County Commissioners

601 E. Kennedy Blvd.

Tampa, Florida 33602

October 9, 2023

Zoning Hearing Master and Board of County Commissioners:

I, Ivan Mejia Barnichta, located at 5208 Headland Hills Ave, Tampa FL 33628, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I am writing to express my enthusiastic support for the proposed rezoning that would allocate space for soccer fields within our community. The potential benefits of such a development are numerous and would undoubtedly enhance the overall quality of life for our residents.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area.

Soccer is one of the world's most popular sports, known for promoting physical fitness, teamwork, and a sense of community. By providing accessible and well-maintained soccer fields in our area, we would be fostering a healthy and active lifestyle among our residents, especially our youth.

Soccer brings people of all ages and backgrounds together, providing a space for social interaction and fostering a sense of belonging. This sense of unity can strengthen our community fabric and promote positive relationships among our diverse population.

Additionally, the availability of soccer fields can have economic benefits. Hosting soccer tournaments and events can attract visitors from neighboring areas, leading to increased business for local restaurants, shops, and hotels. This economic boost can, in turn, lead to job creation and additional revenue for the community.

In conclusion, I believe that rezoning to include soccer fields is a forward-thinking and community-centric decision. It aligns with our goals of promoting health, fostering a sense of togetherness, and bolstering our local economy. I strongly urge you to support this proposal for the betterment of our community.

Thank you for your time and consideration. I look forward to a brighter and more vibrant future for our community.

X Ivan Mejia

Ivan mejia

CC: bocrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:42 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Importance: High

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

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CrushCOVIDHC.org

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

From: Sara Busquets-Suppa <smsuppa@yahoo.com>
Sent: Monday, October 9, 2023 5:08 PM
To: bocrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

External email: Use caution when clicking on links, opening attachments or replying to this email.

Zoning Hearing Master and Board of County Commissioners:

I Sara Busquets, located at 3114 Bellericay Lane Land O lakes FL 34638, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. I believe that this project aligns with our community's needs and values, and it offers numerous benefits that would greatly enhance the quality of life for our residents and contribute positively to our local economy. Below are some compelling reasons why I believe this rezoning request should be approved:

Community Engagement: Soccer is a beloved sport in our community, and the proposed facility would serve as a hub for soccer enthusiasts of all ages. It will promote physical activity, teamwork, and healthy competition among our residents.

Skill Development: The non-traditional soccer training methods employed by this facility are innovative and tailored to improve players' skills rapidly. This approach can benefit aspiring athletes, from beginners to advanced players, by providing them with access to cutting-edge training techniques.

Economic Growth: The establishment of this facility will likely attract visitors from neighboring areas, thereby boosting local businesses, including restaurants, hotels, and shops.

Revitalization of Unused Property: The rezoning of this property will breathe new life into an underutilized area, contributing to the beautification and overall development of our community.

Enhanced Property Values: Studies have shown that well-maintained sports facilities can have a positive impact on nearby property values. This project could potentially increase property values for homeowners in the vicinity.

I have witnessed firsthand the positive impact that a facility like proposed here has had on our community, especially on my own family. My son, Sebastian, has been attending training sessions

with Silva Academy for the past 2 years, and I cannot emphasize enough how it has transformed his soccer journey and contributed to his personal growth.

Sebastian began his soccer journey as a passionate young player, and thanks to the facility as proposed above with their unique and innovative training methods, he has not only developed exceptional soccer skills but has also learned valuable life lessons. The coaching staff, who are dedicated and highly skilled, have played a pivotal role in his development, instilling discipline, teamwork, and a strong work ethic.

We have witnessed camaraderie among parents and players as they come together to support each other and celebrate the achievements of our budding athletes. I firmly believe that granting approval for the rezoning request is not only in the best interest of our community but also in the best interest of future generations of young athletes like Sebastian. These facilities have become a second home for him, a place where he has honed his skills and forged lifelong friendships.

Thank you for your time and consideration. I look forward to seeing our community thrive with the addition of this innovative sports facility

Thank you!
Sara Busquets

Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Thursday, October 12, 2023 5:32 PM
To: Timoteo, Rosalina; Mason, Carmen; Rome, Ashley
Subject: FW: rezoning from gerardo cancio
Attachments: CCF10112023.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

From: gera cancio <gmarcel2017@outlook.com>
Sent: Thursday, October 12, 2023 3:40 PM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] rezoning from gerardo cancio

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

Thank you for take your value time to help.
Sent from [Outlook \[aka.ms\]](#)

Hillsborough County Board of County Commissioners

601 E. Kennedy Blvd.

Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I (Your Name) Gerardo Cancio, located at
(Your Address) 114 Camelot Ridge Dr Brandon FL,

SUPPORT the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I (We) have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I (we) support their rezoning request.

 10/11/2023
Your signature(s) and date

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:42 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Support letter
Attachments: Support Letter_V2 completed.pdf

Importance: High

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP

Principal Planner

Community Development Section

Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Jessica Carroll <Jessey86@msn.com>

Sent: Monday, October 9, 2023 5:23 PM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; jmoreda@gardnerbrewer.com

Subject: Support letter

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello, attached you will find our support letter to rezone the existing property for the proposed soccer facility, We truly believe this will not only benefit Mr. Silva but will also provide a home field for our children to practice while also creating memories and friendships with team members and other family members. We thank you for your consideration for this project.

Sincerely,
Jessica Carroll and Juan Carlos Cruz Figueroa

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I (Your Name) _Jessica Carroll_ and Juan Carlos Cruz
Figueroa, located at (Your Address)
10106 Belleville Place Tampa, FL
33624, **SUPPORT** the rezoning of (**RZ-**
PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I (We) have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I (we) support their rezoning request.



10/09/2023

Your signature(s) and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:44 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: SUPPORT FOR REZONING of RZ-PD 23-0422
Attachments: Support Letter -Rezoning of RZ-PD 23-0422.docx

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP

Principal Planner

Community Development Section

Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

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: Ravi Chatani <ravi_chatani@yahoo.com>
Sent: Tuesday, October 10, 2023 9:24 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Cc: Payal Chatani <payalchatani@gmail.com>
Subject: SUPPORT FOR REZONING of RZ-PD 23-0422

External email: Use caution when clicking on links, opening attachments or replying to this email.

Dear Zoning Hearing Master and Board of County Commissioners:

We, Ravi and Payal Chatani, located at 1108 Abbeys Way, Tampa, FL 33602, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

Hillsborough County longs for land use like this. We have become so focused on growth in the ways of housing, commercial development, and warehouse space that we have forgotten with all this growth, our kids have needs too. There simply are not enough places for kids to get out kick the ball with their friends, especially in the surrounding areas to where this site is located. We have basketball courts and baseball fields, but youth soccer is one of the biggest the sport in terms of participation in the United States and we have the least amount real estate allocated to it. Our son, who is an avid soccer player, literally practices in the street because south Tampa has almost no land allocated to field space. We literally have to drive 25 minutes to find a field a goal that will allow him to play. This facility will solve that issue for our son and countless other kids in the area. It will truly be an amazing addition to our community and we fully support the project.

We would welcome the opportunity to speak with council members or any one that has an questions for us regarding our support for this rezoning.

Sincerely,

Ravi & Payal Chatani
1108 Abbeys Way
Tampa, FL 33602
(727) 692-3730

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Ravi and Payal Chatani, located at 1108 Abbeys Way, Tampa, FL 33602, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

Hillsborough County longs for land use like this. We have become so focused on growth in the ways of housing, commercial development, and warehouse space that we have forgotten with all this growth, our kids have needs too. There simply are not enough places for kids to get out kick the ball with their friends, especially in the surrounding areas to where this site is located. We have basketball courts and baseball fields, but youth soccer is one of the biggest the sport in terms of participation in the United States and we have the least amount real estate allocated to it. This facility will be an amazing addition to our community and we fully support the project. We would welcome the opportunity to speak with council members or any one that has an questions for us regarding our support for this rezoning.

Sincerely,

Ravi & Payal Chatani
1108 Abbeys Way
Tampa, FL 33602

Rome, Ashley

From: Heinrich, Michelle
Sent: Monday, October 9, 2023 3:48 PM
To: Rome, Ashley
Cc: Lampkin, Timothy; Grady, Brian
Subject: FW: SUPPORT the rezoning of (RZ-PD 23-0422)
Attachments: Support Letter_AG.pdf

Ashley,
Please place into the POR folder for 23-0422. Thanks.

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Andre Guerra <a.guerra.be@gmail.com>

Sent: Monday, October 9, 2023 3:27 PM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; jmoreda@gardnerbrewer.com

Subject: SUPPORT the rezoning of (RZ-PD 23-0422)

External email: Use caution when clicking on links, opening attachments or replying to this email.

This email and letter attached is to SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Soccer – specifically in Florida, is “the sport of the future” and one with momentum, and we desperately need more places for our kids to practice the sport in an organized, respectful, and civilized way. I have been made aware of the need to rezone the existing property for the proposed soccer facility and I strongly support it. Soccer’s growth in the

U.S. is being driven by young and diverse audiences but unfortunately locations for recreational soccer in the area have become very limited; and this project would provide much-needed availability to the youth in our community given that these are the kids that will be thriving in the near future. Additionally, the proposed non-traditional 5 v. 5 soccer fields are **much smaller than typical soccer fields** hosting 11 v. 11 and hence will be compatible with the surrounding area; and the proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood and surrounding areas will benefit positively, and I support their rezoning request.

Hillsborough County Board of County Commissioners

601 E. Kennedy Blvd.

Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I **ANDRE GUERRA**, 2002 N Tampa St, Tampa, FL 33602 FL, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Soccer – specifically in Florida, is “the sport of the future” and one with momentum, and we desperately need more places for our kids to practice the sport in an organized, respectful, and civilized way. I have been made aware of the need to rezone the existing property for the proposed soccer facility and I strongly support it. Soccer’s Growth in the U.S. is being driven by young and diverse audiences but unfortunately locations for recreational soccer in the area have become very limited; and this project would provide much-needed availability to the youth in our community given that these are the kids that will be thriving in the near future. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 and hence will be compatible with the surrounding area; and the proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood and surrounding areas will benefit positively, and I support their rezoning request.

Andre Guerra

Digitally signed by Andre Guerra
DN: cn=Andre Guerra, o, ou,
email=a.guerra.be@gmail.com, c=US
Date: 2023.10.09 15:11:18 -04'00'

Your signature(s) and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:43 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Support Letter - soccer facility proposal
Attachments: Support Letter_CG2.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

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From: Carlos Gutierrez <carlosgutierrez1526@gmail.com>
Sent: Tuesday, October 10, 2023 12:53 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Support Letter - soccer facility proposal

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please see attached.

Kind regards,
Carlos Gutierrez
Sent from my iPad

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Carlos Gutierrez, located at
10601 Drayton Ct., Tampa, FL 33626, **SUPPORT**
the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in
Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

Carlos Gutierrez 10/10/2023

Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:43 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Support Letter - proposed soccer facility
Attachments: Support Letter_DG2 .pdf

Importance: High

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP

Principal Planner

Community Development Section

Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Desi Gutierrez (US) <desislava.h.gutierrez@pwc.com>

Sent: Tuesday, October 10, 2023 12:32 AM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>

Subject: Support Letter - proposed soccer facility

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Desislava H. Gutierrez, located at 10601 Drayton Ct., Tampa, FL 33626, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

I strongly believe that bringing soccer facility to this community will be extremely beneficial. Soccer is more than just a fun, popular international sport. The game teaches kids valuable life lessons that can help them navigate through life. Soccer also introduces to the kids important social skills as well as the importance of responsibility and good sportsmanship. Last but not least soccer is inclusive of all age ranges and helps keep our kids and community fit and healthy.

Kind regards,

Desislava H Gutierrez

10/09/2023

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Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Desislava H. Gutierrez, located at 10601 Drayton Ct., Tampa, FL 33626, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 _____ 10/09/2023
Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:44 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Zoning Hearing / RZ-PD 23-0422 (Morris Bridge Road in Unincorporated Hillsborough County, FL)
Attachments: Zoning Letter - Koche.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP

Principal Planner

Community Development Section

Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

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From: Terenzi, Janet <JTerenzi@gunster.com>

Sent: Tuesday, October 10, 2023 9:24 AM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>

Cc: David Koche <dkoche@barnettbolt.com>

Subject: Zoning Hearing / RZ-PD 23-0422 (Morris Bridge Road in Unincorporated Hillsborough County, FL)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please see the attached correspondence from David/Lisa Koche – in support of the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Thank you.



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Janet Terenzi | Paralegal
601 Bayshore Boulevard, Suite 700
Tampa, FL 33606
P (813) 253-2020 ext. 180 F (813) 251-6711
gunster.com | jterenzi@gunster.com

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

boccrec@hillscler.com
LampkinT@hillsboroughcounty.org
gradyb@hillsboroughcounty.org
HeinrichM@HillsboroughCounty.org

Zoning Hearing Master and Board of County Commissioners:

We, DAVID & LISA KOCHÉ, located at 1043 Royal Pass Road, Tampa, FL 33602, **STRONGLY SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

As we are sure you are aware, sports instill in our children more than just the rules of the game, but provide invaluable life lessons on teamwork, discipline, hard work, and friendship. The addition of these soccer fields offers those opportunities to an infinite number of children.

Again, we **STRONGLY SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.



David L. Koche

Date: OCTOBER 10-2023.

Rome, Ashley

From: Heinrich, Michelle
Sent: Monday, October 9, 2023 1:54 PM
To: Rome, Ashley
Cc: Lampkin, Timothy; Grady, Brian
Subject: FW: RZ-PD 23-0422
Attachments: Signed Support Letter_for RZ-PD 23-0422.pdf

Ashley,
Please place into the POR folder for 23-0422. Thanks.

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Souad Mansour <souadreo@gmail.com>

Sent: Monday, October 9, 2023 1:46 PM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>

Subject: RZ-PD 23-0422

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hillsborough County Board of County Commissioners

601 E. Kennedy Blvd.

Tampa, Florida 33602

To Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust..) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Souad Mansour

Broker

FL Premier Realty

813 748 9771

souad@flpremierrealty.net

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust...) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Ali Mansour
Ali Mansour _____ 10/09/23

Souad Mansour
_____ 10/09/23

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

From: [Boccrec](#)
To: [Medrano, Maricela](#)
Subject: FW: [EXTERNAL] Fwd: RZ-PD 23-0422
Date: Thursday, October 12, 2023 1:21:23 PM
Attachments: [Signed Support Letter for RZ-PD 23-0422.pdf](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

From: Souad Mansour <souadreo@gmail.com>
Sent: Thursday, October 12, 2023 10:17 AM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] Fwd: RZ-PD 23-0422

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

----- Forwarded message -----

From: **Souad Mansour** <souadreo@gmail.com>
Date: Mon, Oct 9, 2023 at 1:46 PM
Subject: RZ-PD 23-0422
To: <boccrec@hillsclerk.com>, <LampkinT@hillsboroughcounty.org>, Grady, Brian <gradyb@hillsboroughcounty.org>, <HeinrichM@hillsboroughcounty.org>

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

To Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust..) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields

hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Souad Mansour

Broker

FL Premier Realty

813 748 9771

souad@flpremierrealty.net

Hillsborough County Board of County Commissioners

601 E. Kennedy Blvd.

Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust..) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Ali Mansour

Ali Mansour

10/09/23

Souad Mansour



10/09/23

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Wednesday, October 11, 2023 10:21 AM
To: ngm@matassinilaw.com
Cc: Timoteo, Rosalina; Rome, Ashley; Mason, Carmen
Subject: FW: Support for Rezoning on RZ-PD 23-0422
Attachments: Support for Rezoning RZ-PD 23-0422.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

I have sent this to Development Services.

From: Nicholas Matassini <ngm@matassinilaw.com>
Sent: Tuesday, October 10, 2023 4:58 PM
To: Boccrec <boccrec@hillsclerk.com>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: [EXTERNAL] Support for Rezoning on RZ-PD 23-0422

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

Nicholas Gianni Matassini
Board Certified in Criminal Trial Law
Criminal Law/Personal Injury
The Matassini Law Firm, P.A.
2811 W. Kennedy Blvd.
Tampa, FL 33609
813-879-6227
ngm@matassinilaw.com


Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Nicholas G. Matassini, domiciled at 3214 W. Bay Villa Ave, Tampa, FL 33611, and president of Florida corporations owning commercial property at 2811 W. Kennedy Blvd, Tampa, FL and 2309 N. Dale Mabry Hwy, Tampa, FL, **SUPPORT** the re-zoning of (RZ-PD 23-0422), the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

Furthermore, as a life-long resident of Hillsborough County and father of three children in our public school system, I firmly believe the county needs to consistently support private business endeavors which seek to provide athletic, educational, or other wholesome activities for children in the Tampa Bay area. Our local soccer community is vibrant and growing at a rapid pace. A training site like the one proposed here is a valuable asset for the local community and its residents.

 10/8/23

Nicholas G. Matassini

cc:boccrec@hillsclerk.com;LampkinT@hillsboroughcounty.org;gradyb@hillsboroughcounty.org

HeinrichM@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Wednesday, October 11, 2023 7:31 AM
To: Rome, Ashley
Cc: Heinrich, Michelle
Subject: FW: Letter in SUPPORT the rezoning of (RZ-PD 23-0422) ; FOLIO: 059959-3000 (Morris Bridge Road)
Attachments: Matassini-Logo (1).png; Rezoning support ltr.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

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: Christina <pappasuf@gmail.com>
Sent: Tuesday, October 10, 2023 10:09 PM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; heinrich@hillsboroughcounty.org
Subject: Letter in SUPPORT the rezoning of (RZ-PD 23-0422) ; FOLIO: 059959-3000 (Morris Bridge Road)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please see attached letter in support of

I have also included the language of the letter below. Thank you for your time and consideration in this application.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Re: FOLIO: 059959-3000 (Morris Bridge Road)

Zoning Hearing Master and Board of County Commissioners:

I, Christina Pappas Matassini, located at 3214 W Bay Villa Ave, Tampa, FL 33611, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated, Hillsborough County, FL.

I have been a resident of the ever-growing Hillsborough County for 20 years. Throughout my two decades of residency, I have witnessed an exponential growth in the commercial and residential real estate sector. Unfortunately, I have not noticed the same or even a close equivalent in the development of the parks and recreation facilities around our city. There is a stark lack of planned and maintained outdoor locations in and around Hillsborough County for physical activity when compared to neighboring cities and counties. The application before you to rezone the existing property for a proposed soccer facility would greatly benefit the surrounding neighborhood and community by providing a safe outdoor recreation location for youth and adults. The proposed field sizes would be reduced to accommodate 5 v 5 playing fields, which are much smaller than a full sized field, to allow compatibility with the surrounding area. The proposed schematics take into consideration the effect on neighbors and the surrounding community and is designed with the least visual and noise impact possible.

There is a great need for maintained outdoor facilities in and throughout Hillsborough County, not more planned communities. We should support this endeavor and support that the applicant is fulfilling a need that benefits the health and well-being of our community as a whole. I fully support this rezoning request and urge the Hearing Master to recommend that the zoning be amended to accommodate the soccer fields and that the Board vote unanimously to approve the applicant's rezoning request.

Sincerely,

Christina Pappas Matassini, Esq.

Christina Pappas Matassini, Esq.

MATASSINI LAW FIRM, P.A.

2811 W Kennedy Blvd., Tampa FL 33611

(813) 879-6227

www.MatassiniLaw.com

Find the Matassini Law Firm on Facebook at www.facebook.com/MatassiniLawFirm



Received October 11, 2023
Development Services

2811 West Kennedy Blvd
Tampa, FL 33609
Toll Free (888) 377-0011
Phone (813) 879-6227
Fax (813) 873-2209

Nicholas M. Matassini
In Memoriam

Nicholas G. Matassini
Board Certified Criminal Trial Lawyer
Criminal Law Personal Injury

Christina Pappas Matassini
Personal Injury Criminal Law

Ashley K. Pi
Criminal Law Personal Injury



THE MATASSINI
LAW FIRM, P.A.

www.matassinilaw.com

October 10, 2023

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Re: FOLIO: 059959-3000 (Morris Bridge Road)

Zoning Hearing Master and Board of County Commissioners:

I, Christina Pappas Matassini, located at 3214 W Bay Villa Ave, Tampa, FL 33611, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated, Hillsborough County, FL.

I have been a resident of the ever-growing Hillsborough County for 20 years. Throughout my two decades of residency, I have witnessed an exponential growth in the commercial and residential real estate sector. Unfortunately, I have not noticed the same or even a close equivalent in the development of the parks and recreation facilities around our city. There is a stark lack of planned and maintained outdoor locations in and around Hillsborough County for physical activity when compared to neighboring cities and counties. The application before you to rezone the existing property for a proposed soccer facility would greatly benefit the surrounding neighborhood and community by providing a safe outdoor recreation location for youth and adults. The proposed field sizes would be reduced to accommodate 5 v 5 playing fields, which are much smaller than a full sized field, to allow compatibility with the surrounding area. The proposed schematics take into consideration the effect on neighbors and the surrounding community and is designed with the least visual and noise impact possible.

There is a great need for maintained outdoor facilities in and throughout Hillsborough County, not more planned communities. We should support this endeavor and support that the applicant is fulfilling a need that benefits the health and well-being of our community as a whole. I fully support this rezoning request and urge the Hearing Master to recommend that the zoning be amended to accommodate the soccer fields and that the Board vote unanimously to approve the applicant's rezoning request.

Sincerely,

Christina Pappas Matassini, Esq.

23-0422

Rome, Ashley

From: Hearings
Sent: Monday, October 9, 2023 2:30 PM
To: Rome, Ashley
Subject: FW: Rezoning Support RZ-PD 23-0422
Attachments: Rezoning Support (RZ-PD 23-0422).docx

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | **ext:** 39680
M: (813) 272-5600
E: odellcl@hillsboroughcounty.org
W: HillsboroughCounty.Org

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: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Sent: Monday, October 9, 2023 12:15 PM
To: Ivan Mejia <imb.i15@gmail.com>; Hearings <Hearings@HillsboroughCounty.ORG>
Cc: bocrec@hillscler.com; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: FW: Rezoning Support RZ-PD 23-0422

Good morning:

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the 23-0540 application's record. Please note that this application is being heard at the **10/16/2023** Zoning Hearing Master (ZHM) Hearing at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 6:00 p.m.

Please be advised, if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@HillsboroughCounty.org) by the cutoff date (on **10/12/2023 by 5:00 p.m.**) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation. However, please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

If you wish to speak at the hearing, either in person or by virtual participation, **starting one week before the hearing**, please sign up at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes prior to the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

How to participate in the Rezoning Process:

The ZHM hearing officer makes a recommendation to the BOCC, which can either approve or disapprove the proposed rezoning during the public meeting.

The officer's recommendation is based on the testimony and evidence presented during the officer's public hearing or submitted in writing 2 business days before the hearing. Testimony and evidence include presentations and documents provided to the hearing officer by the applicant, members of the public, and the staff. It is important for people to present testimony and evidence at this hearing since **no new testimony and evidence can be presented at the BOCC meeting**. The rezoning record is closed at the conclusion of the public hearing.

People who wish to testify in opposition to the rezoning request at the public hearing are limited to 15 minutes for all opposition speakers combined. People who wish to support the rezoning request are subject to the same time limit.

Within 15 working days of the public hearing, the hearing officer will issue his recommendation to the BOCC. If you participated in the public hearing and provided your name, address, and self-addressed envelope to the clerk, you will receive a copy of the recommendation. You can have access to the recommendation on the web following the PGM Store instructions.

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hillsboroughcounty.org/pgm>. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 23-0422.**

If you need further information regarding this application, please don't hesitate to reach me at the number below.

Tim Lampkin, AICP
Principal Planner

Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

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: Ivan Mejia <imb.i15@gmail.com>

Sent: Monday, October 9, 2023 11:35 AM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>

Subject: Rezoning Support RZ-PD 23-0422

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good morning, I hope this email finds you well.

I'm writing to you today hoping you take 5 minutes of your time to read the attached letter of support for rezoning.

Appreciate your time and consideration.

Regards,

Ivan Mejia Barnichta

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602
October 9, 2023

Zoning Hearing Master and Board of County Commissioners:

I, Ivan Mejia Barnichta, located at 5208 Headland Hills Ave, Tampa FL 33628, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I am writing to express my enthusiastic support for the proposed rezoning that would allocate space for soccer fields within our community. The potential benefits of such a development are numerous and would undoubtedly enhance the overall quality of life for our residents.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area.

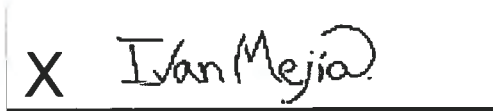
Soccer is one of the world's most popular sports, known for promoting physical fitness, teamwork, and a sense of community. By providing accessible and well-maintained soccer fields in our area, we would be fostering a healthy and active lifestyle among our residents, especially our youth.

Soccer brings people of all ages and backgrounds together, providing a space for social interaction and fostering a sense of belonging. This sense of unity can strengthen our community fabric and promote positive relationships among our diverse population.

Additionally, the availability of soccer fields can have economic benefits. Hosting soccer tournaments and events can attract visitors from neighboring areas, leading to increased business for local restaurants, shops, and hotels. This economic boost can, in turn, lead to job creation and additional revenue for the community.

In conclusion, I believe that rezoning to include soccer fields is a forward-thinking and community-centric decision. It aligns with our goals of promoting health, fostering a sense of togetherness, and bolstering our local economy. I strongly urge you to support this proposal for the betterment of our community.

Thank you for your time and consideration. I look forward to a brighter and more vibrant future for our community.

A rectangular box containing a handwritten signature. The signature consists of a large 'X' followed by the name 'Ivan Mejia' in cursive script.

Ivan mejia

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Heinrich, Michelle
Sent: Monday, October 9, 2023 3:12 PM
To: Rome, Ashley
Cc: Lampkin, Timothy; Grady, Brian
Subject: FW: Rezoning of (RZ-PD 23-0422)
Attachments: Rezoning of (RZ-PD 23-0422)_10_09_23.pdf

Please place into the POR for 23-0422. Thanks.

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Russ Puskaric <russellpuskaric@gmail.com>
Sent: Monday, October 9, 2023 2:13 PM
To: boccrec@hillscler.com; lampkinT@hillboroughcounty.org; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; jmoreda@gardnerbrewer.com
Subject: Rezoning of (RZ-PD 23-0422)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please review the attached letter supporting the rezoning RX-PD 23-0422

Thank you for your consideration at this time.

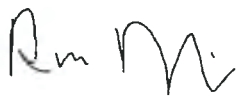
Russ Puskaric
15344 Black Gold Loop
Odessa, FL 33556

Hillsborough County Board of County Commissioners
601 E. Kennedy BLVD.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I am Russ Puskaric, I live at 15344 Black Gold Loop Odessa FL. 33556, I **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. This new improved facility will be of great value to the community, the youth teams and Hillsborough County. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.



October 9, 2023

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Wednesday, October 11, 2023 7:30 AM
To: Rome, Ashley
Cc: Heinrich, Michelle
Subject: FW: Letter of Support - Zoning of (RZ-PD 23-0422)
Attachments: Support Letter_Zoning of RZ-PD 23-0422 .pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCF LGov.net

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

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From: james tatum <mtatum2810@hotmail.com>
Sent: Wednesday, October 11, 2023 7:20 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Letter of Support - Zoning of (RZ-PD 23-0422)

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I James Michael Tatum, located at 12935 Morris Bridge Rd, Thonotosassa, FL 33592, **SUPPORT** the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/10/2023
James Michael Tatum

CC: boeccrec@hillscler.com

LampkinL@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I James Michael Tatum, located at **12935 Morris Bridge Rd, Thonotosassa, FL 33592**, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/10/2023
James Michael Tatum

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:51 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Soccer Facility Zoning Hearing- Letter of Support
Attachments: scan0199.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422. This is the last one— for now.

Thank you,

Tina Lampkin, ACP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673
E: LampkinT@hillsboroughcounty.org
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: Corey Wilkerson <cwilk81@gmail.com>
Sent: Tuesday, October 10, 2023 9:39 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Soccer Facility Zoning Hearing- Letter of Support

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Corey Wilkerson, located at 4447 Tubular Run, Land O' Lakes, FL, 34638, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility and I can't think of a better way to impact our community! Locations for recreational soccer have become extremely limited and this project would provide access for the youth and adults in our community to train, develop and enjoy this beautiful game with their friends. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and my family & I completely support their rezoning request.

Sincerely,
Corey Wilkerson

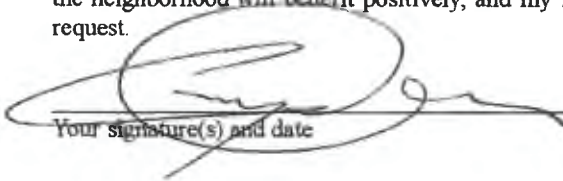
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I Corey Wilkerson, located at 4447 Tubular Run, Land O' Lakes, FL, 34638, **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility and I can't think of a better way to impact our community! Locations for recreational soccer have become extremely limited and this project would provide access for the youth and adults in our community to train, develop and enjoy this beautiful game with their friends.

Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and my family & I completely support their rezoning request.


Your signature(s) and date 10/10/23

CC: bocrec@hillscler.com
LampkinT@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Ravi and Payal Chatani, located at 1108 Abbeys Way, Tampa, FL 33602, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

Hillsborough County longs for land use like this. We have become so focused on growth in the ways of housing, commercial development, and warehouse space that we have forgotten with all this growth, our kids have needs too. There simply are not enough places for kids to get out kick the ball with their friends, especially in the surrounding areas to where this site is located. We have basketball courts and baseball fields, but youth soccer is one of the biggest the sport in terms of participation in the United States and we have the least amount real estate allocated to it. This facility will be an amazing addition to our community and we fully support the project.

We would welcome the opportunity to speak with council members or any one that has an questions for us regarding our support for this rezoning.

Sincerely,

Ravi & Payal Chatani
1108 Abbeys Way
Tampa, FL 33602

Hillsborough County Board of County Commissioners

601 E. Kennedy Blvd.

Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I **ANDRE GUERRA**, 2002 N Tampa St, Tampa, FL 33602 FL, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Soccer – specifically in Florida, is “the sport of the future” and one with momentum, and we desperately need more places for our kids to practice the sport in an organized, respectful, and civilized way. I have been made aware of the need to rezone the existing property for the proposed soccer facility and I strongly support it. Soccer’s Growth in the U.S. is being driven by young and diverse audiences but unfortunately locations for recreational soccer in the area have become very limited; and this project would provide much-needed availability to the youth in our community given that these are the kids that will be thriving in the near future. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 and hence will be compatible with the surrounding area; and the proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood and surrounding areas will benefit positively, and I support their rezoning request.

Your signature(s) and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Desislava H. Gutierrez, located at 10601 Drayton Ct., Tampa, FL 33626, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 _____ 10/09/2023
Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Carlos Gutierrez, located at
10601 Drayton Ct., Tampa, FL 33626, **SUPPORT**
the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in
Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

Carlos Gutierrez 10/10/2023

Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust...) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Ali Mansour

Ali Mansour

10/09/23

Souad Mansour

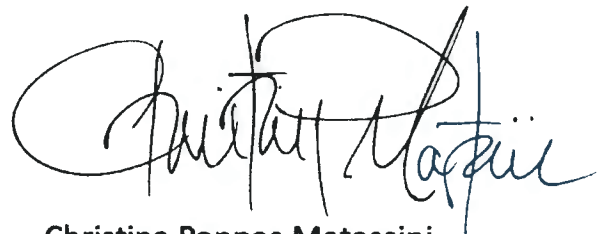
Souad Mansour

10/09/23

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

I wholeheartedly support the rezoning of the property at Morris Bridge Road and the development of a "home" for Silva Academy. Christian Silva, through the development of Silva Academy, is serving a need within our community. We took an enormous leap of faith when we left the traditional club system to join the Select team at Silva Academy. Unlike the corporate soccer club conglomerates that care more about the financial well-being of the club than its players, Silva Academy has provided an environment that puts the development of the player first. We have seen first-hand our own child grow exponentially both in his physical abilities and mental fortitude through his training with Silva Academy. A proper facility will allow Christian to continue to provide opportunities to children like mine and continue to serve the needs of our community. Our boys who he trains deserve a place to call home where they can participate in and carry on the vision and passion that Christian has started through Silva Academy.

A handwritten signature in black ink, appearing to read 'Christina Pappas Matassini'. The signature is fluid and cursive, with a large initial 'C' and 'M'.

Christina Pappas Matassini

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I James Michael Tatum, located at **12935 Morris Bridge Rd, Thonotosassa, FL 33592**, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/10/2023

James Michael Tatum

CC: boccrec@hillscler.com

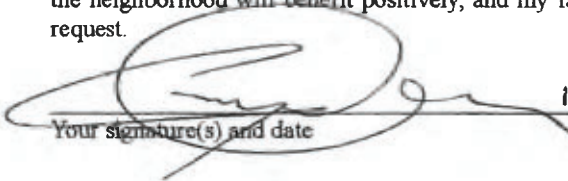
LampkinT@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I Corey Wilkerson, located at 4447 Tubular Run, Land O' Lakes, FL, 34638, **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility and I can't think of a better way to impact our community! Locations for recreational soccer have become extremely limited and this project would provide access for the youth and adults in our community to train, develop and enjoy this beautiful game with their friends. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and my family & I completely support their rezoning request.


Your signature(s) and date 10/10/23

CC: boccrec@hillscler.com
LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Hearings
Sent: Monday, October 9, 2023 2:30 PM
To: Rome, Ashley
Subject: FW: Rezoning Support RZ-PD 23-0422
Attachments: Rezoning Support (RZ-PD 23-0422).docx

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600

E: odellcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Sent: Monday, October 9, 2023 12:15 PM
To: Ivan Mejia <imb.i15@gmail.com>; Hearings <Hearings@HillsboroughCounty.ORG>
Cc: boccrec@hillscler.com; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: FW: Rezoning Support RZ-PD 23-0422

Good morning:

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the 23-0540 application's record. Please note that this application is being heard at the **10/16/2023** Zoning Hearing Master (ZHM) Hearing at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 6:00 p.m.

Please be advised, if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@HillsboroughCounty.org) by the cutoff date (on **10/12/2023 by 5:00 p.m.**) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation. However, please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

If you wish to speak at the hearing, either in person or by virtual participation, **starting one week before the hearing**, please sign up at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes prior to the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

How to participate in the Rezoning Process:

The ZHM hearing officer makes a recommendation to the BOCC, which can either approve or disapprove the proposed rezoning during the public meeting.

The officer's recommendation is based on the testimony and evidence presented during the officer's public hearing or submitted in writing 2 business days before the hearing. Testimony and evidence include presentations and documents provided to the hearing officer by the applicant, members of the public, and the staff. It is important for people to present testimony and evidence at this hearing since **no new testimony and evidence can be presented at the BOCC meeting**. The rezoning record is closed at the conclusion of the public hearing.

People who wish to testify in opposition to the rezoning request at the public hearing are limited to 15 minutes for all opposition speakers combined. People who wish to support the rezoning request are subject to the same time limit.

Within 15 working days of the public hearing, the hearing officer will issue his recommendation to the BOCC. If you participated in the public hearing and provided your name, address, and self-addressed envelope to the clerk, you will receive a copy of the recommendation. You can have access to the recommendation on the web following the PGM Store instructions.

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hillsboroughcounty.org/pgm>. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 23-0422.**

If you need further information regarding this application, please don't hesitate to reach me at the number below.

Tim Lampkin, AICP
Principal Planner

Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

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: Ivan Mejia <imb.i15@gmail.com>

Sent: Monday, October 9, 2023 11:35 AM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>

Subject: Rezoning Support RZ-PD 23-0422

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good morning, I hope this email finds you well.

I'm writing to you today hoping you take 5 minutes of your time to read the attached letter of support for rezoning.

Appreciate your time and consideration.

Regards,

Ivan Mejia Barnichta

Hillsborough County Board of County Commissioners

601 E. Kennedy Blvd.

Tampa, Florida 33602

October 9, 2023

Zoning Hearing Master and Board of County Commissioners:

I, Ivan Mejia Barnichta, located at 5208 Headland Hills Ave, Tampa FL 33628, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I am writing to express my enthusiastic support for the proposed rezoning that would allocate space for soccer fields within our community. The potential benefits of such a development are numerous and would undoubtedly enhance the overall quality of life for our residents.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area.

Soccer is one of the world's most popular sports, known for promoting physical fitness, teamwork, and a sense of community. By providing accessible and well-maintained soccer fields in our area, we would be fostering a healthy and active lifestyle among our residents, especially our youth.

Soccer brings people of all ages and backgrounds together, providing a space for social interaction and fostering a sense of belonging. This sense of unity can strengthen our community fabric and promote positive relationships among our diverse population.

Additionally, the availability of soccer fields can have economic benefits. Hosting soccer tournaments and events can attract visitors from neighboring areas, leading to increased business for local restaurants, shops, and hotels. This economic boost can, in turn, lead to job creation and additional revenue for the community.

In conclusion, I believe that rezoning to include soccer fields is a forward-thinking and community-centric decision. It aligns with our goals of promoting health, fostering a sense of togetherness, and bolstering our local economy. I strongly urge you to support this proposal for the betterment of our community.

Thank you for your time and consideration. I look forward to a brighter and more vibrant future for our community.

X *Ivan Mejia*

Ivan mejia

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:42 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Importance: High

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

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From: Sara Busquets-Suppa <smsuppa@yahoo.com>
Sent: Monday, October 9, 2023 5:08 PM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

External email: Use caution when clicking on links, opening attachments or replying to this email.

Zoning Hearing Master and Board of County Commissioners:

I Sara Busquets, located at 3114 Bellericay Lane Land O lakes FL 34638, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. I believe that this project aligns with our community's needs and values, and it offers numerous benefits that would greatly enhance the quality of life for our residents and contribute positively to our local economy. Below are some compelling reasons why I believe this rezoning request should be approved:

Community Engagement: Soccer is a beloved sport in our community, and the proposed facility would serve as a hub for soccer enthusiasts of all ages. It will promote physical activity, teamwork, and healthy competition among our residents.

Skill Development: The non-traditional soccer training methods employed by this facility are innovative and tailored to improve players' skills rapidly. This approach can benefit aspiring athletes, from beginners to advanced players, by providing them with access to cutting-edge training techniques.

Economic Growth: The establishment of this facility will likely attract visitors from neighboring areas, thereby boosting local businesses, including restaurants, hotels, and shops.

Revitalization of Unused Property: The rezoning of this property will breathe new life into an underutilized area, contributing to the beautification and overall development of our community.

Enhanced Property Values: Studies have shown that well-maintained sports facilities can have a positive impact on nearby property values. This project could potentially increase property values for homeowners in the vicinity.

I have witnessed firsthand the positive impact that a facility like proposed here has had on our community, especially on my own family. My son, Sebastian, has been attending training sessions

with Silva Academy for the past 2 years, and I cannot emphasize enough how it has transformed his soccer journey and contributed to his personal growth.

Sebastian began his soccer journey as a passionate young player, and thanks to the facility as proposed above with their unique and innovative training methods, he has not only developed exceptional soccer skills but has also learned valuable life lessons. The coaching staff, who are dedicated and highly skilled, have played a pivotal role in his development, instilling discipline, teamwork, and a strong work ethic.

We have witnessed camaraderie among parents and players as they come together to support each other and celebrate the achievements of our budding athletes. I firmly believe that granting approval for the rezoning request is not only in the best interest of our community but also in the best interest of future generations of young athletes like Sebastian. These facilities have become a second home for him, a place where he has honed his skills and forged lifelong friendships.

Thank you for your time and consideration. I look forward to seeing our community thrive with the addition of this innovative sports facility

Thank you!
Sara Busquets

Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Thursday, October 12, 2023 5:32 PM
To: Timoteo, Rosalina; Mason, Carmen; Rome, Ashley
Subject: FW: rezoning from gerardo cancio
Attachments: CCF10112023.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

From: gera cancio <gmarcel2017@outlook.com>
Sent: Thursday, October 12, 2023 3:40 PM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] rezoning from gerardo cancio

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

Thank you for take your value time to help.
Sent from [Outlook \[aka.ms\]](#)

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I (Your Name) Gerardo Cancio, located at
(Your Address) 114 Camelot Ridge Dr Brandon FL,
SUPPORT the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in
Unincorporated Hillsborough County, FL.

I (We) have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I (we) support their rezoning request.



Your signature(s) and date

10/11/2023

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:42 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Support letter
Attachments: Support Letter_V2 completed.pdf

Importance: High

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP

Principal Planner

Community Development Section

Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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TOGETHER WE CAN
**CRUSH
COVID**

Visit
CrushCOVIDHC.org

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From: Jessica Carroll <Jessey86@msn.com>

Sent: Monday, October 9, 2023 5:23 PM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; jmoreda@gardnerbrewer.com

Subject: Support letter

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello, attached you will find our support letter to rezone the existing property for the proposed soccer facility, We truly believe this will not only benefit Mr. Silva but will also provide a home field for our children to practice while also creating memories and friendships with team members and other family members. We thank you for your consideration for this project.

Sincerely,
Jessica Carroll and Juan Carlos Cruz Figueroa

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I (Your Name) _Jessica Carroll_ and Juan Carlos Cruz
Figueroa _____, located at (Your Address)
_____10106 Belleville Place Tampa, FL
33624_____, **SUPPORT** the rezoning of (**RZ-**
PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I (We) have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I (we) support their rezoning request.



10/09/2023

Your signature(s) and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:44 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: SUPPORT FOR REZONING of RZ-PD 23-0422
Attachments: Support Letter -Rezoning of RZ-PD 23-0422.docx

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP

Principal Planner

Community Development Section

Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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COVID

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CrushCOVIDHC.org

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From: Ravi Chatani <ravi_chatani@yahoo.com>

Sent: Tuesday, October 10, 2023 9:24 AM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>

Cc: Payal Chatani <payalchatani@gmail.com>

Subject: SUPPORT FOR REZONING of RZ-PD 23-0422

External email: Use caution when clicking on links, opening attachments or replying to this email.

Dear Zoning Hearing Master and Board of County Commissioners:

We, Ravi and Payal Chatani, located at 1108 Abbeys Way, Tampa, FL 33602, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

Hillsborough County longs for land use like this. We have become so focused on growth in the ways of housing, commercial development, and warehouse space that we have forgotten with all this growth, our kids have needs too. There simply are not enough places for kids to get out kick the ball with their friends, especially in the surrounding areas to where this site is located. We have basketball courts and baseball fields, but youth soccer is one of the biggest the sport in terms of participation in the United States and we have the least amount real estate allocated to it. Our son, who is an avid soccer player, literally practices in the street because south Tampa has almost no land allocated to field space. We literally have to drive 25 minutes to find a field a goal that will allow him to play. This facility will solve that issue for our son and countless other kids in the area. It will truly be an amazing addition to our community and we fully support the project.

We would welcome the opportunity to speak with council members or any one that has an questions for us regarding our support for this rezoning.

Sincerely,

Ravi & Payal Chatani
1108 Abbeys Way
Tampa, FL 33602
(727) 692-3730

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Ravi and Payal Chatani, located at 1108 Abbeys Way, Tampa, FL 33602, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

Hillsborough County longs for land use like this. We have become so focused on growth in the ways of housing, commercial development, and warehouse space that we have forgotten with all this growth, our kids have needs too. There simply are not enough places for kids to get out kick the ball with their friends, especially in the surrounding areas to where this site is located. We have basketball courts and baseball fields, but youth soccer is one of the biggest the sport in terms of participation in the United States and we have the least amount real estate allocated to it. This facility will be an amazing addition to our community and we fully support the project. We would welcome the opportunity to speak with council members or any one that has an questions for us regarding our support for this rezoning.

Sincerely,

Ravi & Payal Chatani
1108 Abbeys Way
Tampa, FL 33602

Rome, Ashley

From: Heinrich, Michelle
Sent: Monday, October 9, 2023 3:48 PM
To: Rome, Ashley
Cc: Lampkin, Timothy; Grady, Brian
Subject: FW: SUPPORT the rezoning of (RZ-PD 23-0422)
Attachments: Support Letter_AG.pdf

Ashley,
Please place into the POR folder for 23-0422. Thanks.

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Andre Guerra <a.guerra.be@gmail.com>

Sent: Monday, October 9, 2023 3:27 PM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; jmoreda@gardnerbrewer.com

Subject: SUPPORT the rezoning of (RZ-PD 23-0422)

External email: Use caution when clicking on links, opening attachments or replying to this email.

This email and letter attached is to SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Soccer – specifically in Florida, is “the sport of the future” and one with momentum, and we desperately need more places for our kids to practice the sport in an organized, respectful, and civilized way. I have been made aware of the need to rezone the existing property for the proposed soccer facility and I strongly support it. Soccer’s growth in the

U.S. is being driven by young and diverse audiences but unfortunately locations for recreational soccer in the area have become very limited; and this project would provide much-needed availability to the youth in our community given that these are the kids that will be thriving in the near future. Additionally, the proposed non-traditional 5 v. 5 soccer fields are **much smaller than typical soccer fields** hosting 11 v. 11 and hence will be compatible with the surrounding area; and the proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood and surrounding areas will benefit positively, and I support their rezoning request.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I **ANDRE GUERRA**, 2002 N Tampa St, Tampa, FL 33602 FL, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Soccer – specifically in Florida, is “the sport of the future” and one with momentum, and we desperately need more places for our kids to practice the sport in an organized, respectful, and civilized way. I have been made aware of the need to rezone the existing property for the proposed soccer facility and I strongly support it. Soccer’s Growth in the U.S. is being driven by young and diverse audiences but unfortunately locations for recreational soccer in the area have become very limited; and this project would provide much-needed availability to the youth in our community given that these are the kids that will be thriving in the near future. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 and hence will be compatible with the surrounding area; and the proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood and surrounding areas will benefit positively, and I support their rezoning request.

Andre Guerra

Digitally signed by Andre Guerra
DN: cn=Andre Guerra, o, ou,
email=a.guerra.be@gmail.com, c=US
Date: 2023.10.09 15:11:18 -04'00'

Your signature(s) and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:43 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Support Letter - soccer facility proposal
Attachments: Support Letter_CG2.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

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COVID

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CrushCOVIDHC.org

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From: Carlos Gutierrez <carlosgutierrez1526@gmail.com>
Sent: Tuesday, October 10, 2023 12:53 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Support Letter - soccer facility proposal

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please see attached.

Kind regards,
Carlos Gutierrez
Sent from my iPad

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Carlos Gutierrez, located at
10601 Drayton Ct., Tampa, FL 33626, **SUPPORT**
the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in
Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

Carlos Gutierrez 10/10/2023

Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:43 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Support Letter - proposed soccer facility
Attachments: Support Letter_DG2 .pdf

Importance: High

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

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From: Desi Gutierrez (US) <desislava.h.gutierrez@pwc.com>
Sent: Tuesday, October 10, 2023 12:32 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Support Letter - proposed soccer facility

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Desislava H. Gutierrez, located at 10601 Drayton Ct., Tampa, FL 33626, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

I strongly believe that bringing soccer facility to this community will be extremely beneficial. Soccer is more than just a fun, popular international sport. The game teaches kids valuable life lessons that can help them navigate through life. Soccer also introduces to the kids important social skills as well as the importance of responsibility and good sportsmanship. Last but not least soccer is inclusive of all age ranges and helps keep our kids and community fit and healthy.

Kind regards,

Desislava H Gutierrez

10/09/2023

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Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Desislava H. Gutierrez, located at 10601 Drayton Ct., Tampa, FL 33626, **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/09/2023
Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:44 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Zoning Hearing / RZ-PD 23-0422 (Morris Bridge Road in Unincorporated Hillsborough County, FL)
Attachments: Zoning Letter - Koche.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

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From: Terenzi, Janet <JTerenzi@gunster.com>
Sent: Tuesday, October 10, 2023 9:24 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Cc: David Koche <dkoche@barnettbolt.com>
Subject: Zoning Hearing / RZ-PD 23-0422 (Morris Bridge Road in Unincorporated Hillsborough County, FL)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please see the attached correspondence from David/Lisa Koche – in support of the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Thank you.



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Janet Terenzi | Paralegal
601 Bayshore Boulevard, Suite 700
Tampa, FL 33606
P (813) 253-2020 ext. 180 F (813) 251-6711
gunster.com | jterenzi@gunster.com

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

boccrec@hillscler.com
LampkinT@hillsboroughcounty.org
gradyb@hillsboroughcounty.org
HeinrichM@HillsboroughCounty.org

Zoning Hearing Master and Board of County Commissioners:

We, DAVID & LISA KOCHÉ, located at 1043 Royal Pass Road, Tampa, FL 33602, **STRONGLY SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

As we are sure you are aware, sports instill in our children more than just the rules of the game, but provide invaluable life lessons on teamwork, discipline, hard work, and friendship. The addition of these soccer fields offers those opportunities to an infinite number of children.

Again, we **STRONGLY SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.



David L. Koche

Date: OCTOBER 10-2023.

Rome, Ashley

From: Heinrich, Michelle
Sent: Monday, October 9, 2023 1:54 PM
To: Rome, Ashley
Cc: Lampkin, Timothy; Grady, Brian
Subject: FW: RZ-PD 23-0422
Attachments: Signed Support Letter_for RZ-PD 23-0422.pdf

Ashley,
Please place into the POR folder for 23-0422. Thanks.

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Souad Mansour <souadreo@gmail.com>

Sent: Monday, October 9, 2023 1:46 PM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>

Subject: RZ-PD 23-0422

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Hillsborough County Board of County Commissioners

601 E. Kennedy Blvd.

Tampa, Florida 33602

To Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust..) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Souad Mansour

Broker

FL Premier Realty

813 748 9771

souad@flpremierrealty.net

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust...) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Ali Mansour
Ali Mansour _____ 10/09/23

Souad Mansour

10/09/23

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

From: [Boccrec](#)
To: [Medrano, Maricela](#)
Subject: FW: [EXTERNAL] Fwd: RZ-PD 23-0422
Date: Thursday, October 12, 2023 1:21:23 PM
Attachments: [Signed Support Letter for RZ-PD 23-0422.pdf](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

From: Souad Mansour <souadreo@gmail.com>
Sent: Thursday, October 12, 2023 10:17 AM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] Fwd: RZ-PD 23-0422

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

----- Forwarded message -----

From: **Souad Mansour** <souadreo@gmail.com>
Date: Mon, Oct 9, 2023 at 1:46 PM
Subject: RZ-PD 23-0422
To: <boccrec@hillsclerk.com>, <LampkinT@hillsboroughcounty.org>, Grady, Brian <gradyb@hillsboroughcounty.org>, <HeinrichM@hillsboroughcounty.org>

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

To Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust..) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields

hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Souad Mansour

Broker

FL Premier Realty

813 748 9771

souad@flpremierrealty.net

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust..) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Ali Mansour
Ali Mansour _____ 10/09/23

Souad Mansour

10/09/23

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Wednesday, October 11, 2023 10:21 AM
To: ngm@matassinilaw.com
Cc: Timoteo, Rosalina; Rome, Ashley; Mason, Carmen
Subject: FW: Support for Rezoning on RZ-PD 23-0422
Attachments: Support for Rezoning RZ-PD 23-0422.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

I have sent this to Development Services.

From: Nicholas Matassini <ngm@matassinilaw.com>
Sent: Tuesday, October 10, 2023 4:58 PM
To: Boccrec <boccrec@hillsclerk.com>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: [EXTERNAL] Support for Rezoning on RZ-PD 23-0422

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Nicholas Gianni Matassini
Board Certified in Criminal Trial Law
Criminal Law/Personal Injury
The Matassini Law Firm, P.A.
2811 W. Kennedy Blvd.
Tampa, FL 33609
813-879-6227
ngm@matassinilaw.com

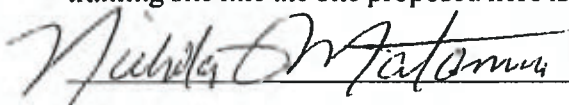
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Nicholas G. Matassini, domiciled at 3214 W. Bay Villa Ave, Tampa, FL 33611, and president of Florida corporations owning commercial property at 2811 W. Kennedy Blvd, Tampa, FL and 2309 N. Dale Mabry Hwy, Tampa, FL, **SUPPORT** the re-zoning of (**RZ-PD 23-0422**), the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

Furthermore, as a life-long resident of Hillsborough County and father of three children in our public school system, I firmly believe the county needs to consistently support private business endeavors which seek to provide athletic, educational, or other wholesome activities for children in the Tampa Bay area. Our local soccer community is vibrant and growing at a rapid pace. A training site like the one proposed here is a valuable asset for the local community and its residents.

 10/8/23

Nicholas G. Matassini

cc:boccrec@hillsclerk.com;LampkinT@hillsboroughcounty.org;gradyb@hillsboroughcounty.org

HeinrichM@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Wednesday, October 11, 2023 7:31 AM
To: Rome, Ashley
Cc: Heinrich, Michelle
Subject: FW: Letter in SUPPORT the rezoning of (RZ-PD 23-0422) ; FOLIO: 059959-3000 (Morris Bridge Road)
Attachments: Matassini-Logo (1).png; Rezoning support ltr.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

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CrushCOVIDHC.org

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From: Christina <pappasuf@gmail.com>
Sent: Tuesday, October 10, 2023 10:09 PM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; heinrich@hillsboroughcounty.org
Subject: Letter in SUPPORT the rezoning of (RZ-PD 23-0422) ; FOLIO: 059959-3000 (Morris Bridge Road)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please see attached letter in support of

I have also included the language of the letter below. Thank you for your time and consideration in this application.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Re: FOLIO: 059959-3000 (Morris Bridge Road)

Zoning Hearing Master and Board of County Commissioners:

I, Christina Pappas Matassini, located at 3214 W Bay Villa Ave, Tampa, FL 33611, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated, Hillsborough County, FL.

I have been a resident of the ever-growing Hillsborough County for 20 years. Throughout my two decades of residency, I have witnessed an exponential growth in the commercial and residential real estate sector. Unfortunately, I have not noticed the same or even a close equivalent in the development of the parks and recreation facilities around our city. There is a stark lack of planned and maintained outdoor locations in and around Hillsborough County for physical activity when compared to neighboring cities and counties. The application before you to rezone the existing property for a proposed soccer facility would greatly benefit the surrounding neighborhood and community by providing a safe outdoor recreation location for youth and adults. The proposed field sizes would be reduced to accommodate 5 v 5 playing fields, which are much smaller than a full sized field, to allow compatibility with the surrounding area. The proposed schematics take into consideration the effect on neighbors and the surrounding community and is designed with the least visual and noise impact possible.

There is a great need for maintained outdoor facilities in and throughout Hillsborough County, not more planned communities. We should support this endeavor and support that the applicant is fulfilling a need that benefits the health and well-being of our community as a whole. I fully support this rezoning request and urge the Hearing Master to recommend that the zoning be amended to accommodate the soccer fields and that the Board vote unanimously to approve the applicant's rezoning request.

Sincerely,

Christina Pappas Matassini, Esq.

Christina Pappas Matassini, Esq.

MATASSINI LAW FIRM, P.A.

2811 W Kennedy Blvd., Tampa FL 33611

(813) 879-6227

www.MatassiniLaw.com

Find the Matassini Law Firm on Facebook at www.facebook.com/MatassiniLawFirm



Received October 11, 2023
Development Services

Nicholas M. Matassini
In Memoriam

Nicholas G. Matassini
*Board Certified Criminal Trial Lawyer
Criminal Law Personal Injury*

Christina Pappas Matassini
Personal Injury Criminal Law

Ashley K. Pi
Criminal Law Personal Injury



THE MATASSINI
LAW FIRM, P.A.

www.matassinilaw.com

2811 West Kennedy Blvd
Tampa, FL 33609
Toll Free (888) 377-0011
Phone (813) 879-6227
Fax (813) 873-2209

October 10, 2023

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Re: FOLIO: 059959-3000 (Morris Bridge Road)

Zoning Hearing Master and Board of County Commissioners:

I, Christina Pappas Matassini, located at 3214 W Bay Villa Ave, Tampa, FL 33611, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated, Hillsborough County, FL.

I have been a resident of the ever-growing Hillsborough County for 20 years. Throughout my two decades of residency, I have witnessed an exponential growth in the commercial and residential real estate sector. Unfortunately, I have not noticed the same or even a close equivalent in the development of the parks and recreation facilities around our city. There is a stark lack of planned and maintained outdoor locations in and around Hillsborough County for physical activity when compared to neighboring cities and counties. The application before you to rezone the existing property for a proposed soccer facility would greatly benefit the surrounding neighborhood and community by providing a safe outdoor recreation location for youth and adults. The proposed field sizes would be reduced to accommodate 5 v 5 playing fields, which are much smaller than a full sized field, to allow compatibility with the surrounding area. The proposed schematics take into consideration the effect on neighbors and the surrounding community and is designed with the least visual and noise impact possible.

There is a great need for maintained outdoor facilities in and throughout Hillsborough County, not more planned communities. We should support this endeavor and support that the applicant is fulfilling a need that benefits the health and well-being of our community as a whole. I fully support this rezoning request and urge the Hearing Master to recommend that the zoning be amended to accommodate the soccer fields and that the Board vote unanimously to approve the applicant's rezoning request.

Sincerely,


Christina Pappas Matassini, Esq.

23-0422

Rome, Ashley

From: Hearings
Sent: Monday, October 9, 2023 2:30 PM
To: Rome, Ashley
Subject: FW: Rezoning Support RZ-PD 23-0422
Attachments: Rezoning Support (RZ-PD 23-0422).docx

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | **Voice:** 39680

M: (813) 272-5600

E: odellcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

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: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Sent: Monday, October 9, 2023 12:15 PM
To: Ivan Mejia <imb.i15@gmail.com>; Hearings <Hearings@HillsboroughCounty.ORG>
Cc: bocrec@hillscler.com; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: FW: Rezoning Support RZ-PD 23-0422

Good morning:

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the 23-0540 application's record. Please note that this application is being heard at the **10/16/2023** Zoning Hearing Master (ZHM) Hearing at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 6:00 p.m.

Please be advised, if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@HillsboroughCounty.org) by the cutoff date (on **10/12/2023 by 5:00 p.m.**) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation. However, please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

If you wish to speak at the hearing, either in person or by virtual participation, **starting one week before the hearing**, please sign up at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes prior to the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

How to participate in the Rezoning Process:

The ZHM hearing officer makes a recommendation to the BOCC, which can either approve or disapprove the proposed rezoning during the public meeting.

The officer's recommendation is based on the testimony and evidence presented during the officer's public hearing or submitted in writing 2 business days before the hearing. Testimony and evidence include presentations and documents provided to the hearing officer by the applicant, members of the public, and the staff. It is important for people to present testimony and evidence at this hearing since **no new testimony and evidence can be presented at the BOCC meeting**. The rezoning record is closed at the conclusion of the public hearing.

People who wish to testify in opposition to the rezoning request at the public hearing are limited to 15 minutes for all opposition speakers combined. People who wish to support the rezoning request are subject to the same time limit.

Within 15 working days of the public hearing, the hearing officer will issue his recommendation to the BOCC. If you participated in the public hearing and provided your name, address, and self-addressed envelope to the clerk, you will receive a copy of the recommendation. You can have access to the recommendation on the web following the PGM Store instructions.

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hillsboroughcounty.org/pgm>. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 23-0422.**

If you need further information regarding this application, please don't hesitate to reach me at the number below.

Tim Lampkin, AICP
Principal Planner

Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

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: Ivan Mejia <imb.i15@gmail.com>
Sent: Monday, October 9, 2023 11:35 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Rezoning Support RZ-PD 23-0422

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good morning, I hope this email finds you well.

I'm writing to you today hoping you take 5 minutes of your time to read the attached letter of support for rezoning.

Appreciate your time and consideration.

Regards,
Ivan Mejia Barnichta

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602
October 9, 2023

Zoning Hearing Master and Board of County Commissioners:

I, Ivan Mejia Barnichta, located at 5208 Headland Hills Ave, Tampa FL 33628, **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I am writing to express my enthusiastic support for the proposed rezoning that would allocate space for soccer fields within our community. The potential benefits of such a development are numerous and would undoubtedly enhance the overall quality of life for our residents.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area.

Soccer is one of the world's most popular sports, known for promoting physical fitness, teamwork, and a sense of community. By providing accessible and well-maintained soccer fields in our area, we would be fostering a healthy and active lifestyle among our residents, especially our youth.

Soccer brings people of all ages and backgrounds together, providing a space for social interaction and fostering a sense of belonging. This sense of unity can strengthen our community fabric and promote positive relationships among our diverse population.

Additionally, the availability of soccer fields can have economic benefits. Hosting soccer tournaments and events can attract visitors from neighboring areas, leading to increased business for local restaurants, shops, and hotels. This economic boost can, in turn, lead to job creation and additional revenue for the community.

In conclusion, I believe that rezoning to include soccer fields is a forward-thinking and community-centric decision. It aligns with our goals of promoting health, fostering a sense of togetherness, and bolstering our local economy. I strongly urge you to support this proposal for the betterment of our community.

Thank you for your time and consideration. I look forward to a brighter and more vibrant future for our community.

A rectangular box containing a handwritten signature. The signature consists of a large 'X' followed by the name 'Ivan Mejia' in cursive script.

Ivan mejia

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Heinrich, Michelle
Sent: Monday, October 9, 2023 3:12 PM
To: Rome, Ashley
Cc: Lampkin, Timothy; Grady, Brian
Subject: FW: Rezoning of (RZ-PD 23-0422)
Attachments: Rezoning of (RZ-PD 23-0422)_10_09_23.pdf

Please place into the POR for 23-0422. Thanks.

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Russ Puskaric <russellpuskaric@gmail.com>

Sent: Monday, October 9, 2023 2:13 PM

To: boccrec@hillscler.com; lampkinT@hillboroughcounty.org; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; jmoreda@gardnerbrewer.com

Subject: Rezoning of (RZ-PD 23-0422)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please review the attached letter supporting the rezoning RX-PD 23-0422

Thank you for your consideration at this time.

Russ Puskaric

15344 Black Gold Loop

Odessa, FL 33556

Hillsborough County Board of County Commissioners
601 E. Kennedy BLVD.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I am Russ Puskaric, I live at 15344 Black Gold Loop Odessa FL. 33556, I **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. This new improved facility will be of great value to the community, the youth teams and Hillsborough County. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.



October 9, 2023

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Wednesday, October 11, 2023 7:30 AM
To: Rome, Ashley
Cc: Heinrich, Michelle
Subject: FW: Letter of Support - Zoning of (RZ-PD 23-0422)
Attachments: Support Letter_Zoning of RZ-PD 23-0422 .pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

M: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

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From: james tatum <mtatum2810@hotmail.com>
Sent: Wednesday, October 11, 2023 7:20 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Letter of Support - Zoning of (RZ-PD 23-0422)

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I James Michael Tatum, located at 12935 Morris Bridge Rd, Thonotosassa, FL 33592, **SUPPORT** the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/10/2023
James Michael Tatum

CC: boccrec@hillscler.com


Lampkin1@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I James Michael Tatum, located at **12935 Morris Bridge Rd, Thonotosassa, FL 33592**, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/10/2023
James Michael Tatum

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:51 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Soccer Facility Zoning Hearing- Letter of Support
Attachments: scan0199.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422. This is the last one— for now.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673
E: LampkinT@hillsboroughcounty.org
W: HCFELGov.net

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

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From: Corey Wilkerson <cwilk81@gmail.com>
Sent: Tuesday, October 10, 2023 9:39 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Soccer Facility Zoning Hearing- Letter of Support

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Corey Wilkerson, located at 4447 Tubular Run, Land O' Lakes, FL, 34638, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility and I can't think of a better way to impact our community! Locations for recreational soccer have become extremely limited and this project would provide access for the youth and adults in our community to train, develop and enjoy this beautiful game with their friends. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and my family & I completely support their rezoning request.

Sincerely,
Corey Wilkerson

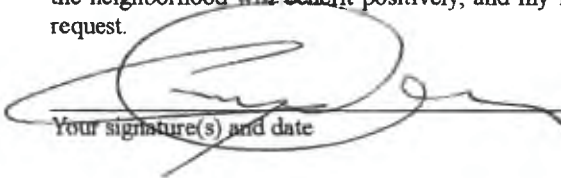
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I Corey Wilkerson, located at 4447 Tubular Run, Land O' Lakes, FL, 34638, **SUPPORT** the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility and I can't think of a better way to impact our community! Locations for recreational soccer have become extremely limited and this project would provide access for the youth and adults in our community to train, develop and enjoy this beautiful game with their friends.

Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and my family & I completely support their rezoning request.


Your signature(s) and date 10/10/23

CC: bocrec@hillscler.com
LampkinT@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Ravi and Payal Chatani, located at 1108 Abbeys Way, Tampa, FL 33602, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

Hillsborough County longs for land use like this. We have become so focused on growth in the ways of housing, commercial development, and warehouse space that we have forgotten with all this growth, our kids have needs too. There simply are not enough places for kids to get out kick the ball with their friends, especially in the surrounding areas to where this site is located. We have basketball courts and baseball fields, but youth soccer is one of the biggest the sport in terms of participation in the United States and we have the least amount real estate allocated to it. This facility will be an amazing addition to our community and we fully support the project. We would welcome the opportunity to speak with council members or any one that has an questions for us regarding our support for this rezoning.

Sincerely,

Ravi & Payal Chatani
1108 Abbeys Way
Tampa, FL 33602

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I **ANDRE GUERRA**, 2002 N Tampa St, Tampa, FL 33602 FL, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Soccer – specifically in Florida, is “the sport of the future” and one with momentum, and we desperately need more places for our kids to practice the sport in an organized, respectful, and civilized way. I have been made aware of the need to rezone the existing property for the proposed soccer facility and I strongly support it. Soccer’s Growth in the U.S. is being driven by young and diverse audiences but unfortunately locations for recreational soccer in the area have become very limited; and this project would provide much-needed availability to the youth in our community given that these are the kids that will be thriving in the near future. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 and hence will be compatible with the surrounding area; and the proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood and surrounding areas will benefit positively, and I support their rezoning request.

Your signature(s) and date

CC: boccrec@hillscler.com

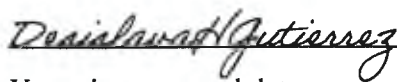
LampkinT@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Desislava H. Gutierrez, located at 10601 Drayton Ct., Tampa, FL 33626, **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/09/2023

Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Carlos Gutierrez, located at
10601 Drayton Ct., Tampa, FL 33626, **SUPPORT**
the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in
Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

Carlos Gutierrez 10/10/2023

Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602


Zoning Hearing Master and Board of County Commissioners:


We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust..) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Ali Mansour

_____ 10/09/23

Souad Mansour

_____ 10/09/23

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

I wholeheartedly support the rezoning of the property at Morris Bridge Road and the development of a "home" for Silva Academy. Christian Silva, through the development of Silva Academy, is serving a need within our community. We took an enormous leap of faith when we left the traditional club system to join the Select team at Silva Academy. Unlike the corporate soccer club conglomerates that care more about the financial well-being of the club than its players, Silva Academy has provided an environment that puts the development of the player first. We have seen first-hand our own child grow exponentially both in his physical abilities and mental fortitude through his training with Silva Academy. A proper facility will allow Christian to continue to provide opportunities to children like mine and continue to serve the needs of our community. Our boys who he trains deserve a place to call home where they can participate in and carry on the vision and passion that Christian has started through Silva Academy.

A handwritten signature in black ink, appearing to read 'Christina Pappas Matassini'. The signature is fluid and cursive, with a large initial 'C' and 'M'.

Christina Pappas Matassini

Hillsborough County Board of County Commissioners

601 E. Kennedy Blvd.

Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I James Michael Tatum, located at **12935 Morris Bridge Rd, Thonotosassa, FL 33592**, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/10/2023

James Michael Tatum

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I Corey Wilkerson, located at 4447 Tubular Run, Land O' Lakes, FL, 34638, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility and I can't think of a better way to impact our community! Locations for recreational soccer have become extremely limited and this project would provide access for the youth and adults in our community to train, develop and enjoy this beautiful game with their friends.

Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and my family & I completely support their rezoning request.


Your signature(s) and date

10/10/23

CC: bocrec@hillscler.com
LampkinT@hillsboroughcounty.org

Application No. 23-0422
Name: Joe Moreda
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 10-16-2023

Sent to Tom Lampkin Draft 10/16/2023

Rough Draft –Proposed Conditions

1. The site shall be limited to AS-1 zoning use or a soccer facility. The play fields, parking area, and a one-story, 2,000-square-foot concession (inclusive of accessory restrooms and storage) shall be as shown on the certified general site plan. The maximum height standards are as follows:
 - Maximum Building Height: 35 feet
 - Maximum Netting Height: 20 feetHowever, if the AS-1 option is selected it shall be developed with AS-1 requirements and other applicable regulations (as a standard AS-1 zoning district development).
2. The site shall be developed in substantial compliance with the General Site Plan. Adjustments may be made internal to the site to accommodate final engineering. However, the buffer width and screening requirements shall be provided in literal accord with the buffer/screening standards noted herein and the Land Development Code.
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
 - 3.1 On the east and west property boundary, an additional enhanced screening shall be provided consisting of:
 - A 20-foot buffer with Type “B” screening.
4. Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04.
5. The site design shall include the planting of one street tree per 40 feet of frontage and the planting of one canopy tree for every 50 feet of yard frontage shall also be required in accordance with the Urban Scenic Roadway requirements. Additionally, a six-foot-high hedge shall be planted in the area in between the trees.
6. Any time the field lighting is in use, it shall not exceed 1.0 f.c. at property lines next to any residential use or residentially zoned property or 2.0 f.c. at property lines next to any other property use.
7. The use of an amplification for music or announcements is not allowed.

8. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
9. The project shall be served by and limited to a maximum of one (1) vehicular connection to Morris Bridge Rd. as shown on the PD site plan. All other connections shall be closed/removed, and the sod shall be restored, as applicable.
10. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
11. If PD 23-0422 is approved, the County Engineer will approve a Design Exception (dated September 25, 2023) which was found approvable by the County Engineer (on September 28, 2023) for the Morris Bridge Rd. substandard roadway improvements, and which permits deviations from the TS-7 Typical Section standard. As Morris Bridge Rd. is a substandard arterial roadway, the developer will be required to make certain improvements to a portion Morris Bridge Rd. prior to concurrent with the initial increment of development, consistent with the Design Exception. Specifically, in addition to the sidewalk along the project's frontage required pursuant to Sec. 6.03.02 of the LDC, the developer shall be required to construct +/- 615 feet of sidewalk along the south side of Morris Bridge RD., between the western project boundary and Eloian Dr.
12. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 26 feet of right-of-way along its Morris Bridge Rd. frontage, such that 55-feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
13. 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.
14. 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.

15. 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.
16. 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.
17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
18. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
19. 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, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Application No. 23-0422
Name: James Tatum
Entered at Public Hearing: ZHM
Exhibit # 3 Date: 10/11/2023

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I James Michael Tatum, located at **12935 Morris Bridge Rd, Thonotosassa, FL 33592**, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.



James Michael Tatum

10/10/2023

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rezoning Application:

PD 23-0422

Zoning Hearing Master Date:

October 16 2023

BOCC Land Use Meeting Date:

December 12, 2023

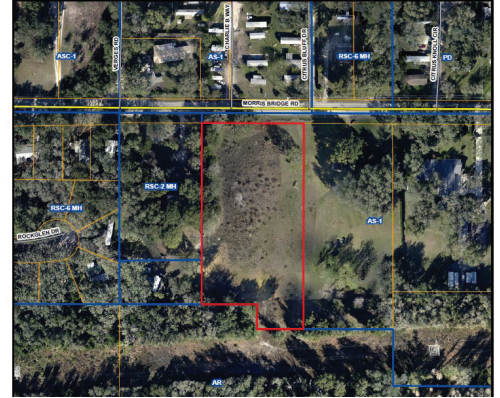


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Oswaldo E. Silva
 FLU Category: Residential-6
 Service Area: Rural
 Site Acreage: +/- 2.69 acres
 Community Plan Area: None
 Overlay: None
 Request: Rezone from AS-1 to PD



Introduction Summary:

The applicant proposes Planned Development (PD) to allow for 4 non-regulation soccer fields, an associated concession / restroom / storage structure, bleachers and parking area for participants. The applicant also requests a second option to maintain the existing AS-1 zoning standards.

Zoning:	Existing	Proposed
District(s)	AS-1	Planned Development
Typical General Use(s)	Single-Family Residential/Agricultural	Four (5 player v. 5 player) soccer fields with accessory structures
Acreage	+/- 2.69 acres	+/- 2.69 acres
Density/Intensity	Min. Lot size is 1 acre per SF dwelling.	Proposed FAR: 0.02
Mathematical Maximum*	Two SF dwellings (1 du/ac.)	Total Building Areas: 2,000 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	Planned Development
Lot Size / Lot Width	2.69 ac. / 248 ft. width	2.69 ac. / 248 ft. width
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	West (Side): 20' buffer w/ Type "B" Screening with additional vegetation East (Side): 20' buffer w/ Type "B" Screening with additional vegetation South (Rear) 20' buffer w/ Type "B" Screening
Height	50 ft.	20 ft.

Additional Information:

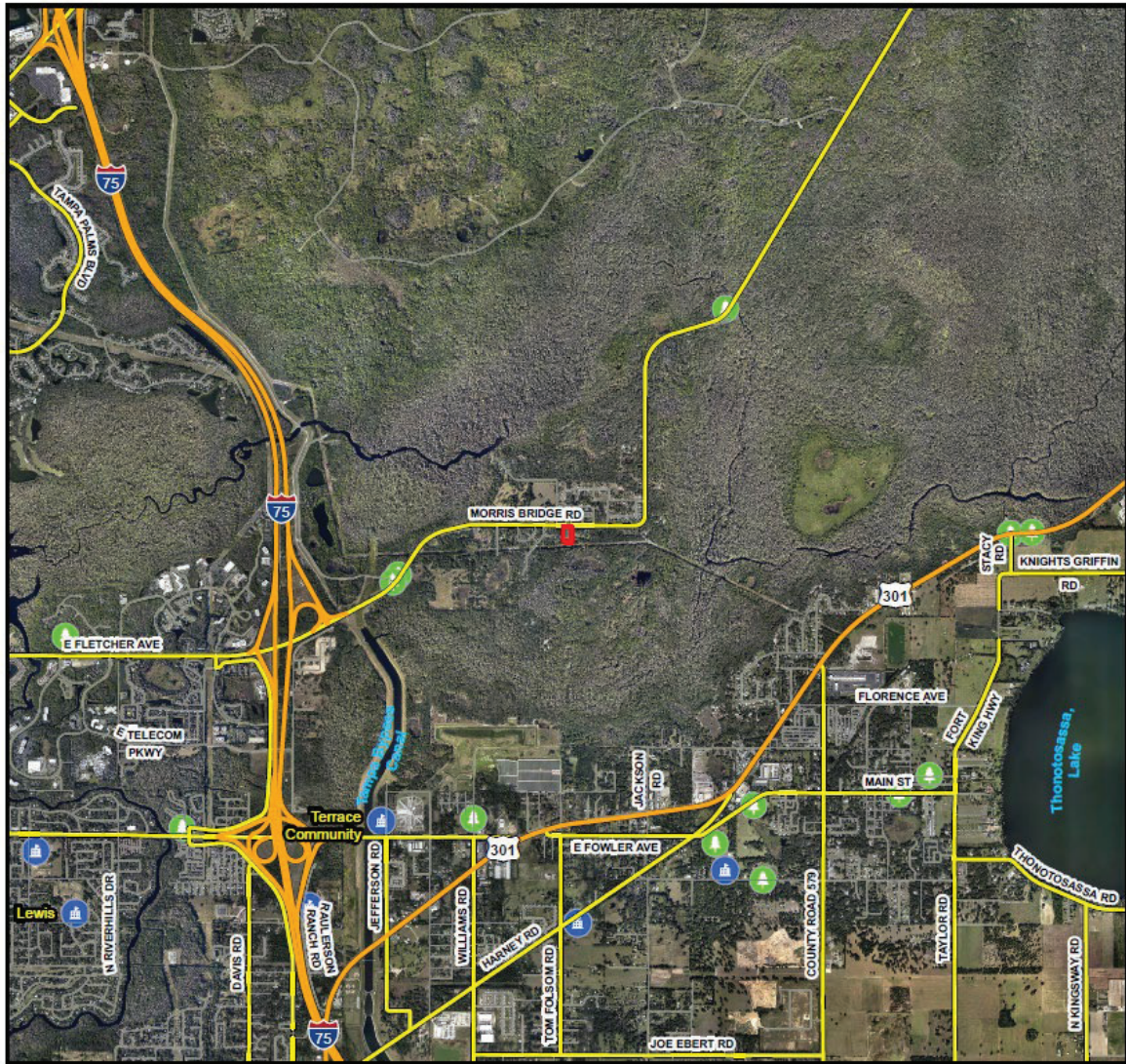
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None Requested.

Planning Commission Recommendation:
Inconsistent

Development Services Recommendation:
Not supportable.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

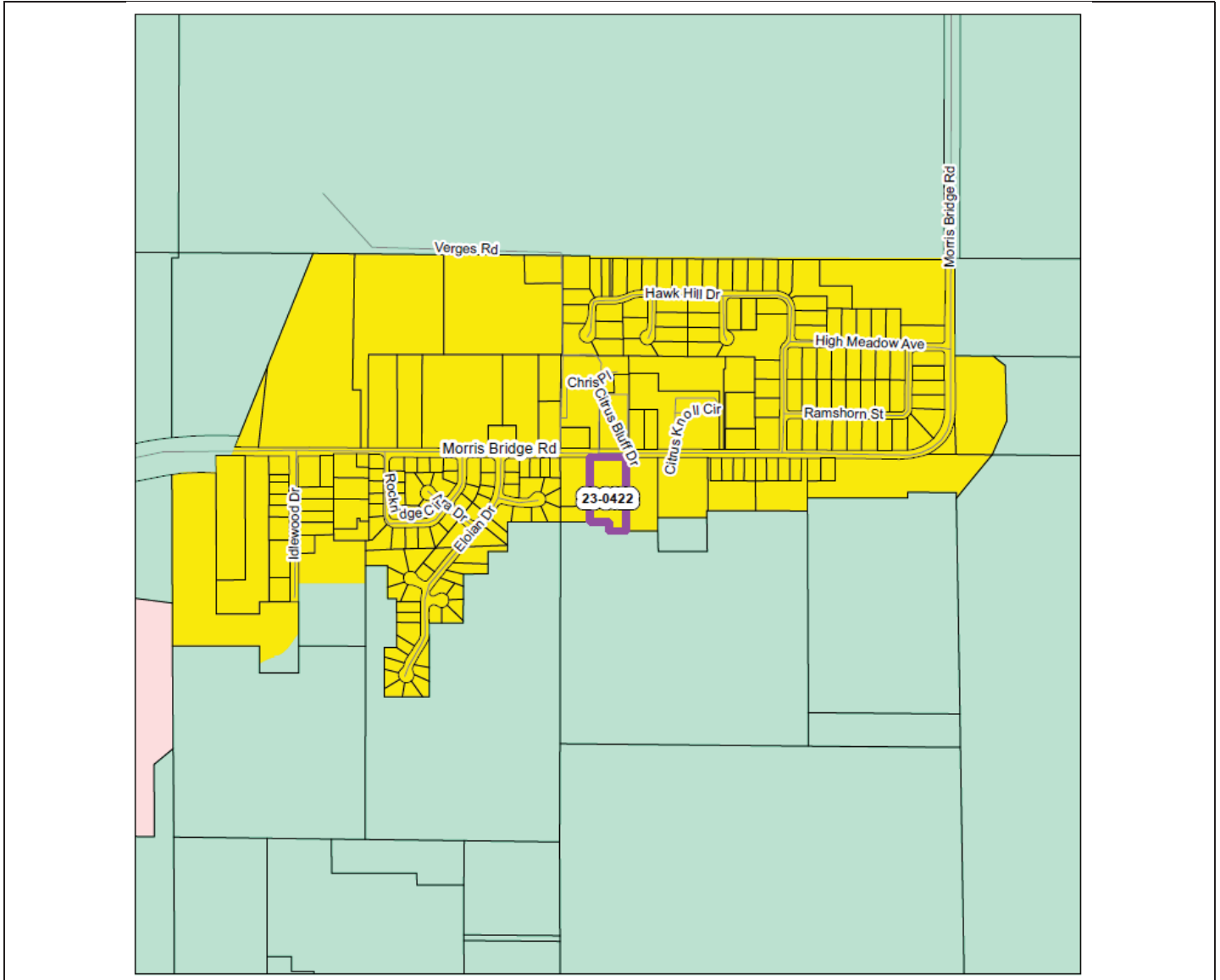


Context of Surrounding Area:

The 2.69 +/- acre site is located on the south side of Morris Bridge Road and approximately 575 feet east of Eloian Drive. The site is in the Rural Area and is not located in a Community Planning Area. The subject site is mainly surrounded by single-family residential homes, mobile homes, and conservation land located to the south of the subject site owned by Southwest Florida Water Management District (SWFWMD).

2.0 LAND USE MAP SET AND SUMMARY DATA

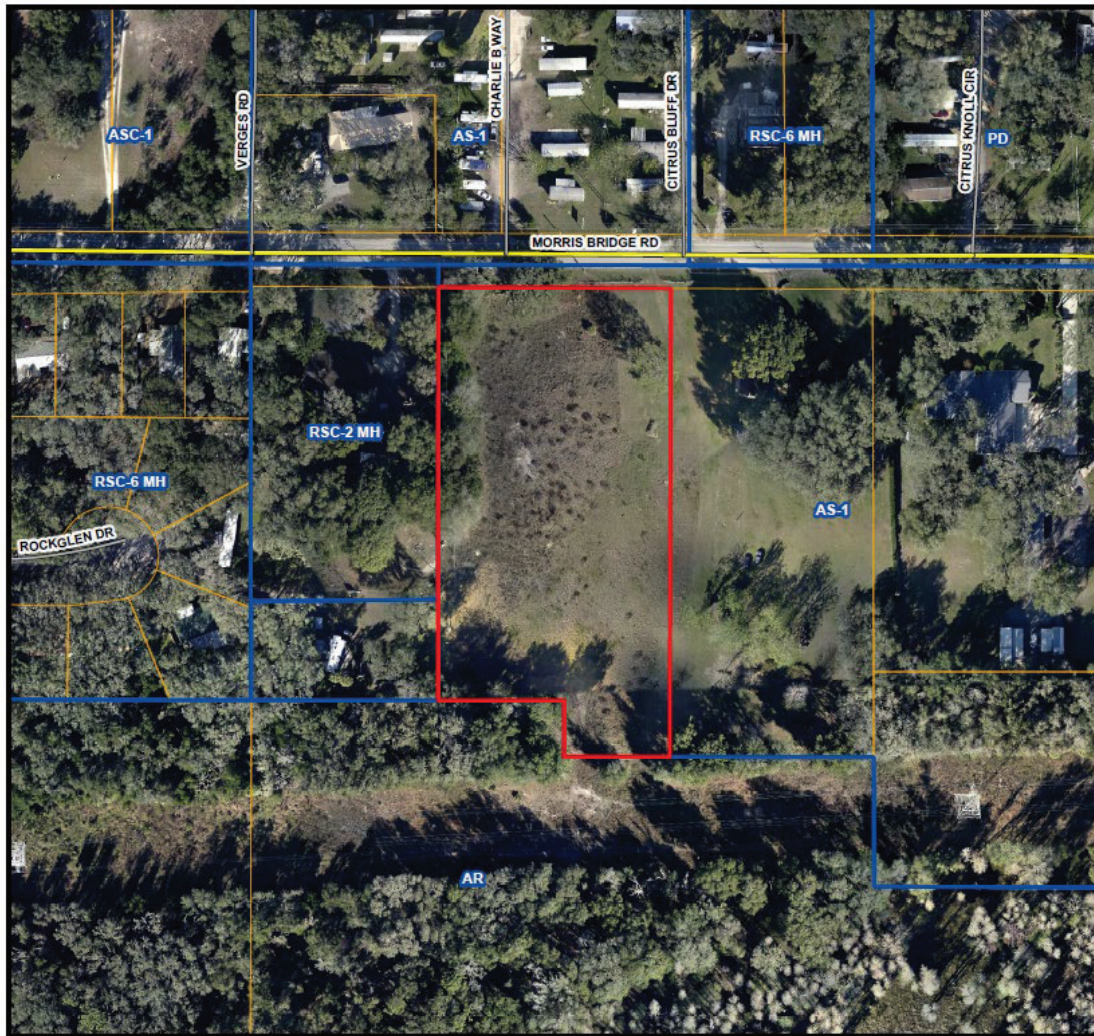
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (Res-96)
Maximum Density/F.A.R.:	Max. 6 du per acre / Max. 0.25 FAR
Typical Uses:	Typical uses of RES-6 include residential, suburban commercial, offices, multi-purpose, mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

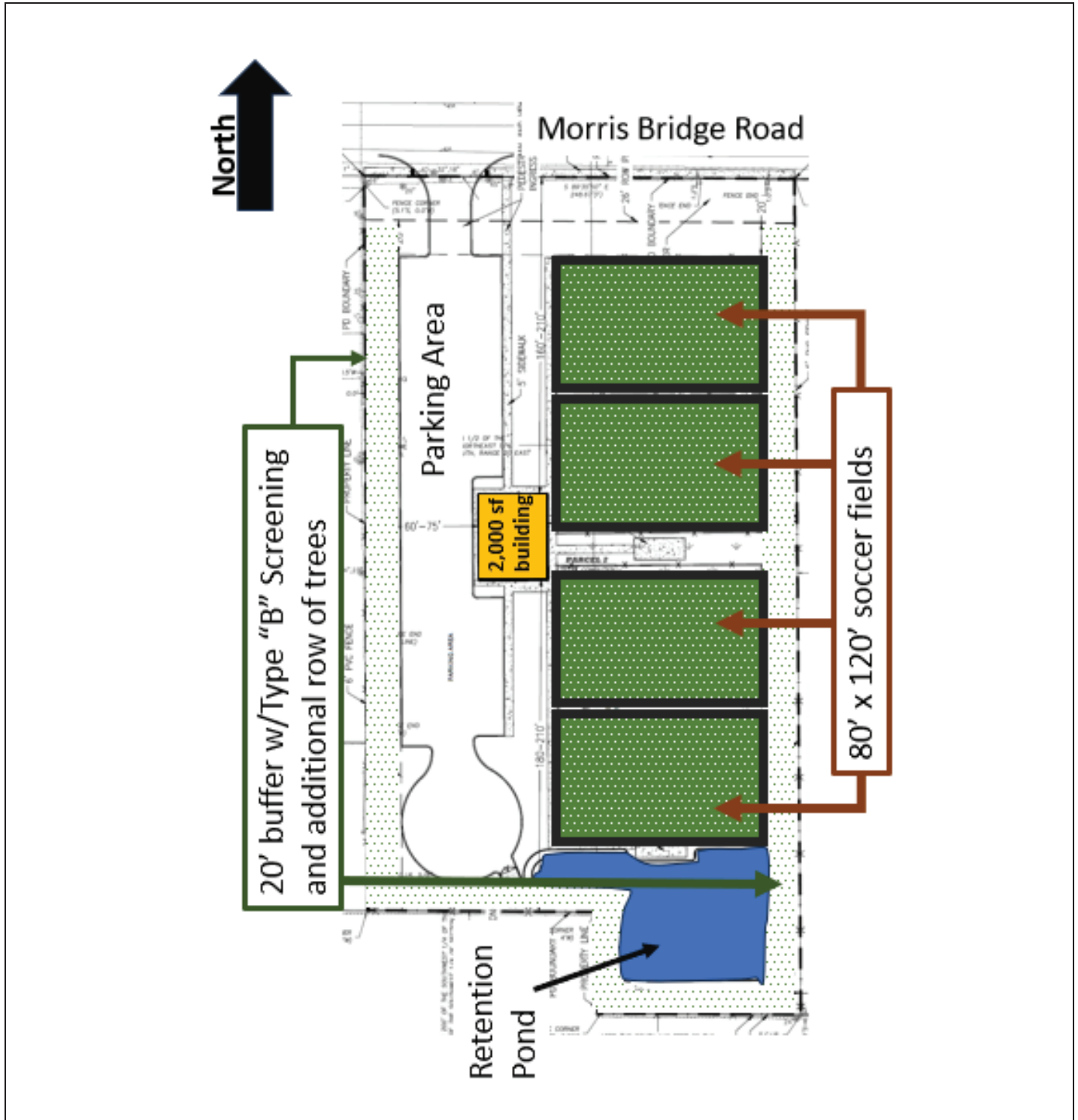


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	AS-1: 1 du per acre	Agricultural, Single-family	Mobile Homes
South	AR	Agricultural Rural	Conservation Area	Southwest Florida Water Management District
East	AS-1	AS-1: 1 du per acre	Agricultural, Single-family	Single-family residential
West	RSC-2 (01-1459 MH)	Min. Lot Size: 21,780 sf	Residential, Single-family Conventional and MH	Single-family residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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
Morris Bridge Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation (Option 1) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	285	4	66
Difference (+/-)	(+) 266	(+) 3	(+) 64

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Morris Bridge Rd./ Substandard Rd.	Design Exception Requested	Approvable
	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 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: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" 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 checked="" 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 type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Soccer Complex (Per Field [Mobility]) (Per 1,000 sf building area (Fire)) Mobility: \$60,220 * 4 = \$240,880 Fire: \$95 * 2 = \$190 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$13,038 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$23,745 Rural Mobility, Northeast Parks/Fire - Option 1) soccer training and event facility, 4 playing fields for 5v5 soccer (reduced size), 2,000 sf concession stand; Option 2) Single Family Home and Ag use.				

APPLICATION NUMBER: PD 23-0422

ZHM HEARING DATE: October 16, 2023

BOCC LUM MEETING DATE: December 12, 2023

Case Reviewer: Tim Lampkin, AICP

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes to rezone from ASC-1 to Planned Development for a property located on the south side of Morris Bridge Road, approximately 1 ½ miles east of the Interstate 75 on-ramp and approximately 575 feet east of Eloian Drive. The proposed Planned Development (PD) is to allow a (five players on each team) soccer training facility with four playing fields. On a standard soccer field, the number of players is eleven players per team. Accessory features include a 2,000-square-foot concession stand/restrooms/storage building, bleachers, and a parking area. Alternatively, the applicant requests to maintain existing AS-1 zoning requirements as a second option.

The site is in the Rural Area and is not located within a Community Planning Area. The subject site is mainly surrounded by single-family residential homes, mobile homes, and conservation land located to the south of the subject site owned by Southwest Florida Water Management District (SWFWMD).

Pursuant to the applicant's narrative request, the applicant proposes site design measures designed for greater compatibility with the surrounding residential uses. The applicant proposed the following restrictions to create more compatibility with and sensitivity to surrounding residential uses.

1. The applicant proposes to prohibit the use of amplified public announcement systems.
2. The lights will be designed to focus field lighting onsite and minimize spill over off site.
3. The concession building will be located near the central area of the site and away from the perimeter of the plan.

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; Part 6.06.00, Landscaping, Irrigation and Buffering Requirements or 6.07.00, Fences and Walls of the Land Development Code. The proposed soccer field development requires a 20-foot buffer with Type "B" screening along the perimeter, excluding Morris Bridge Road. The applicant is proposing additional screening along the east and west perimeter adjacent to the residentially developed properties, consisting of the following:

- Two staggered rows of trees 20' on center, with the second row of trees planted in line with the gaps from the first row. The trees shall not be closer than together than 20' when measuring from another tree in either row.

Planning Commission staff finds the proposed Planned Development is not consistent with the Unincorporated Hillsborough County Comprehensive Plan. Overall, Planning Commission staff has found that the site does not meet Commercial Locational Criteria (CLC) and a waiver to CLC is not supported by Planning Commission staff. Planning Commission also finds that the parcel would not allow for a gradual transition in intensity between the single-family residential uses located directly east and west of the subject property. The complete Planning Commission report may be found in the back-up materials.


Zoning staff acknowledges that the applicant has provided significant mitigation measures to protect the adjacent properties located to the immediate east and west of the subject site. However, while the parcel exceeds the minimum lot size of one acre required in the AS-1 zoning district, staff finds that potential adverse impacts due to the relatively narrow +/-248 lot width of the subject site for the proposed use makes it difficult to create an adequate transition of uses and buffering potential impacts of the proposed four soccer fields from the single-family along the west and east boundary perimeter.

Transportation Design Exception

1. Design Exception to waive Morris Bridge Road substandard road improvements. The applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated September 25, 2023) Morris Bridge Rd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 28, 2023).

5.2 Recommendation

Based on the above considerations, staff finds the request NOT supportable.

Zoning Administrator Sign Off:	 J. Brian Grady Mon Oct 16 2023 13:03:25
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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

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/05/2023

Revised: 10/12/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: RZ 23-0422

- 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 ZONING APPROVAL

New Conditions

1. The project shall be permitted two development options:
 - a. Option 1 shall permit up to four (4) non-regulation soccer fields with up to 2,000 s.f. of accessory structures to include concession, storage and bathroom facilities, restricted to a combined total of 160 players, patrons and employees; or,
 - b. Option 2 shall permit development in accordance with the Agricultural Single-Family Conventional – 1 (AS-1) zoning district.
2. Any development occurring pursuant to Option 1 shall proceed in accordance with the PD site plan, conditions 3 through 7 hereinbelow, the Hillsborough County Land Development Code, Transportation Technical Manual, and other applicable rules and regulations. Option 2 is not governed by a regulating site plan. Any development occurring pursuant to Option 2 shall proceed in accordance with zoning condition 1.a., the Hillsborough County Land Development Code, Transportation Technical Manual, and other applicable rules and regulations.

Conditions Applying Only to Development Option 1:

3. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
4. The project shall be served by and limited to a maximum of one (1) vehicular connection to Morris Bridge Rd. as shown on the PD site plan. All other connections shall be closed/removed, and the sod shall be restored, as applicable.
5. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
6. If PD 23-0422 is approved, the County Engineer will approve a Design Exception (dated September 25, 2023) which was found approvable by the County Engineer (on September 28, 2023) for the Morris Bridge Rd. substandard roadway improvements, and which permits deviations from the TS-7 Typical Section standard. As Morris Bridge Rd. is a substandard arterial roadway, the developer will be required to make certain improvements to a portion Morris Bridge Rd. prior to concurrent with the initial increment of development, consistent with the Design Exception. Specifically, in addition to the sidewalk along the project's frontage required pursuant to Sec. 6.03.02 of the LDC, the developer shall be required to

construct +/- 615 feet of sidewalk along the south side of Morris Bridge RD., between the western project boundary and Eloian Dr.

7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 26 feet of right-of-way along its Morris Bridge Rd. frontage, such that 55-feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Add the proposed uses to the site data table (using language consistent with the above conditions);
 - Add a note indicating “Development Option 2 allows AS-1 uses but does not have a site plan. See conditions of approval for more information.”
 - Label the PD site plan such that it clearly indicates the site plan is for development Option 1.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to a +/- 2.69 ac. parcel from Agricultural Single-Family - 1 (AS-1) to Planned Development (PD). The applicant is seeking entitlements which would permit 4 non-regulation soccer fields (i.e. each accommodates two 5 person teams) and up to 2,000 g.s.f. of accessory concession, storage uses. In addition, the applicant is proposing a 2nd development option which is essentially a Euclidean zoning within a PD, meaning that it is not site plan controlled and will not be subject to any restrictions which apply to the first option. This second option seeks to allow development under the existing Agricultural Single-Family – 1, (AS-1) standards.

Transportation Review Section staff has amended this report at the request of the County’s Zoning Section staff, and based on their assertion that they spoke with the applicant and confirmed that the PD narrative incorrectly states their request for an ASC-1 district (when it should have read AS-1).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis to support this zoning application. Staff has prepared a comparison (generally consistent with the applicant’s analysis) of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer’s Trip Generation Manual.

Existing Zoning:

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

Proposed Zoning (Worst-Case Scenario):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 4 Non-Regulation Soccer Fields with Accessory Uses (ITE Code 488)	285	4	66

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 266	(+) 3	(+) 64

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Morris Bridge Rd. is a publicly maintained 2-lane, undivided, substandard, arterial roadway characterized by +/- 10-foot-wide travel lanes in average condition. There are +/- 4-foot wide to 5-foot-wide bicycle facilities present on paved shoulders. There are no sidewalks along Morris Bridge Rd. in the vicinity of the proposed project.

Morris Bridge Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane facility. Pursuant to a determination by the County Engineer, although the area is within the rural services area (and as such preservation for a rural typical section would typically be applied), given the vast stretches of roadway which runs through ELAPP lands, significant wildlife habitat, as well as lands within the 100-year food zone as well as floodways, the County Engineer determined that a smaller urban roadway footprint (with closed stormwater systems which could locate pond sites in strategic locations designed to better minimize environmental and other impacts) is more appropriate for this roadway.

According to the Hillsborough County Transportation Technical Manual, a 4-lane divided urban collector roadway requires a right-of-way width of 110 feet. Given that the existing right-of-way is only 58 feet wide, the developer will be required to preserve an additional 26 feet of right-of-way for future improvements such that there is a minimum of 55 feet of right-of-way preserved south of the existing right-of-way centerline. Pursuant to the Hillsborough County Land Development Code (LDC), only certain interim uses may be permitted within the preserved right-of-way. All setbacks shall be calculated from the preserved right-of-way line.

SITE ACCESS AND CONNECTIVITY

Development Option 1

Vehicular and pedestrian access to the site will be provided via a single connection to Morris Bridge Rd. Access to the site will be via a full access connection; however, when the roadway is widening to 4-lanes the facility will be converted to a divided highway, and the project access may be restricted to right-in/right-out only access at that time (depending on median locations and spacing requirements).

Development Option 2

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of

plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

REQUESTED DESIGN EXCPEITION – MORRIS BRIDGE RD. (DEVELOPMENT OPTION 1 ONLY)

As Morris Bridge Rd. is a substandard arterial roadway, the developer is required to improve Morris Bridge Rd. (between the project access and the nearest roadway meeting applicable standards) to Hillsborough County standards. The applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated September 25, 2023) Morris Bridge Rd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 28, 2023). The deviations from the Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-lane Rural Local and Collector Roadways) include the following:

1. The developer shall be permitted to maintain the roadway within a +/- 58-foot-wide right-of-way rather than the 96-feet required pursuant to TS-7;
2. The developer shall be permitted to maintain 10-foot-wide travel lanes rather than the 12-foot-wide lanes required pursuant to TS-7;
3. The developer will be permitted to maintain the 4-foot-wide to 5-foot-wide paved shoulders, rather than the 8-foot-wide stabilized shoulders, of which 5-feet is required to be paved; and,
4. The developer will be permitted an indeterminate sidewalk spacing variance rather than the 29-foot-wide spacing between the edge of the through lane and closest edge of the sidewalk required per TS-7.

In addition to the sidewalk required along the project’s frontage pursuant to Land Development Code requirements, the developer is proposing to construct a minimum 5-foot-wide sidewalk along the south side of Morris Bridge Rd., between the western project boundary and Eloian Dr. (west of the project), for a distance of +/- 615 feet.

If PD 23-0422 is approved by the BOCC, the County Engineer will approve the Design Exception Request. This request shall apply only development occurring under Option 1. Development occurring under Option 2 will be required to go through the Section 6.04.02.B. Administrative Variance process and/or Design Exception process, as applicable/appropriate, at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for the adjacent roadway section is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Morris Bridge Rd.	I-75	Cross Creek Blvd.	D	F

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Thursday, September 28, 2023 12:56 PM
To: Steven Henry
Cc: Joe Moreda; Lampkin, Timothy; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 23-0422 - Design Exception Review
Attachments: 23-0422 DEAdIn 09-26-23.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 23-0422 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, September 27, 2023 6:05 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Cc: Ratliff, James <RatliffJa@hillsboroughcounty.org>
Subject: RZ PD 23-0422 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is approvable to me, please include the following people in your response email:

shenry@lincks.com
jmoreda@gardnerbrewer.com
lampkint@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

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

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LINCKS & ASSOCIATES, INC.

September 25, 2023

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: La Cancha Soccer
PD 23-0422
Folio Number: 059950.3000
Lincks Project No. 23102

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L – Existing Facilities for Morris Bridge Road from I-75 to the project access.

According to the Hillsborough County Roadways Functional Classification Map, Morris Bridge Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

The developer proposes to rezone the property to Planned Development to allow a soccer complex.

Table 1 provides the trip generation for the project.

The access to serve the project is proposed to be one (1) full access to Morris Bridge Road that is to align with Charlie B Way at the northside of Morris Bridge Road.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Morris Bridge Road from I-75 to the project access. The existing Morris Bridge Road has the following characteristics:

- Two (2) lane rural roadway
- Eleven (11) foot travel lanes
- Four/five (4/5) foot paved shoulders/bike lanes
- No sidewalks

The following exception is requested to accommodate the proposed project.

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way is approximately 70 feet.

Mr. Mike Williams
September 25, 2023
Page 2

- 2) Lane Width – TS-7 has twelve (12) foot lanes. The existing road has eleven (11) foot lanes.
- 3) Sidewalk – TS-7 has five (5) foot sidewalk on both sides of the road. There are no sidewalks within the subject segment of Morris Bridge Road.

The justification for the Design Exception is as follows:

1. The subject property has limited frontage along Morris Bridge Road.
2. The proposed project is a relatively low traffic generator.
3. The developer proposes to construct a sidewalk along the project frontage and extend it to the west, approximately 615 feet to Eloian Drive, as shown in Figure 1.

Based on the above, it is our opinion, the proposed improvements to Morris Bride Road mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

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

Mr. Mike Williams
September 25, 2023
Page 3

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



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

- Disapproved
- Approved
- Approved with Conditions

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1
ESTIMATED PROJECT TRIP GENERATION (1)

<u>Land Use</u>	ITE <u>Land Use</u> Code	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Soccer Complex	488	4 Fields	285	2	2	4	44	22	66

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.



REVISED: 09/25/23

CHARLIE B WAY

REQUIRED LENGTH (250 FT)

ADDITIONAL LENGTH (615 FT)

PROPOSED SIDEWALK (865 FT)

ELOIAN DR.

MORRIS BRIDGE RD.

PROPOSED PROJECT



FIGURE 1
SIDEWALK IMPROVEMENTS

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL
CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



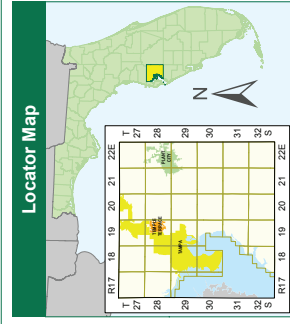
Legend

- Functional Classifications
Authority, Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 STATE-94 PLANNED DEVELOPMENT DISTRICTS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 6.08.00 SIGNAGE AND SIGNAGE PLACEMENT
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

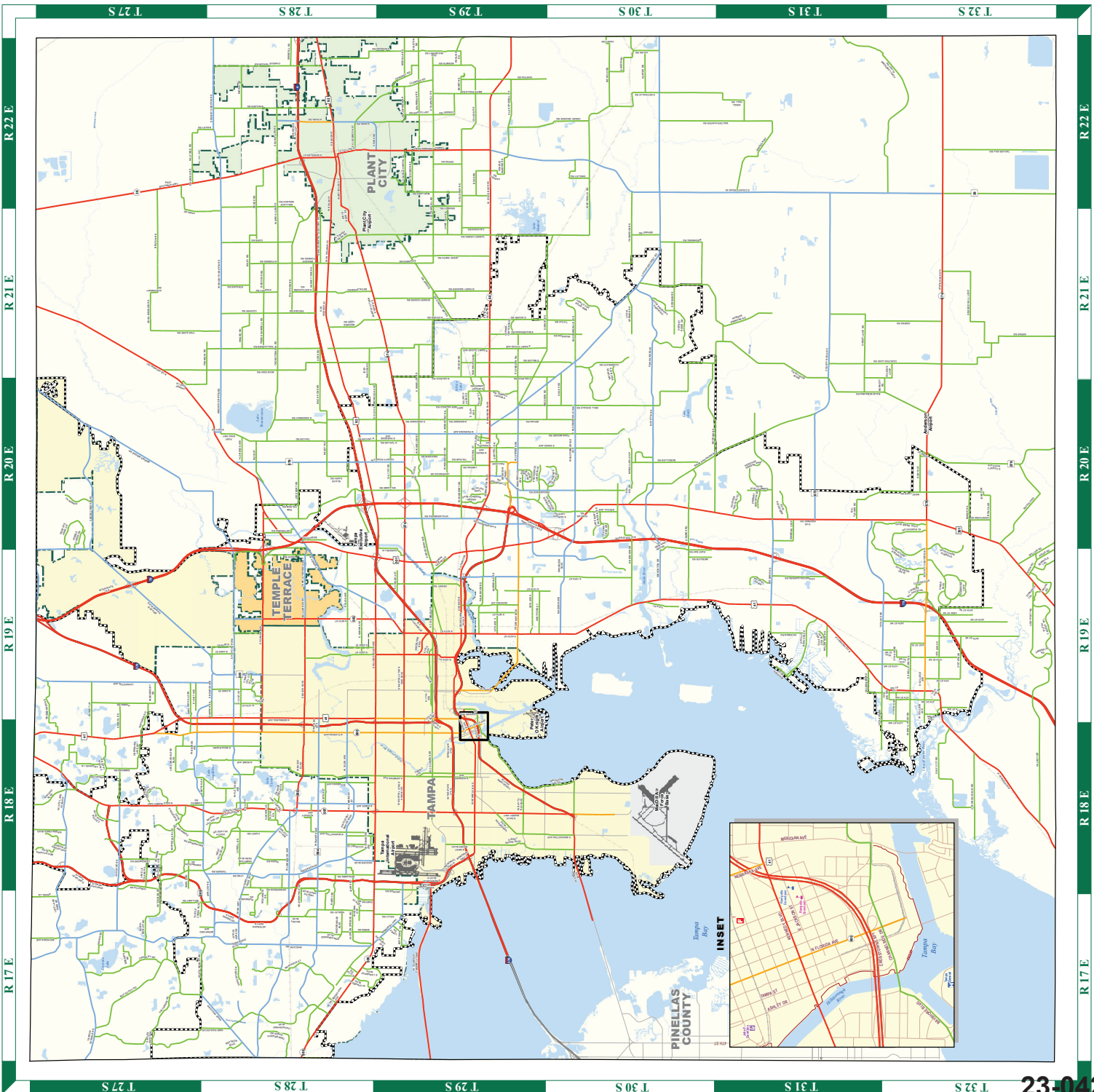
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant, represent, or guarantee the accuracy of the information shown on this map. The map is for informational purposes only and does not constitute an offer or any other representation or warranty. The map is not intended to be used for any purpose other than that for which it was prepared.

SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any other purpose. The map is not intended to be used for any purpose other than that for which it was prepared. Users of the map are hereby notified that the above-stated public information sources should be consulted for verification of the information contained on this map.

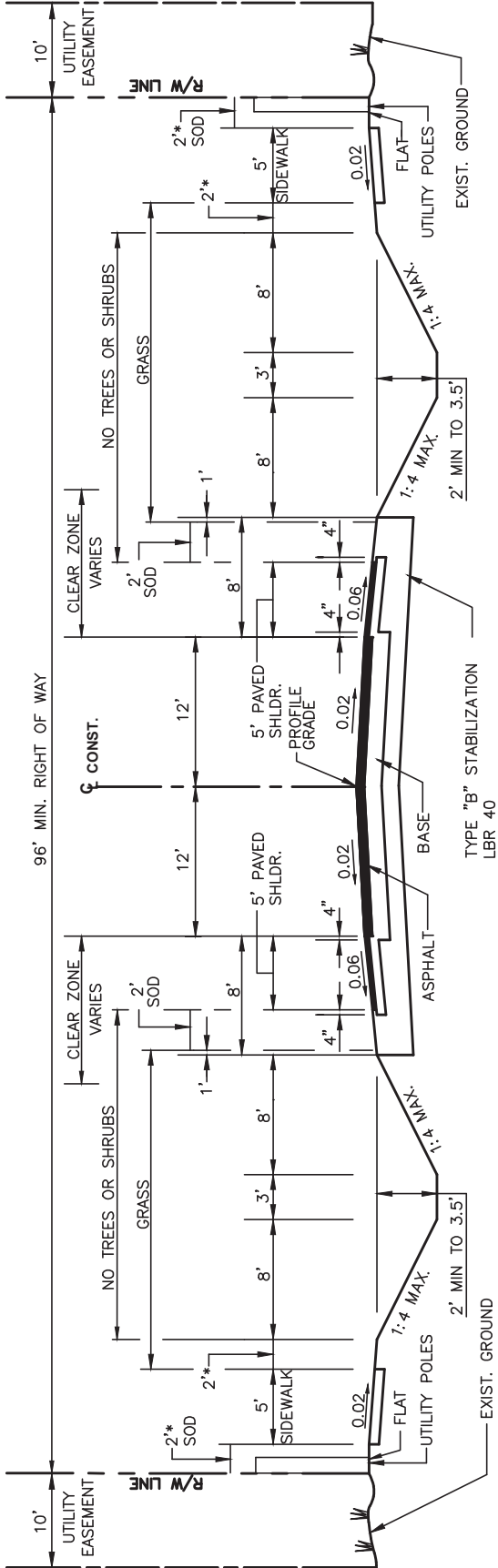
601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-7



DRAWING NO. TS-7
SHEET NO. 1 OF 1



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

**Hillsborough
County Florida**



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17

Transportation Comment Sheet

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
Morris Bridge Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation (Option 1) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	285	4	66
Difference (+/-)	(+) 266	(+) 3	(+) 64

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Morris Bridge Rd./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Monday, October 9, 2023 2:30 PM
To: Rome, Ashley
Subject: FW: Rezoning Support RZ-PD 23-0422
Attachments: Rezoning Support (RZ-PD 23-0422).docx

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | **VoIP:** 39680

M: (813) 272-5600

E: odellcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

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: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Sent: Monday, October 9, 2023 12:15 PM
To: Ivan Mejia <imb.i15@gmail.com>; Hearings <Hearings@HillsboroughCounty.ORG>
Cc: boccrec@hillscler.com; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: FW: Rezoning Support RZ-PD 23-0422

Good morning:

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the 23-0540 application's record. Please note that this application is being heard at the **10/16/2023** Zoning Hearing Master (ZHM) Hearing at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 6:00 p.m.

Please be advised, if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@HillsboroughCounty.org) by the cutoff date (on **10/12/2023 by 5:00 p.m.**) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation. However, please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

If you wish to speak at the hearing, either in person or by virtual participation, **starting one week before the hearing**, please sign up at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes prior to the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

How to participate in the Rezoning Process:

The ZHM hearing officer makes a recommendation to the BOCC, which can either approve or disapprove the proposed rezoning during the public meeting.

The officer's recommendation is based on the testimony and evidence presented during the officer's public hearing or submitted in writing 2 business days before the hearing. Testimony and evidence include presentations and documents provided to the hearing officer by the applicant, members of the public, and the staff. It is important for people to present testimony and evidence at this hearing since **no new testimony and evidence can be presented at the BOCC meeting**. The rezoning record is closed at the conclusion of the public hearing.

People who wish to testify in opposition to the rezoning request at the public hearing are limited to 15 minutes for all opposition speakers combined. People who wish to support the rezoning request are subject to the same time limit.

Within 15 working days of the public hearing, the hearing officer will issue his recommendation to the BOCC. If you participated in the public hearing and provided your name, address, and self-addressed envelope to the clerk, you will receive a copy of the recommendation. You can have access to the recommendation on the web following the PGM Store instructions.

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hillsboroughcounty.org/pgm>. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 23-0422.**

If you need further information regarding this application, please don't hesitate to reach me at the number below.

Tim Lampkin, AICP
Principal Planner

Community Development Section

Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

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: Ivan Mejia <imb.i15@gmail.com>

Sent: Monday, October 9, 2023 11:35 AM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>

Subject: Rezoning Support RZ-PD 23-0422

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good morning, I hope this email finds you well.

I'm writing to you today hoping you take 5 minutes of your time to read the attached letter of support for rezoning.

Appreciate your time and consideration.

Regards,

Ivan Mejia Barnichta

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602
October 9, 2023

Zoning Hearing Master and Board of County Commissioners:

I, Ivan Mejia Barnichta, located at 5208 Headland Hills Ave, Tampa FL 33628, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I am writing to express my enthusiastic support for the proposed rezoning that would allocate space for soccer fields within our community. The potential benefits of such a development are numerous and would undoubtedly enhance the overall quality of life for our residents.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area.

Soccer is one of the world's most popular sports, known for promoting physical fitness, teamwork, and a sense of community. By providing accessible and well-maintained soccer fields in our area, we would be fostering a healthy and active lifestyle among our residents, especially our youth.

Soccer brings people of all ages and backgrounds together, providing a space for social interaction and fostering a sense of belonging. This sense of unity can strengthen our community fabric and promote positive relationships among our diverse population.

Additionally, the availability of soccer fields can have economic benefits. Hosting soccer tournaments and events can attract visitors from neighboring areas, leading to increased business for local restaurants, shops, and hotels. This economic boost can, in turn, lead to job creation and additional revenue for the community.

In conclusion, I believe that rezoning to include soccer fields is a forward-thinking and community-centric decision. It aligns with our goals of promoting health, fostering a sense of togetherness, and bolstering our local economy. I strongly urge you to support this proposal for the betterment of our community.

Thank you for your time and consideration. I look forward to a brighter and more vibrant future for our community.

A rectangular box containing a handwritten signature. On the left side of the box is a large, bold 'X' mark. To the right of the 'X' is the name 'Ivan Mejia' written in a cursive, handwritten style.

Ivan mejia

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:42 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Importance: High

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



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

From: Sara Busquets-Suppa <smsuppa@yahoo.com>
Sent: Monday, October 9, 2023 5:08 PM
To: bocrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

External email: Use caution when clicking on links, opening attachments or replying to this email.

Zoning Hearing Master and Board of County Commissioners:

I Sara Busquets, located at 3114 Bellericay Lane Land O lakes FL 34638, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. I believe that this project aligns with our community's needs and values, and it offers numerous benefits that would greatly enhance the quality of life for our residents and contribute positively to our local economy. Below are some compelling reasons why I believe this rezoning request should be approved:

Community Engagement: Soccer is a beloved sport in our community, and the proposed facility would serve as a hub for soccer enthusiasts of all ages. It will promote physical activity, teamwork, and healthy competition among our residents.

Skill Development: The non-traditional soccer training methods employed by this facility are innovative and tailored to improve players' skills rapidly. This approach can benefit aspiring athletes, from beginners to advanced players, by providing them with access to cutting-edge training techniques.

Economic Growth: The establishment of this facility will likely attract visitors from neighboring areas, thereby boosting local businesses, including restaurants, hotels, and shops.

Revitalization of Unused Property: The rezoning of this property will breathe new life into an underutilized area, contributing to the beautification and overall development of our community.

Enhanced Property Values: Studies have shown that well-maintained sports facilities can have a positive impact on nearby property values. This project could potentially increase property values for homeowners in the vicinity.

I have witnessed firsthand the positive impact that a facility like proposed here has had on our community, especially on my own family. My son, Sebastian, has been attending training sessions

with Silva Academy for the past 2 years, and I cannot emphasize enough how it has transformed his soccer journey and contributed to his personal growth.

Sebastian began his soccer journey as a passionate young player, and thanks to the facility as proposed above with their unique and innovative training methods, he has not only developed exceptional soccer skills but has also learned valuable life lessons. The coaching staff, who are dedicated and highly skilled, have played a pivotal role in his development, instilling discipline, teamwork, and a strong work ethic.

We have witnessed camaraderie among parents and players as they come together to support each other and celebrate the achievements of our budding athletes. I firmly believe that granting approval for the rezoning request is not only in the best interest of our community but also in the best interest of future generations of young athletes like Sebastian. These facilities have become a second home for him, a place where he has honed his skills and forged lifelong friendships.

Thank you for your time and consideration. I look forward to seeing our community thrive with the addition of this innovative sports facility

Thank you!
Sara Busquets

Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Thursday, October 12, 2023 1:19 PM
To: Sara Busquets-Suppa
Cc: Boccrec; Timoteo, Rosalina; Mason, Carmen; Rome, Ashley
Subject: RE: [EXTERNAL] Fw: Rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

External email: Use caution when clicking on links, opening attachments or replying to this email.

Your email has been forwarded to [Development Services](#)

From: Sara Busquets-Suppa <smsuppa@yahoo.com>
Sent: Thursday, October 12, 2023 9:54 AM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] Fw: Rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

Zoning Hearing Master and Board of County Commissioners:

I Sara Busquets, located at 3114 Bellericay Lane Land O lakes FL 34638, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. I believe that this project aligns with our community's needs and values, and it offers numerous benefits that would greatly enhance the quality of life for our residents and contribute positively to our local economy. Below are some compelling reasons why I believe this rezoning request should be approved:

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Thank you for your time and consideration. I look forward to seeing our community thrive with the addition of this innovative sports facility

Thank you!
Sara Busquets

Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Thursday, October 12, 2023 5:32 PM
To: Timoteo, Rosalina; Mason, Carmen; Rome, Ashley
Subject: FW: rezoning from gerardo cancio
Attachments: CCF10112023.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

From: gera cancio <gmarcel2017@outlook.com>
Sent: Thursday, October 12, 2023 3:40 PM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] rezoning from gerardo cancio

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

Thank you for take your value time to help.
Sent from [Outlook \[aka.ms\]](#)

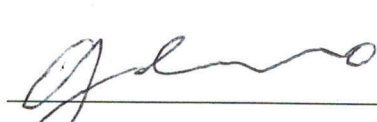
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I (Your Name) Gerardo Cancio, located at
(Your Address) 114 Camelot Ridge Dr Brandon FL,

SUPPORT the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in
Unincorporated Hillsborough County, FL.

I (We) have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I (we) support their rezoning request.



Your signature(s) and date

10/11/2023

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:42 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Support letter
Attachments: Support Letter_V2 completed.pdf

Importance: High

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673
E: LampkinT@hillsboroughcounty.org
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: Jessica Carroll <Jessey86@msn.com>
Sent: Monday, October 9, 2023 5:23 PM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; jmoreda@gardnerbrewer.com
Subject: Support letter

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello, attached you will find our support letter to rezone the existing property for the proposed soccer facility, We truly believe this will not only benefit Mr. Silva but will also provide a home field for our children to practice while also creating memories and friendships with team members and other family members. We thank you for your consideration for this project.


Sincerely,
Jessica Carroll and Juan Carlos Cruz Figueroa

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I (Your Name) _Jessica Carroll_ and Juan Carlos Cruz
Figueroa, located at (Your Address)
_____10106 Belleville Place Tampa, FL
33624_____, **SUPPORT** the rezoning of (**RZ-**
PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I (We) have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I (we) support their rezoning request.



Your signature(s) and date

_____10/09/2023_____

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

From: [Boccrec](#)
To: [Timoteo, Rosalina](#); [Mason, Carmen](#); [Rome, Ashley](#)
Subject: FW: Support letter
Date: Thursday, October 12, 2023 5:32:28 PM
Attachments: [Support letter .msg](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

From: Jessica Carroll <jessey86@msn.com>
Sent: Thursday, October 12, 2023 2:44 PM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] Fwd: Support letter

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Get [Outlook for iOS \[aka.ms\]](#)

From: [Jessica Carroll](#)
To: boccrec@hillscler.com; [Lampkin, Timothy](#); [Grady, Brian](#); [Heinrich, Michelle](#); imoreda@gardnerbrewer.com
Subject: Support letter
Date: Tuesday, October 10, 2023 5:35:18 AM
Attachments: [Support Letter V2 completed.pdf](#)

Hello, attached you will find our support letter to rezone the existing property for the proposed soccer facility, We truly believe this will not only benefit Mr. Silva but will also provide a home field for our children to practice while also creating memories and friendships with team members and other family members. We thank you for your consideration for this project.

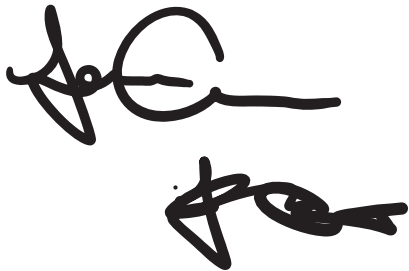
Sincerely,
Jessica Carroll and Juan Carlos Cruz Figueroa

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I (Your Name) Jessica Carroll and Juan Carlos Cruz
 Figueroa, located at (Your Address)
 10106 Belleville Place Tampa, FL
 33624, **SUPPORT** the rezoning of (**RZ-**
PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I (We) have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I (we) support their rezoning request.



Your signature(s) and date

_____10/09/2023_____

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:44 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: SUPPORT FOR REZONING of RZ-PD 23-0422
Attachments: Support Letter -Rezoning of RZ-PD 23-0422.docx

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

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: Ravi Chatani <ravi_chatani@yahoo.com>
Sent: Tuesday, October 10, 2023 9:24 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Cc: Payal Chatani <payalchatani@gmail.com>
Subject: SUPPORT FOR REZONING of RZ-PD 23-0422

Dear Zoning Hearing Master and Board of County Commissioners:

We, Ravi and Payal Chatani, located at 1108 Abbeys Way, Tampa, FL 33602, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

Hillsborough County longs for land use like this. We have become so focused on growth in the ways of housing, commercial development, and warehouse space that we have forgotten with all this growth, our kids have needs too. There simply are not enough places for kids to get out kick the ball with their friends, especially in the surrounding areas to where this site is located. We have basketball courts and baseball fields, but youth soccer is one of the biggest the sport in terms of participation in the United States and we have the least amount real estate allocated to it. Our son, who is an avid soccer player, literally practices in the street because south Tampa has almost no land allocated to field space. We literally have to drive 25 minutes to find a field a goal that will allow him to play. This facility will solve that issue for our son and countless other kids in the area. It will truly be an amazing addition to our community and we fully support the project.

We would welcome the opportunity to speak with council members or any one that has an questions for us regarding our support for this rezoning.

Sincerely,

Ravi & Payal Chatani
1108 Abbeys Way
Tampa, FL 33602
(727) 692-3730

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Ravi and Payal Chatani, located at 1108 Abbeys Way, Tampa, FL 33602, **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

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We would welcome the opportunity to speak with council members or any one that has an questions for us regarding our support for this rezoning.

Sincerely,

Ravi & Payal Chatani
1108 Abbeys Way
Tampa, FL 33602

Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Tuesday, October 10, 2023 3:36 PM
To: Ravi Chatani
Cc: Boccrec; Timoteo, Rosalina; Mason, Carmen; Rome, Ashley
Subject: RE: [EXTERNAL] Fw: SUPPORT FOR REZONING of RZ-PD 23-0422

External email: Use caution when clicking on links, opening attachments or replying to this email.

I have sent this email to Development Services to be included in the party of record.

From: Ravi Chatani <ravi_chatani@yahoo.com>
Sent: Tuesday, October 10, 2023 1:20 PM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] Fw: SUPPORT FOR REZONING of RZ-PD 23-0422

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

Dear Zoning Hearing Master and Board of County Commissioners:

We, Ravi and Payal Chatani, located at 1108 Abbeys Way, Tampa, FL 33602, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

Hillsborough County longs for land use like this. We have become so focused on growth in the ways of housing, commercial development, and warehouse space that we have forgotten with all this growth, our kids have needs too. There simply are not enough places for kids to get out kick the ball with their friends, especially in the surrounding areas to where this site is located. We have basketball courts and baseball fields, but youth soccer is one of the biggest the sport in terms of participation in the United States and we have the least amount real estate allocated to it. Our son, who is an avid soccer player, literally practices in the street because south Tampa has almost no land allocated to field space. We literally have to drive 25 minutes to find a field a goal that will allow him to play. This facility will solve that issue for our son and countless other kids in the area. It will truly be an amazing addition to our community and we fully support the project.

We would welcome the opportunity to speak with council members or any one that has an questions for us regarding our support for this rezoning.

Sincerely,

Ravi & Payal Chatani
1108 Abbeys Way
Tampa, FL 33602
(727) 692-3730

Rome, Ashley

From: Medrano, Maricela
Sent: Wednesday, October 11, 2023 10:09 AM
To: Timoteo, Rosalina; Rome, Ashley
Subject: POR
Attachments: Support Letter -Rezoning of RZ-PD 23-0422.docx

Good morning. Here is a POR. Thank you.

Maricela Medrano de Luna, MPA, AICP

Executive Planner

Zoning Customer Engagement Team Leader
Development Services Department (DSD)

P: (813) 272-5852

C: (813) 446-6617

M: (813) 272-5600

E: medranom@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Ravi and Payal Chatani, located at 1108 Abbeys Way, Tampa, FL 33602, **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

Hillsborough County longs for land use like this. We have become so focused on growth in the ways of housing, commercial development, and warehouse space that we have forgotten with all this growth, our kids have needs too. There simply are not enough places for kids to get out kick the ball with their friends, especially in the surrounding areas to where this site is located. We have basketball courts and baseball fields, but youth soccer is one of the biggest the sport in terms of participation in the United States and we have the least amount real estate allocated to it. This facility will be an amazing addition to our community and we fully support the project.

We would welcome the opportunity to speak with council members or any one that has an questions for us regarding our support for this rezoning.

Sincerely,

Ravi & Payal Chatani
1108 Abbeys Way
Tampa, FL 33602

Rome, Ashley

From: Heinrich, Michelle
Sent: Monday, October 9, 2023 3:48 PM
To: Rome, Ashley
Cc: Lampkin, Timothy; Grady, Brian
Subject: FW: SUPPORT the rezoning of (RZ-PD 23-0422)
Attachments: Support Letter_AG.pdf

Ashley,
Please place into the POR folder for 23-0422. Thanks.

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167
E: heinrichm@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Andre Guerra <a.guerra.be@gmail.com>
Sent: Monday, October 9, 2023 3:27 PM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; jmoreda@gardnerbrewer.com
Subject: SUPPORT the rezoning of (RZ-PD 23-0422)

External email: Use caution when clicking on links, opening attachments or replying to this email.

This email and letter attached is to SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Soccer – specifically in Florida, is “the sport of the future” and one with momentum, and we desperately need more places for our kids to practice the sport in an organized, respectful, and civilized way. I have been made aware of the need to rezone the existing property for the proposed soccer facility and I strongly support it. Soccer’s growth in the

U.S. is being driven by young and diverse audiences but unfortunately locations for recreational soccer in the area have become very limited; and this project would provide much-needed availability to the youth in our community given that these are the kids that will be thriving in the near future. Additionally, the proposed non-traditional 5 v. 5 soccer fields are **much smaller than typical soccer fields** hosting 11 v. 11 and hence will be compatible with the surrounding area; and the proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood and surrounding areas will benefit positively, and I support their rezoning request.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I **ANDRE GUERRA**, 2002 N Tampa St, Tampa, FL 33602 FL, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Soccer – specifically in Florida, is “the sport of the future” and one with momentum, and we desperately need more places for our kids to practice the sport in an organized, respectful, and civilized way. I have been made aware of the need to rezone the existing property for the proposed soccer facility and I strongly support it. Soccer’s Growth in the U.S. is being driven by young and diverse audiences but unfortunately locations for recreational soccer in the area have become very limited; and this project would provide much-needed availability to the youth in our community given that these are the kids that will be thriving in the near future. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 and hence will be compatible with the surrounding area; and the proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood and surrounding areas will benefit positively, and I support their rezoning request.

Andre Guerra

Digitally signed by Andre Guerra
DN: cn=Andre Guerra, o, ou,
email=a.guerra.be@gmail.com, c=US
Date: 2023.10.09 15:11:18 -04'00'

Your signature(s) and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Thursday, October 12, 2023 8:56 AM
To: Rome, Ashley
Cc: Heinrich, Michelle
Subject: FW: SUPPORT the rezoning of (RZ-PD 23-0422)
Attachments: Support Letter_AG.pdf

Hi Ashley,

Please upload into POR for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673
E: LampkinT@hillsboroughcounty.org
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: Andre Guerra <a.guerra.be@gmail.com>
Sent: Thursday, October 12, 2023 8:46 AM
To: boccrec@hillsclerk.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: SUPPORT the rezoning of (RZ-PD 23-0422)

External email: Use caution when clicking on links, opening attachments or replying to this email.

This email and letter attached is to SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Soccer – specifically in **Florida**, is **“the sport of the future” and one with momentum**, and we **desperately need more places for our kids to practice the sport in an organized, respectful, and civilized way**. I have been made aware of the need to rezone the existing property for the proposed soccer facility and I strongly support it. Soccer’s **growth in the U.S. is being driven by young and diverse audiences but unfortunately locations for recreational soccer in the area have become very limited**; and this project would provide much-needed availability to the youth in our community given that these are the kids that will be thriving in the near future. Additionally, the proposed non-traditional 5 v. 5 soccer fields are **much smaller than typical soccer fields** hosting 11 v. 11 and hence will be compatible with the surrounding area; and the proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood and surrounding areas will benefit positively, and I support their rezoning request.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I **ANDRE GUERRA**, 2002 N Tampa St, Tampa, FL 33602 FL, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Soccer – specifically in Florida, is “the sport of the future” and one with momentum, and we desperately need more places for our kids to practice the sport in an organized, respectful, and civilized way. I have been made aware of the need to rezone the existing property for the proposed soccer facility and I strongly support it. Soccer’s Growth in the U.S. is being driven by young and diverse audiences but unfortunately locations for recreational soccer in the area have become very limited; and this project would provide much-needed availability to the youth in our community given that these are the kids that will be thriving in the near future. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 and hence will be compatible with the surrounding area; and the proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood and surrounding areas will benefit positively, and I support their rezoning request.

Andre Guerra

Digitally signed by Andre Guerra
DN: cn=Andre Guerra, o, ou,
email=a.guerra.be@gmail.com, c=US
Date: 2023.10.09 15:11:18 -04'00'

Your signature(s) and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:43 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Support Letter - soccer facility proposal
Attachments: Support Letter_CG2.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

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: Carlos Gutierrez <carlosgutierrez1526@gmail.com>
Sent: Tuesday, October 10, 2023 12:53 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Support Letter - soccer facility proposal

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please see attached.

Kind regards,
Carlos Gutierrez
Sent from my iPad

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Carlos Gutierrez, located at
10601 Drayton Ct., Tampa, FL 33626, **SUPPORT**
the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in
Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

Carlos Gutierrez 10/10/2023

Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Wednesday, October 11, 2023 2:02 PM
To: Rome, Ashley; Timoteo, Rosalina; Mason, Carmen
Subject: FW: [EXTERNAL] Fwd: Support Letter - soccer facility proposal
Attachments: Support Letter_CG2.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

From: Carlos Gutierrez <carlosgutierrez1526@gmail.com>
Sent: Wednesday, October 11, 2023 1:48 PM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] Fwd: Support Letter - soccer facility proposal

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!
Apologies for email typo previously— see below and attachment.

Sent from my iPhone

Begin forwarded message:

From: Carlos Gutierrez <carlosgutierrez1526@gmail.com>
Date: October 10, 2023 at 12:53:25 AM EDT
To: boccrec@hillsclerk.com, LampkinT@hillsboroughcounty.org,
gradyb@hillsboroughcounty.org, HeinrichM@hillsboroughcounty.org
Subject: Support Letter - soccer facility proposal

Please see attached.

Kind regards,
Carlos Gutierrez
Sent from my iPad

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Carlos Gutierrez, located at
10601 Drayton Ct., Tampa, FL 33626, **SUPPORT**
the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in
Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

Carlos Gutierrez 10/10/2023

Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:43 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Support Letter - proposed soccer facility
Attachments: Support Letter_DG2 .pdf

Importance: High

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

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From: Desi Gutierrez (US) <desislava.h.gutierrez@pwc.com>
Sent: Tuesday, October 10, 2023 12:32 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Support Letter - proposed soccer facility

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Desislava H. Gutierrez, located at 10601 Drayton Ct., Tampa, FL 33626, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

I strongly believe that bringing soccer facility to this community will be extremely beneficial. Soccer is more than just a fun, popular international sport. The game teaches kids valuable life lessons that can help them navigate through life. Soccer also introduces to the kids important social skills as well as the importance of responsibility and good sportsmanship. Last but not least soccer is inclusive of all age ranges and helps keep our kids and community fit and healthy.

Kind regards,

Desislava H Gutierrez

10/09/2023

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If the content of this email includes tax advice, the advice is limited to the matters specifically addressed herein and is not intended to address other potential tax consequences or the potential application of tax penalties.

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Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Desislava H. Gutierrez, located at 10601 Drayton Ct., Tampa, FL 33626, **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/09/2023

Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Thursday, October 12, 2023 1:18 PM
To: desislava.h.gutierrez@pwc.com
Cc: Timoteo, Rosalina; Mason, Carmen; Rome, Ashley
Subject: FW: Support Letter - proposed soccer facility
Attachments: Support Letter_DG2 .pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Your party of record has been forwarded to Development Services.

From: Desi Gutierrez (US) <desislava.h.gutierrez@pwc.com>
Sent: Thursday, October 12, 2023 9:01 AM
To: Boccrec <boccrec@hillsclerk.com>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: [EXTERNAL] Fw: Support Letter - proposed soccer facility

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Zoning Hearing Master and Board of County Commissioners:

I, Desislava H. Gutierrez, located at 10601 Drayton Ct., Tampa, FL 33626, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

I strongly believe that bringing soccer facility to this community will be extremely beneficial. Soccer is more than just a fun, popular international sport. The game teaches kids valuable life lessons that can help them navigate through life. Soccer also introduces to the kids important social skills as well as the importance of responsibility and good sportsmanship. Last but not least soccer is inclusive of all age ranges and helps keep our kids and community fit and healthy.

Kind regards,
Desislava H Gutierrez

From: Desi Gutierrez (US)
Sent: Tuesday, October 10, 2023 12:32 AM
To: boccrec@hillsclerk.com <boccrec@hillsclerk.com>; LampkinT@hillsboroughcounty.org <LampkinT@hillsboroughcounty.org>; gradyb@hillsboroughcounty.org <gradyb@hillsboroughcounty.org>;

HeinrichM@HillsboroughCounty.org <HeinrichM@HillsboroughCounty.org>

Subject: Support Letter - proposed soccer facility

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Desislava H. Gutierrez, located at 10601 Drayton Ct., Tampa, FL 33626, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

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Kind regards,
Desislava H Gutierrez
10/09/2023

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Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Desislava H. Gutierrez, located at 10601 Drayton Ct., Tampa, FL 33626, **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/09/2023
Your signature and date

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:44 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Zoning Hearing / RZ-PD 23-0422 (Morris Bridge Road in Unincorporated Hillsborough County, FL)
Attachments: Zoning Letter - Koche.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

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From: Terenzi, Janet <JTerenzi@gunster.com>
Sent: Tuesday, October 10, 2023 9:24 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Cc: David Koche <dkoche@barnettbolt.com>
Subject: Zoning Hearing / RZ-PD 23-0422 (Morris Bridge Road in Unincorporated Hillsborough County, FL)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please see the attached correspondence from David/Lisa Koche – in support of the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

Thank you.



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Janet Terenzi | Paralegal
601 Bayshore Boulevard, Suite 700
Tampa, FL 33606
P (813) 253-2020 ext. 180 F (813) 251-6711
gunster.com | jterenzi@gunster.com

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

boccrec@hillscler.com
LampkinT@hillsboroughcounty.org
gradyb@hillsboroughcounty.org
HeinrichM@HillsboroughCounty.org

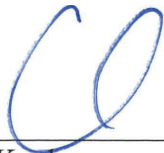
Zoning Hearing Master and Board of County Commissioners:

We, DAVID & LISA KOCHÉ, located at 1043 Royal Pass Road, Tampa, FL 33602, **STRONGLY SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

As we are sure you are aware, sports instill in our children more than just the rules of the game, but provide invaluable life lessons on teamwork, discipline, hard work, and friendship. The addition of these soccer fields offers those opportunities to an infinite number of children.

Again, we **STRONGLY SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.



David L. Koche

Date: OCTOBER 10-2023.

Rome, Ashley

From: Heinrich, Michelle
Sent: Monday, October 9, 2023 1:54 PM
To: Rome, Ashley
Cc: Lampkin, Timothy; Grady, Brian
Subject: FW: RZ-PD 23-0422
Attachments: Signed Support Letter_for RZ-PD 23-0422.pdf

Ashley,
Please place into the POR folder for 23-0422. Thanks.

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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From: Souad Mansour <souadreo@gmail.com>

Sent: Monday, October 9, 2023 1:46 PM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>

Subject: RZ-PD 23-0422

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hillsborough County Board of County Commissioners

601 E. Kennedy Blvd.

Tampa, Florida 33602

To Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust..) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Souad Mansour

Broker

FL Premier Realty

813 748 9771

souad@flpremierrealty.net

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust..) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

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We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Ali Mansour
Ali Mansour _____ 10/09/23

Souad Mansour
[Signature] _____ 10/09/23

CC: bocrec@hillscler.com

LampkinT@hillsboroughcounty.org

From: [Boccrec](#)
To: [Medrano, Maricela](#)
Subject: FW: [EXTERNAL] Fwd: RZ-PD 23-0422
Date: Thursday, October 12, 2023 1:21:23 PM
Attachments: [Signed Support Letter for RZ-PD 23-0422.pdf](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

From: Souad Mansour <souadreo@gmail.com>
Sent: Thursday, October 12, 2023 10:17 AM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] Fwd: RZ-PD 23-0422

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----- Forwarded message -----

From: **Souad Mansour** <souadreo@gmail.com>
Date: Mon, Oct 9, 2023 at 1:46 PM
Subject: RZ-PD 23-0422
To: <boccrec@hillsclerk.com>, <LampkinT@hillsboroughcounty.org>, Grady, Brian <gradyb@hillsboroughcounty.org>, <HeinrichM@hillsboroughcounty.org>

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

To Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust..) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields

hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Souad Mansour

Broker

FL Premier Realty

813 748 9771

souad@flpremierrealty.net

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

We, Souad and Ali Mansour, husband and wife, our address is 9214 Knights Branch Street Tampa FL 33617. We are owners of many business entities (SASHA LLC, Fatsi Investing LLC, and Diane Boyd Trust..) that own several real estate properties within Hillsborough County. We are writing to express our strong **SUPPORT** to the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

We have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and we support their rezoning request.

We hope and request the approval of this proposed project as it will benefit our kids and many other kids of Hillsborough County.

Sincerely

Ali Mansour
Ali Mansour _____ 10/09/23

Souad Mansour
[Signature] _____ 10/09/23

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Wednesday, October 11, 2023 10:21 AM
To: ngm@matassinilaw.com
Cc: Timoteo, Rosalina; Rome, Ashley; Mason, Carmen
Subject: FW: Support for Rezoning on RZ-PD 23-0422
Attachments: Support for Rezoning RZ-PD 23-0422.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

I have sent this to Development Services.

From: Nicholas Matassini <ngm@matassinilaw.com>
Sent: Tuesday, October 10, 2023 4:58 PM
To: Boccrec <boccrec@hillsclerk.com>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: [EXTERNAL] Support for Rezoning on RZ-PD 23-0422

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Nicholas Gianni Matassini
Board Certified in Criminal Trial Law
Criminal Law/Personal Injury
The Matassini Law Firm, P.A.
2811 W. Kennedy Blvd.
Tampa, FL 33609
813-879-6227
ngm@matassinilaw.com

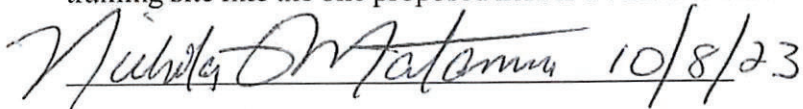
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Nicholas G. Matassini, domiciled at 3214 W. Bay Villa Ave, Tampa, FL 33611, and president of Florida corporations owning commercial property at 2811 W. Kennedy Blvd, Tampa, FL and 2309 N. Dale Mabry Hwy, Tampa, FL, **SUPPORT** the re-zoning of (**RZ-PD 23-0422**), the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

Furthermore, as a life-long resident of Hillsborough County and father of three children in our public school system, I firmly believe the county needs to consistently support private business endeavors which seek to provide athletic, educational, or other wholesome activities for children in the Tampa Bay area. Our local soccer community is vibrant and growing at a rapid pace. A training site like the one proposed here is a valuable asset for the local community and its residents.

 10/8/23

Nicholas G. Matassini

cc:boccrec@hillsclerk.com;LampkinT@hillsboroughcounty.org;gradyb@hillsboroughcounty.org

HeinrichM@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Wednesday, October 11, 2023 7:31 AM
To: Rome, Ashley
Cc: Heinrich, Michelle
Subject: FW: Letter in SUPPORT the rezoning of (RZ-PD 23-0422) ; FOLIO: 059959-3000 (Morris Bridge Road)
Attachments: Matassini-Logo (1).png; Rezoning support ltr.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



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From: Christina <pappasuf@gmail.com>
Sent: Tuesday, October 10, 2023 10:09 PM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; heinrich@hillsboroughcounty.org
Subject: Letter in SUPPORT the rezoning of (RZ-PD 23-0422) ; FOLIO: 059959-3000 (Morris Bridge Road)

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Please see attached letter in support of

I have also included the language of the letter below. Thank you for your time and consideration in this application.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Re: FOLIO: 059959-3000 (Morris Bridge Road)

Zoning Hearing Master and Board of County Commissioners:

I, Christina Pappas Matassini, located at 3214 W Bay Villa Ave, Tampa, FL 33611, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated, Hillsborough County, FL.

I have been a resident of the ever-growing Hillsborough County for 20 years. Throughout my two decades of residency, I have witnessed an exponential growth in the commercial and residential real estate sector. Unfortunately, I have not noticed the same or even a close equivalent in the development of the parks and recreation facilities around our city. There is a stark lack of planned and maintained outdoor locations in and around Hillsborough County for physical activity when compared to neighboring cities and counties. The application before you to rezone the existing property for a proposed soccer facility would greatly benefit the surrounding neighborhood and community by providing a safe outdoor recreation location for youth and adults. The proposed field sizes would be reduced to accommodate 5 v 5 playing fields, which are much smaller than a full sized field, to allow compatibility with the surrounding area. The proposed schematics take into consideration the effect on neighbors and the surrounding community and is designed with the least visual and noise impact possible.

There is a great need for maintained outdoor facilities in and throughout Hillsborough County, not more planned communities. We should support this endeavor and support that the applicant is fulfilling a need that benefits the health and well-being of our community as a whole. I fully support this rezoning request and urge the Hearing Master to recommend that the zoning be amended to accommodate the soccer fields and that the Board vote unanimously to approve the applicant's rezoning request.

Sincerely,

Christina Pappas Matassini, Esq.

Christina Pappas Matassini, Esq.

MATASSINI LAW FIRM, P.A.

2811 W Kennedy Blvd., Tampa FL 33611

(813) 879-6227

www.MatassiniLaw.com

Find the Matassini Law Firm on Facebook at www.facebook.com/MatassiniLawFirm



Nicholas M. Matassini
In Memoriam

Nicholas G. Matassini
*Board Certified Criminal Trial Lawyer
Criminal Law/Personal Injury*

Christina Pappas Matassini
Personal Injury/Criminal Law

Ashley K. Pi
Criminal Law/Personal Injury



THE MATASSINI
LAW FIRM, P.A.

www.matassinilaw.com

2811 West Kennedy Blvd.
Tampa, FL 33609
Toll Free (888) 377-0011
Phone (813) 879-6227
Fax (813) 873-2209

October 10, 2023

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Re: FOLIO: 059959-3000 (Morris Bridge Road)

Zoning Hearing Master and Board of County Commissioners:

I, Christina Pappas Matassini, located at 3214 W Bay Villa Ave, Tampa, FL 33611, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated, Hillsborough County, FL.

I have been a resident of the ever-growing Hillsborough County for 20 years. Throughout my two decades of residency, I have witnessed an exponential growth in the commercial and residential real estate sector. Unfortunately, I have not noticed the same or even a close equivalent in the development of the parks and recreation facilities around our city. There is a stark lack of planned and maintained outdoor locations in and around Hillsborough County for physical activity when compared to neighboring cities and counties. The application before you to rezone the existing property for a proposed soccer facility would greatly benefit the surrounding neighborhood and community by providing a safe outdoor recreation location for youth and adults. The proposed field sizes would be reduced to accommodate 5 v 5 playing fields, which are much smaller than a full sized field, to allow compatibility with the surrounding area. The proposed schematics take into consideration the effect on neighbors and the surrounding community and is designed with the least visual and noise impact possible.

There is a great need for maintained outdoor facilities in and throughout Hillsborough County, not more planned communities. We should support this endeavor and support that the applicant is fulfilling a need that benefits the health and well-being of our community as a whole. I fully support this rezoning request and urge the Hearing Master to recommend that the zoning be amended to accommodate the soccer fields and that the Board vote unanimously to approve the applicant's rezoning request.

Sincerely,

Christina Pappas Matassini, Esq.

From: [Boccrec](#)
To: [Medrano, Maricela](#)
Subject: FW: [EXTERNAL] Fwd: Letter in SUPPORT the rezoning of (RZ-PD 23-0422) ; FOLIO: 059959-3000 (Morris Bridge Road)
Date: Thursday, October 12, 2023 1:21:30 PM
Attachments: [Matassini-Logo \(1\).png](#)
[Matassini-Logo \(1\).png](#)
[Rezoning support ltr.pdf](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

From: Christina <pappasuf@gmail.com>
Sent: Thursday, October 12, 2023 7:53 AM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] Fwd: Letter in SUPPORT the rezoning of (RZ-PD 23-0422) ; FOLIO: 059959-3000 (Morris Bridge Road)

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

Christina Pappas Matassini, Esq.

MATASSINI LAW FIRM, P.A.

2811 W Kennedy Blvd., Tampa FL 33611

(813) 879-6227

www.MatassiniLaw.com [matassinilaw.com]

Find the Matassini Law Firm on Facebook at www.facebook.com/MatassiniLawFirm

[facebook.com]



----- Forwarded message -----

From: Christina <pappasuf@gmail.com>
Date: Tue, Oct 10, 2023 at 10:09 PM
Subject: Letter in SUPPORT the rezoning of (RZ-PD 23-0422) ; FOLIO: 059959-3000 (Morris Bridge Road)
To: <boccrec@hillsclerk.com>, lampkint@hillsboroughcounty.org
<lampkint@hillsboroughcounty.org>, gradyb@hillsboroughcounty.org
<gradyb@hillsboroughcounty.org>, <heinrich@hillsboroughcounty.org>

Please see attached letter in support of
I have also included the language of the letter below. Thank you for your time and consideration in this application.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Re: FOLIO: 059959-3000 (Morris Bridge Road)

Zoning Hearing Master and Board of County Commissioners:

I, Christina Pappas Matassini, located at 3214 W Bay Villa Ave, Tampa, FL 33611, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated, Hillsborough County, FL.

I have been a resident of the ever-growing Hillsborough County for 20 years. Throughout my two decades of residency, I have witnessed an exponential growth in the commercial and residential real estate sector. Unfortunately, I have not noticed the same or even a close equivalent in the development of the parks and recreation facilities around our city. There is a stark lack of planned and maintained outdoor locations in and around Hillsborough County for physical activity when compared to neighboring cities and counties. The application before you to rezone the existing property for a proposed soccer facility would greatly benefit the surrounding neighborhood and community by providing a safe outdoor recreation location for youth and adults. The proposed field sizes would be reduced to accommodate 5 v 5 playing fields, which are much smaller than a full sized field, to allow compatibility with the surrounding area. The proposed schematics take into consideration the effect on neighbors and the surrounding community and is designed with the least visual and noise impact possible.

There is a great need for maintained outdoor facilities in and throughout Hillsborough County, not more planned communities. We should support this endeavor and support that the applicant is fulfilling a need that benefits the health and well-being of our community as a whole. I fully support this rezoning request and urge the Hearing Master to recommend that the zoning be amended to accommodate the soccer fields and that the Board vote unanimously to approve the applicant's rezoning request.

Sincerely,

Christina Pappas Matassini, Esq.

Christina Pappas Matassini, Esq.

MATASSINI LAW FIRM, P.A.

2811 W Kennedy Blvd., Tampa FL 33611

(813) 879-6227

www.MatassiniLaw.com [matassinilaw.com]

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LAW FIRM P.A.

YOUR TRUSTED LEGAL ADVISORS SINCE 1976

Nicholas M. Matassini
In Memoriam

Nicholas G. Matassini
*Board Certified Criminal Trial Lawyer
Criminal Law/Personal Injury*

Christina Pappas Matassini
Personal Injury/Criminal Law

Ashley K. Pi
Criminal Law/Personal Injury



THE MATASSINI
LAW FIRM, P.A.

www.matassinilaw.com

2811 West Kennedy Blvd.

Tampa, FL 33609

Toll Free (888) 377-0011

Phone (813) 879-6227

Fax (813) 873-2209

October 10, 2023

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Re: FOLIO: 059959-3000 (Morris Bridge Road)

Zoning Hearing Master and Board of County Commissioners:

I, Christina Pappas Matassini, located at 3214 W Bay Villa Ave, Tampa, FL 33611, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated, Hillsborough County, FL.

I have been a resident of the ever-growing Hillsborough County for 20 years. Throughout my two decades of residency, I have witnessed an exponential growth in the commercial and residential real estate sector. Unfortunately, I have not noticed the same or even a close equivalent in the development of the parks and recreation facilities around our city. There is a stark lack of planned and maintained outdoor locations in and around Hillsborough County for physical activity when compared to neighboring cities and counties. The application before you to rezone the existing property for a proposed soccer facility would greatly benefit the surrounding neighborhood and community by providing a safe outdoor recreation location for youth and adults. The proposed field sizes would be reduced to accommodate 5 v 5 playing fields, which are much smaller than a full sized field, to allow compatibility with the surrounding area. The proposed schematics take into consideration the effect on neighbors and the surrounding community and is designed with the least visual and noise impact possible.

There is a great need for maintained outdoor facilities in and throughout Hillsborough County, not more planned communities. We should support this endeavor and support that the applicant is fulfilling a need that benefits the health and well-being of our community as a whole. I fully support this rezoning request and urge the Hearing Master to recommend that the zoning be amended to accommodate the soccer fields and that the Board vote unanimously to approve the applicant's rezoning request.

Sincerely,

Christina Pappas Matassini, Esq.

Rome, Ashley

From: Hearings
Sent: Monday, October 9, 2023 2:30 PM
To: Rome, Ashley
Subject: FW: Rezoning Support RZ-PD 23-0422
Attachments: Rezoning Support (RZ-PD 23-0422).docx

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | **VoIP:** 39680

M: (813) 272-5600

E: odellcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

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: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Sent: Monday, October 9, 2023 12:15 PM
To: Ivan Mejia <imb.i15@gmail.com>; Hearings <Hearings@HillsboroughCounty.ORG>
Cc: boccrec@hillscler.com; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: FW: Rezoning Support RZ-PD 23-0422

Good morning:

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the 23-0540 application's record. Please note that this application is being heard at the **10/16/2023** Zoning Hearing Master (ZHM) Hearing at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 6:00 p.m.

Please be advised, if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@HillsboroughCounty.org) by the cutoff date (on **10/12/2023 by 5:00 p.m.**) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation. However, please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

If you wish to speak at the hearing, either in person or by virtual participation, **starting one week before the hearing**, please sign up at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes prior to the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

How to participate in the Rezoning Process:

The ZHM hearing officer makes a recommendation to the BOCC, which can either approve or disapprove the proposed rezoning during the public meeting.

The officer's recommendation is based on the testimony and evidence presented during the officer's public hearing or submitted in writing 2 business days before the hearing. Testimony and evidence include presentations and documents provided to the hearing officer by the applicant, members of the public, and the staff. It is important for people to present testimony and evidence at this hearing since **no new testimony and evidence can be presented at the BOCC meeting**. The rezoning record is closed at the conclusion of the public hearing.

People who wish to testify in opposition to the rezoning request at the public hearing are limited to 15 minutes for all opposition speakers combined. People who wish to support the rezoning request are subject to the same time limit.

Within 15 working days of the public hearing, the hearing officer will issue his recommendation to the BOCC. If you participated in the public hearing and provided your name, address, and self-addressed envelope to the clerk, you will receive a copy of the recommendation. You can have access to the recommendation on the web following the PGM Store instructions.

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hillsboroughcounty.org/pgm>. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 23-0422.**

If you need further information regarding this application, please don't hesitate to reach me at the number below.

Tim Lampkin, AICP
Principal Planner

Community Development Section

Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



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

From: Ivan Mejia <imb.i15@gmail.com>

Sent: Monday, October 9, 2023 11:35 AM

To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>

Subject: Rezoning Support RZ-PD 23-0422

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good morning, I hope this email finds you well.

I'm writing to you today hoping you take 5 minutes of your time to read the attached letter of support for rezoning.

Appreciate your time and consideration.

Regards,

Ivan Mejia Barnichta

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602
October 9, 2023

Zoning Hearing Master and Board of County Commissioners:

I, Ivan Mejia Barnichta, located at 5208 Headland Hills Ave, Tampa FL 33628, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I am writing to express my enthusiastic support for the proposed rezoning that would allocate space for soccer fields within our community. The potential benefits of such a development are numerous and would undoubtedly enhance the overall quality of life for our residents.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area.

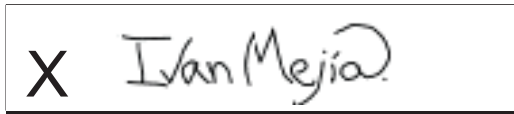
Soccer is one of the world's most popular sports, known for promoting physical fitness, teamwork, and a sense of community. By providing accessible and well-maintained soccer fields in our area, we would be fostering a healthy and active lifestyle among our residents, especially our youth.

Soccer brings people of all ages and backgrounds together, providing a space for social interaction and fostering a sense of belonging. This sense of unity can strengthen our community fabric and promote positive relationships among our diverse population.

Additionally, the availability of soccer fields can have economic benefits. Hosting soccer tournaments and events can attract visitors from neighboring areas, leading to increased business for local restaurants, shops, and hotels. This economic boost can, in turn, lead to job creation and additional revenue for the community.

In conclusion, I believe that rezoning to include soccer fields is a forward-thinking and community-centric decision. It aligns with our goals of promoting health, fostering a sense of togetherness, and bolstering our local economy. I strongly urge you to support this proposal for the betterment of our community.

Thank you for your time and consideration. I look forward to a brighter and more vibrant future for our community.

A rectangular box containing a large, bold, black 'X' on the left and the handwritten name 'Ivan Mejia' in black ink on the right.

Ivan mejia

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

From: [Boccrec](#)
To: [Medrano, Maricela](#)
Subject: FW: [EXTERNAL] Fwd: Rezoning Support RZ-PD 23-0422
Date: Thursday, October 12, 2023 1:21:33 PM
Attachments: [Rezoning Support \(RZ-PD 23-0422\).docx](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

From: Ivan Mejia <imb.i15@gmail.com>
Sent: Thursday, October 12, 2023 10:30 AM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] Fwd: Rezoning Support RZ-PD 23-0422

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!
Good morning, I hope this email finds you well.

I'm writing to you today hoping you take 5 minutes of your time to read the attached letter of support for rezoning.

Appreciate your time and consideration.

Regards,
Ivan Mejia Barnichta

--
Ivan Mejia Barnichta

Hillsborough County Board of County Commissioners

601 E. Kennedy Blvd.

Tampa, Florida 33602

October 9, 2023

Zoning Hearing Master and Board of County Commissioners:

I, Ivan Mejia Barnichta, located at 5208 Headland Hills Ave, Tampa FL 33628, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I am writing to express my enthusiastic support for the proposed rezoning that would allocate space for soccer fields within our community. The potential benefits of such a development are numerous and would undoubtedly enhance the overall quality of life for our residents.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area.

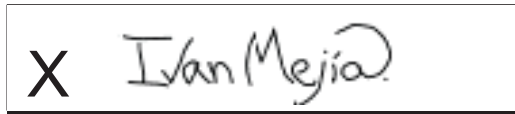
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Additionally, the availability of soccer fields can have economic benefits. Hosting soccer tournaments and events can attract visitors from neighboring areas, leading to increased business for local restaurants, shops, and hotels. This economic boost can, in turn, lead to job creation and additional revenue for the community.

In conclusion, I believe that rezoning to include soccer fields is a forward-thinking and community-centric decision. It aligns with our goals of promoting health, fostering a sense of togetherness, and bolstering our local economy. I strongly urge you to support this proposal for the betterment of our community.

Thank you for your time and consideration. I look forward to a brighter and more vibrant future for our community.

A rectangular box containing a handwritten signature. On the left side of the box is a large, bold 'X'. To the right of the 'X' is the name 'Ivan Mejia' written in a cursive, handwritten style.

Ivan mejia

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Heinrich, Michelle
Sent: Monday, October 9, 2023 3:12 PM
To: Rome, Ashley
Cc: Lampkin, Timothy; Grady, Brian
Subject: FW: Rezoning of (RZ-PD 23-0422)
Attachments: Rezoning of (RZ-PD 23-0422)_10_09_23.pdf

Please place into the POR for 23-0422. Thanks.

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Russ Puskaric <russellpuskaric@gmail.com>

Sent: Monday, October 9, 2023 2:13 PM

To: boccrec@hillscler.com; lampkinT@hillboroughcounty.org; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; jmoreda@gardnerbrewer.com

Subject: Rezoning of (RZ-PD 23-0422)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please review the attached letter supporting the rezoning RX-PD 23-0422

Thank you for your consideration at this time.

Russ Puskaric

15344 Black Gold Loop

Odessa, FL 33556

Hillsborough County Board of County Commissioners
601 E. Kennedy BLVD.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I am Russ Puskaric, I live at 15344 Black Gold Loop Odessa FL. 33556, I **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. This new improved facility will be of great value to the community, the youth teams and Hillsborough County. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.



October 9, 2023

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Wednesday, October 11, 2023 7:30 AM
To: Rome, Ashley
Cc: Heinrich, Michelle
Subject: FW: Letter of Support - Zoning of (RZ-PD 23-0422)
Attachments: Support Letter_Zoning of RZ-PD 23-0422 .pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422.

Thank you,

Tim Lampkin, AICP

Principal Planner

Community Development Section

Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

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: james tatum <mtatum2810@hotmail.com>
Sent: Wednesday, October 11, 2023 7:20 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Letter of Support - Zoning of (RZ-PD 23-0422)

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I James Michael Tatum, located at **12935 Morris Bridge Rd, Thonotosassa, FL 33592**,
SUPPORT the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in
Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/10/2023

James Michael Tatum

CC: boccrec@hillscler.com

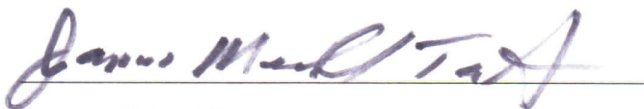
LampkinT@hillsboroughcounty.org

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I James Michael Tatum, located at **12935 Morris Bridge Rd, Thonotosassa, FL 33592**, **SUPPORT** the rezoning of (**RZ-PD 23-0422**) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility. Locations for recreational soccer have become limited and this project would provide much-needed availability to the youth and adults in our community. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. We believe because of the improvements, the neighborhood will benefit positively, and I support their rezoning request.

 10/10/2023

James Michael Tatum

CC: boccrec@hillscler.com

LampkinT@hillsboroughcounty.org

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 10, 2023 9:51 AM
To: Rome, Ashley
Cc: Heinrich, Michelle; Grady, Brian
Subject: FW: Soccer Facility Zoning Hearing- Letter of Support
Attachments: scan0199.pdf

Good morning, Ashley,

Please place into the POR folder for 23-0422. This is the last one— for now.

Thank you,

Tim Lampkin, AICP
Principal Planner
Community Development Section
Development Services Department

Mobile: (813) 564-4673

E: LampkinT@hillsboroughcounty.org

W: HCFLGov.net

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

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From: Corey Wilkerson <cwilk81@gmail.com>
Sent: Tuesday, October 10, 2023 9:39 AM
To: boccrec@hillscler.com; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Soccer Facility Zoning Hearing- Letter of Support

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Corey Wilkerson, located at 4447 Tubular Run, Land O' Lakes, FL, 34638, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility and I can't think of a better way to impact our community! Locations for recreational soccer have become extremely limited and this project would provide access for the youth and adults in our community to train, develop and enjoy this beautiful game with their friends. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and my family & I completely support their rezoning request.

Sincerely,
Corey Wilkerson

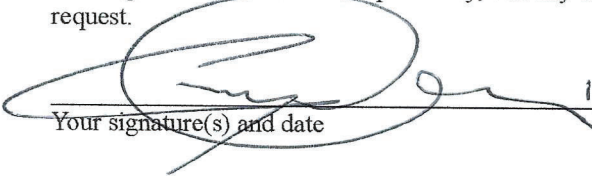
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I Corey Wilkerson, located at 4447 Tubular Run, Land O' Lakes, FL, 34638, **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility and I can't think of a better way to impact our community! Locations for recreational soccer have become extremely limited and this project would provide access for the youth and adults in our community to train, develop and enjoy this beautiful game with their friends.

Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and my family & I completely support their rezoning request.

 10/10/23
Your signature(s) and date

CC: boccrec@hillscler.com
LampkinT@hillsboroughcounty.org

From: [Boccrec](#)
To: [Medrano, Maricela](#)
Subject: FW: [EXTERNAL] Soccer Facility Support
Date: Thursday, October 12, 2023 1:21:01 PM
Attachments: [scan0199.pdf](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

From: Corey Wilkerson <cwilk81@gmail.com>
Sent: Thursday, October 12, 2023 9:37 AM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] Soccer Facility Support

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Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I, Corey Wilkerson, located at 4447 Tubular Run, Land O' Lakes, FL, 34638, SUPPORT the rezoning of (RZ-PD 23-0422) the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility and I can't think of a better way to impact our community! Locations for recreational soccer have become extremely limited and this project would provide access for the youth and adults in our community to train, develop and enjoy this beautiful game with their friends. Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and my family & I completely support their rezoning request.

Sincerely,
Corey Wilkerson

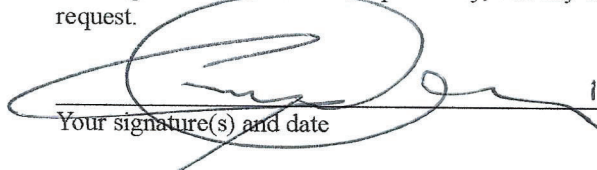
Hillsborough County Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, Florida 33602

Zoning Hearing Master and Board of County Commissioners:

I Corey Wilkerson, located at 4447 Tubular Run, Land O' Lakes, FL, 34638, **SUPPORT** the rezoning of **(RZ-PD 23-0422)** the property along Morris Bridge Road in Unincorporated Hillsborough County, FL.

I have been made aware of the need to rezone the existing property for the proposed soccer facility and I can't think of a better way to impact our community! Locations for recreational soccer have become extremely limited and this project would provide access for the youth and adults in our community to train, develop and enjoy this beautiful game with their friends.

Additionally, the proposed non-traditional 5 v. 5 soccer fields are much smaller than typical soccer fields hosting 11 v. 11 competitions and are compatible with the surrounding area. The proposed improvements will further add to compatibility. I believe because of the improvements, the neighborhood will benefit positively, and my family & I completely support their rezoning request.

 10/10/23
Your signature(s) and date

CC: boccrec@hillscler.com
LampkinT@hillsboroughcounty.org