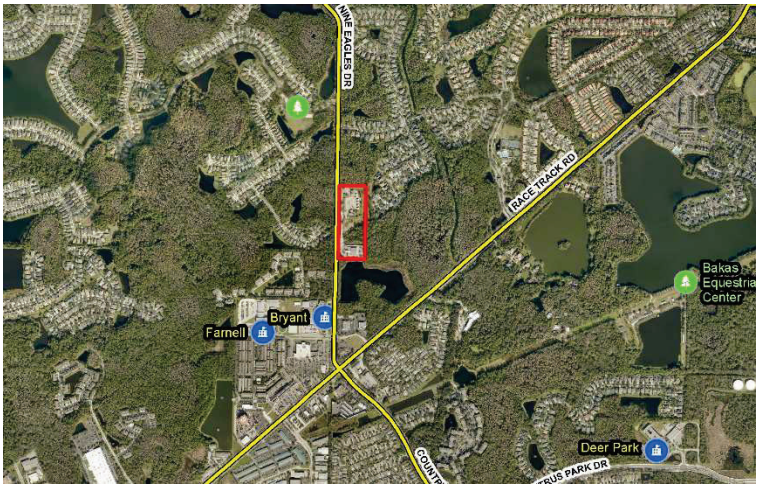
Rezoning Application:	PD 24-1116
Zoning Hearing Master Date:	July 21, 2025
BOCC Land Use Meeting Date:	September 9, 2025

Hillsborough County Florida
Development Services Department

Applicant:	Philippine Cultural Foundation, Inc.
FLU Category:	R-2 RCP
Service Area:	Urban
Site Acreage:	10.04
Community Plan Area:	Northwest
Overlay:	None



Introduction Summary

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

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

Created 8-17-21

*number represents a pre-development approximation

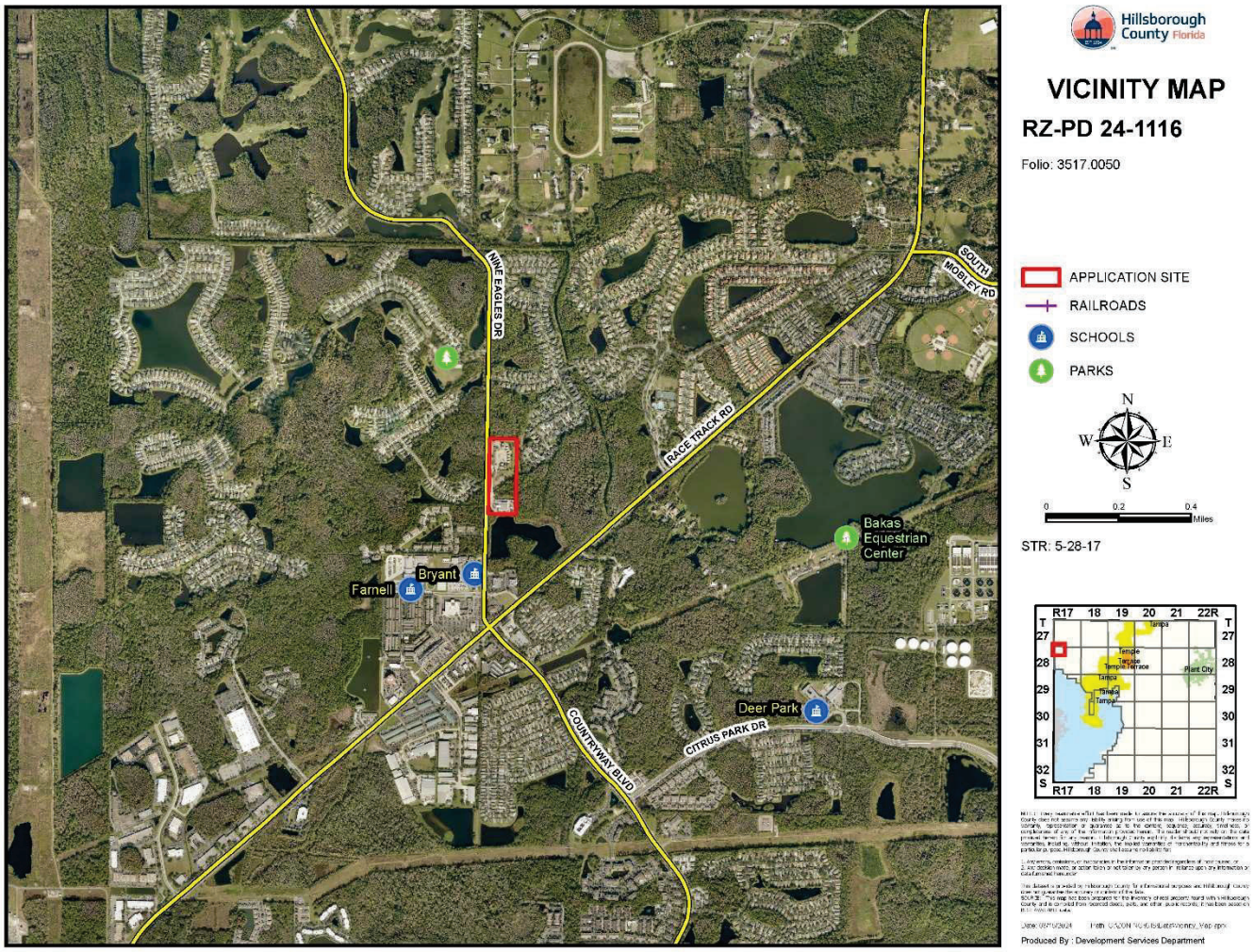
Development Standard	Existing	Proposed
District	AR	PD
Lot Size / Lot Width	5 acres/150 Ft.	NA
Setbacks/Buffering and Screening	Front : 50 Ft. Rear: 50 Ft. Sides: 25 Ft.	Front: 25 Ft. Rear: 20 Ft. Sides: 20 Ft.
Height	50 Ft.	40 Ft.

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

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

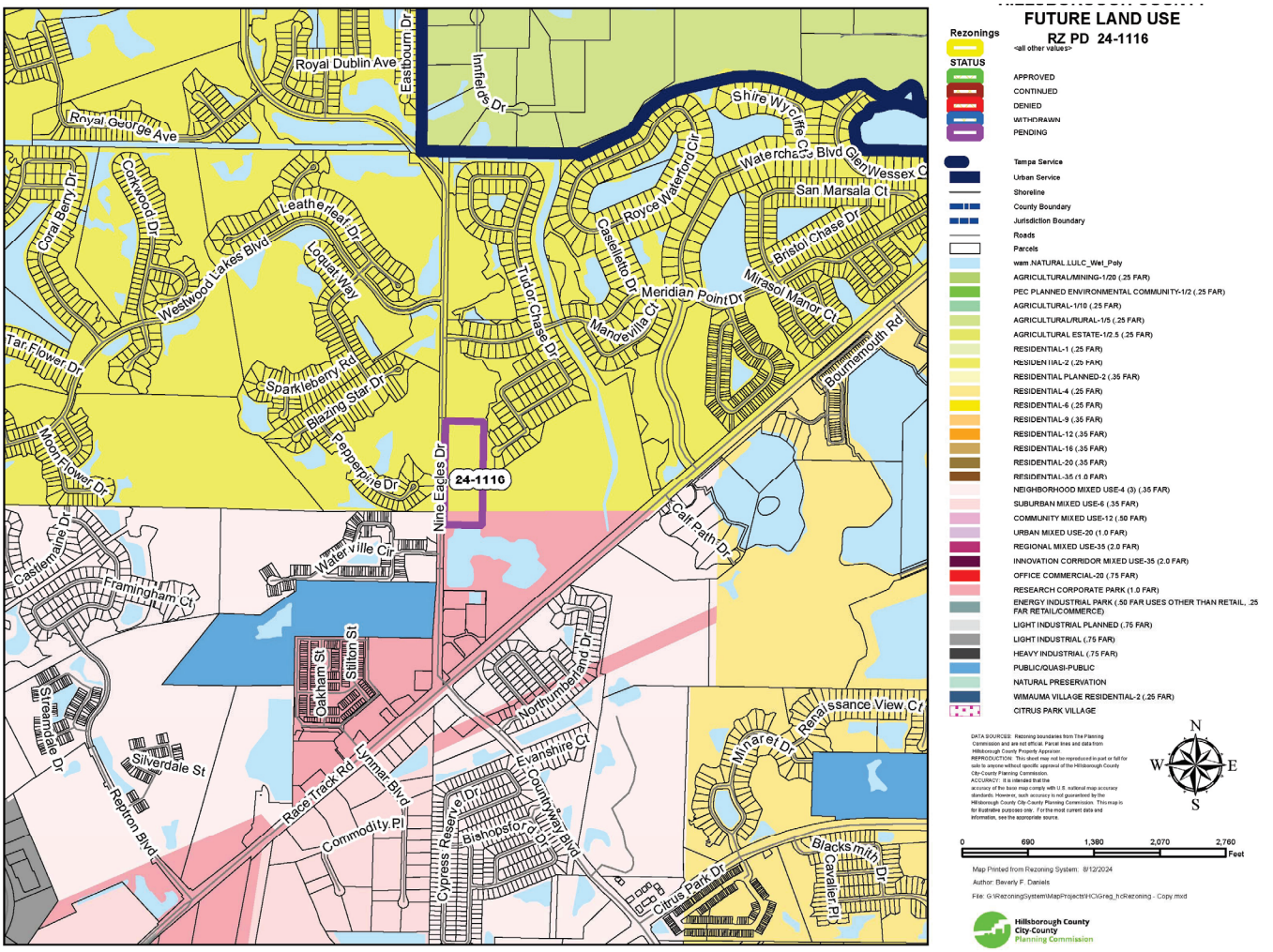


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

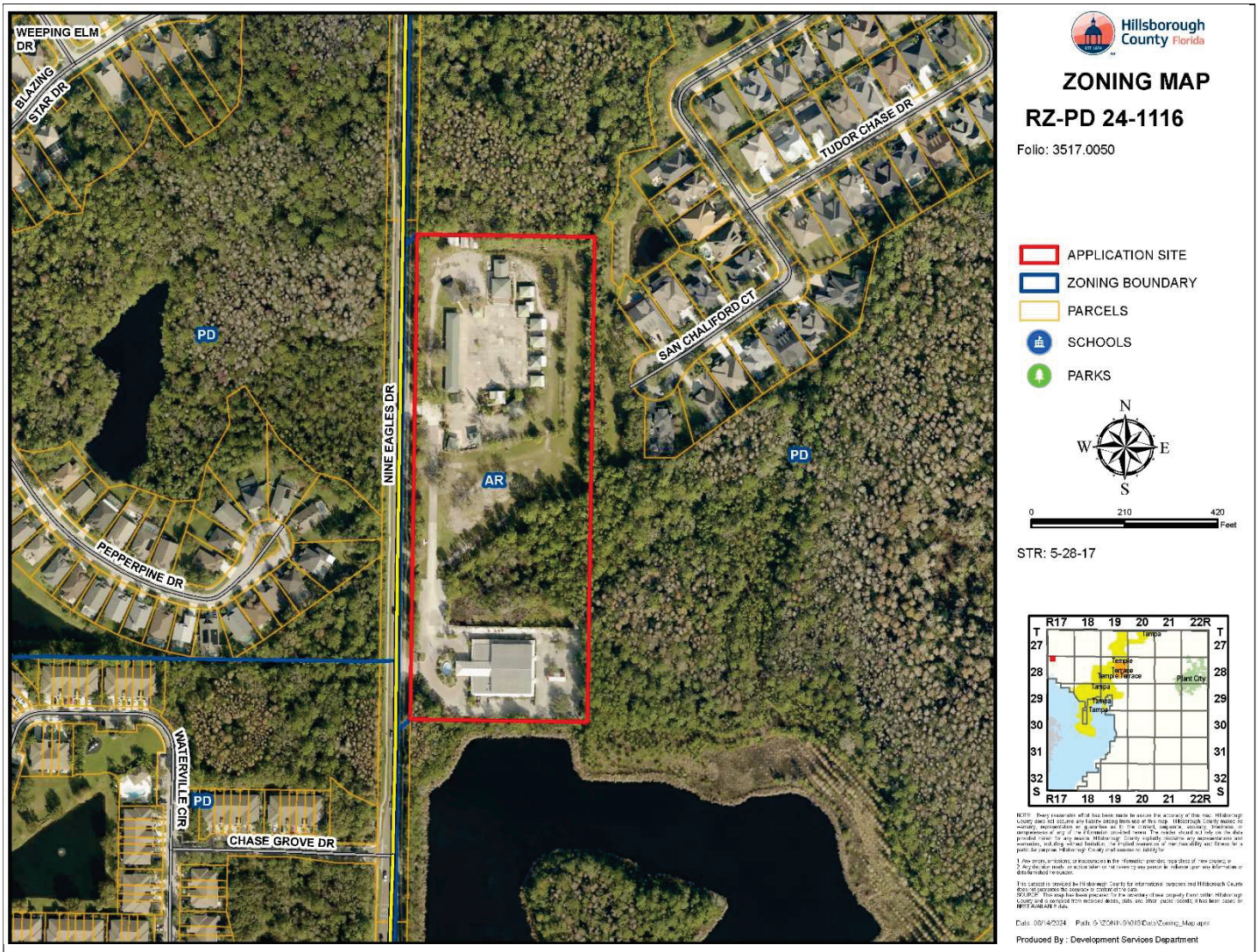
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

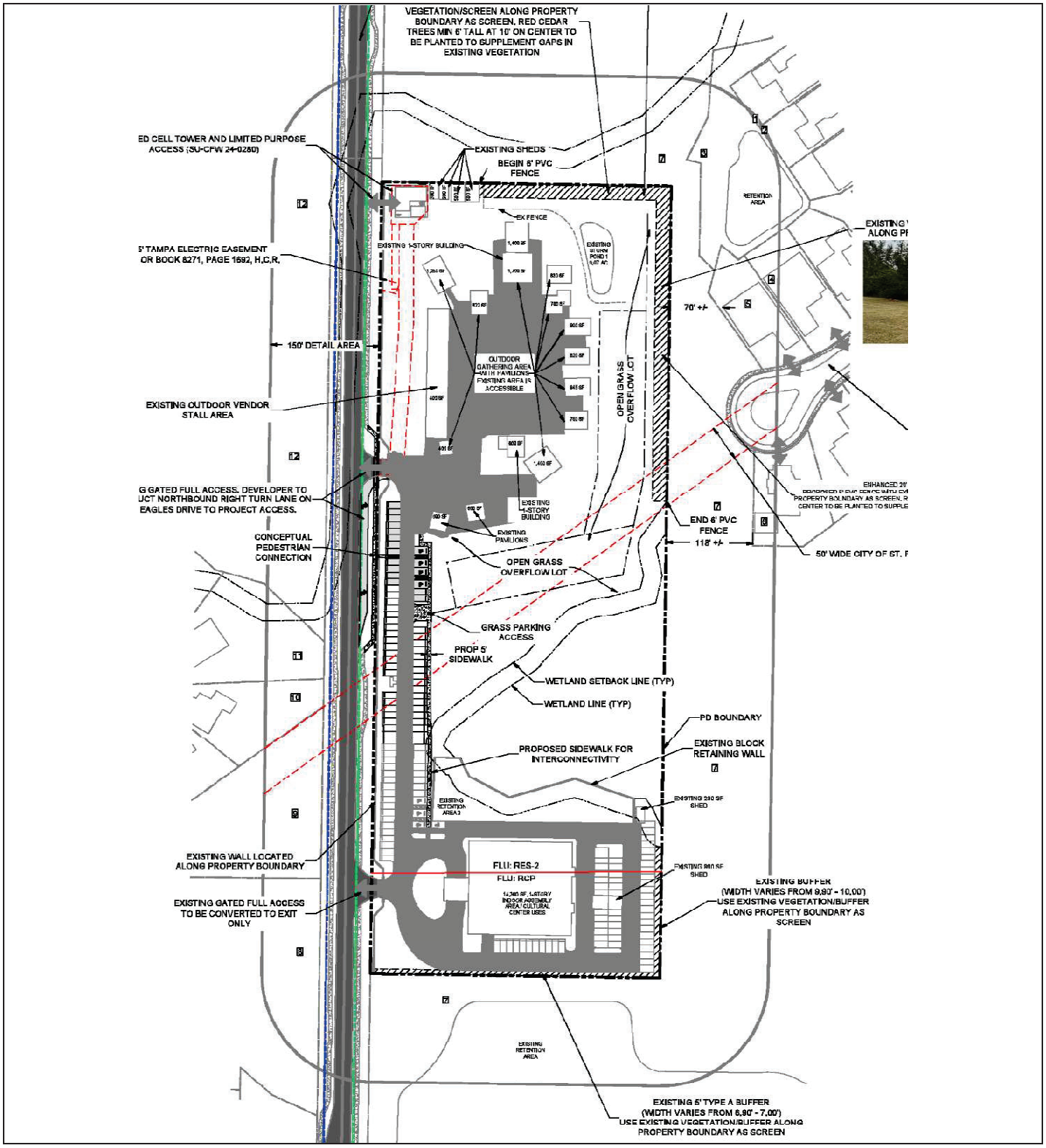
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 00-0245	1.76 DU per GA/FAR: NA	Wetland/Open Space	Wetlands
South	PD 00-0245	1.76 DU per GA/FAR: NA	Lake/Wetland	Lake/Wetlands
East	PD 00-0245	1.76 DU per GA/FAR: NA	Wetland/Open Space	Conservation Easement/Wetlands & Single-Family Residential
West	PD 80-0091	1.38 DU per GA/FAR: NA	Single Family Residential/Wetland	Single-Family Residential and Wetlands

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**
Nine Eagles Dr.	County Collector - Rural	2 Lanes ☒Substandard Road ☒Sufficient ROW Width (for Urban Section)	☐ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation (Daily and Small Events) ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	2,100	210	210
Difference (+/-)	**(+) 2,081**	**(+) 209**	**(+) 208**
Project Trip Generation (Daily and Medium Events)			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	2,700	210	270
Difference (+/-)	**(+) 2,681**	**(+) 209**	**(+) 268**
Project Trip Generation (Daily and Large Events)			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	3,340	210	334
Difference (+/-)	**(+) 3,321**	**(+) 209**	**(+) 332**

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

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Nine Eagles Dr./ Substandard Rd.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
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 ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☐ No	☐ Yes ☐ No	☒ Yes ☐ No	
Impact/Mobility Fees: NA No estimated additional impact fee Urban Mobility, Northwest Fire - seeking to expand use allowances of existing facility, no change in use for impact purposes.				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☐N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐Density Bonus Requested	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

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

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

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

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

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

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

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

b. Medium Events

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

1) Frequency: four events per calendar year

2) Maximum number of vehicles:

a) The maximum number of vehicles parked on the property for a medium event shall not exceed 317 at any time during the event.

b) Maximum vehicle requirements are inclusive of parking utilized for visitors, staff and vendors.

c) Food trucks within special event use areas (i.e. outside of parking areas) shall not count towards this requirement.

3) Permittable Parking Locations

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

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

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

Saturdays from10:00 a.m. to 11:00 p.m., and

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

c. Large Events

Large events are events with more than 317 vehicles.

1) Frequency: one event per calendar year

2) Maximum number of vehicles

a) The maximum number of vehicles parked on the property for a large event shall not exceed 317 at any time during the event.

b) Maximum vehicle requirements are inclusive of parking utilized for visitors, staff and vendors.

c) Food trucks within special event use areas (i.e. outside of parking areas) shall not count towards this requirement.

3) Parking Requirements

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

a) There shall be continuous accessible pedestrian routes between the special event uses and off-site parking locations;

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

c) Off-site parking locations must be authorized through a parking permit or a signed authorization from the owner or their authorized agent to the owner of the subject property; and,

d) Prior to temporary alcoholic beverage approval (TAB) for the event, the TAB application must include copy of the approved parking permits or a copy of the signed parking authorization from the property owner, and an offsite parking plan that identifies each off-site parking location.

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

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

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

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

d. Off-Duty Police Officer Requirements

1) Off-duty police officers shall be hired for any large event or medium event with more than 150 vehicles.

2) A minimum of one officer shall be stationed at the northernmost project access on Nine Eagles Drive (i.e. the northern most access not serving the wireless community facility) before, during and after the event.

3) Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.

4) The officers shall be present for the entire duration of the event.

e. Event Duration

1) For the purposes of regulating medium and large events, one event shall be defined as an event lasting no more than three consecutive days.

2) Single events longer than three days, or multiple events shorter than three days but occurring within the same three-day period shall be considered as two or more events.

f. Monitoring and Notice Requirements

1) As special event uses are being regulated by maximum number of vehicles which may attend an event, the property owner shall maintain records regarding the event booking, hiring of required law enforcement personnel, event ticket sales, and site entry records for a period of one year following each and every event. Such records shall be sent to Hillsborough County for inspection upon request within 14 days of such request, and shall include a signed affidavit from the operator, or the account or bookkeeper who prepared the report, attesting to its accuracy.

2) The facility operator shall provide Hillsborough County Code Enforcement a schedule of all events with an attendance of over 105 vehicles (i.e. medium events and large events) no later than seven days prior to such event.

4. Cultural facility uses shall not exceed 105 vehicles parked on site at any one time. No additional off-site parking for these uses shall be permitted

5. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct the following site access and other improvements:

a. The developer shall ensure that the parking lots are paved such that there are a minimum of 105 paved parking spaces.

b. The southernmost project access shall be converted to an exit only driveway.

c. The developer shall construct a northbound to eastbound right turn lane on Nine Eagles Drive at the project access.

d. Sidewalks shall be provided as shown on the PD site plan and as otherwise required pursuant to LDC Sec. 6.03.02.

e. Any other improvements which may be required pursuant to the Transportation Technical Manual (TTM), Hillsborough County Land Development Code (LDC) or other applicable rules and regulations unless otherwise varied through the appropriate process.

6. Within 120 days of approval of this PD, the developer shall submit site/construction plans for the site access improvements described in Condition 5, above. Site improvements shall be completed within 12 months of rezoning approval. Notwithstanding the above, the developer shall be permitted to hold events associated with the use of the Bayanihan Arts and Events Center for events and activities related to Philippine culture that are conducted or sponsored by the Philippine Cultural Foundation, Inc. and its members, that are currently permitted under the Agricultural Rural (AR) zoning district in accordance with the Zoning Interpretation (ZI) 13-0111, provided that all applicable LDC and other requirements are met including that no offsite parking shall be permitted for any cultural events held during the 12-month period. After the 12-month period, no events (Philippine Cultural Center related or otherwise) may be permitted until required improvements have been completed and passed final inspection."

7. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

8. If PD 24-1116 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 14, 2025, and last revised July 2, 2025) which was found approvable by the County Engineer (on July 7, 2025). Approval of this Administrative Variance will waive the Nine Eagles Drive substandard road improvements required by Section 6.04.03.L. of the LDC.

9. This condition, together with Conditions 3 through 5, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.

10. Building Height, Bulk and Placement Requirements

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

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

11. Landscape buffers and Screening Minimum Requirements

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

1) The southeastern buffer may be reduced to 9 feet and have screening that consists of existing vegetation;

2) The southern buffer may be reduced to 5 feet and include screening that consists of existing vegetation that meets or exceeds type "A" screening standards;

3) The northern and northeastern buffers shall be a minimum of 20 feet in width and consist of screening which includes a 6-foot-high PVC fence and Type "B" tree planting standards. Where Type "B" tree planting requirements are not provided, the planting of Red Cedar trees, a minimum of 6 feet in height at the time of planting, and spaced no more than 10 feet apart shall be provided to supplement any gaps; and

4) The buffer located in the northwest portion of the property may be reduced to a zero buffer with no screening as depicted on the general site plan.

12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

18. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

19. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

20. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

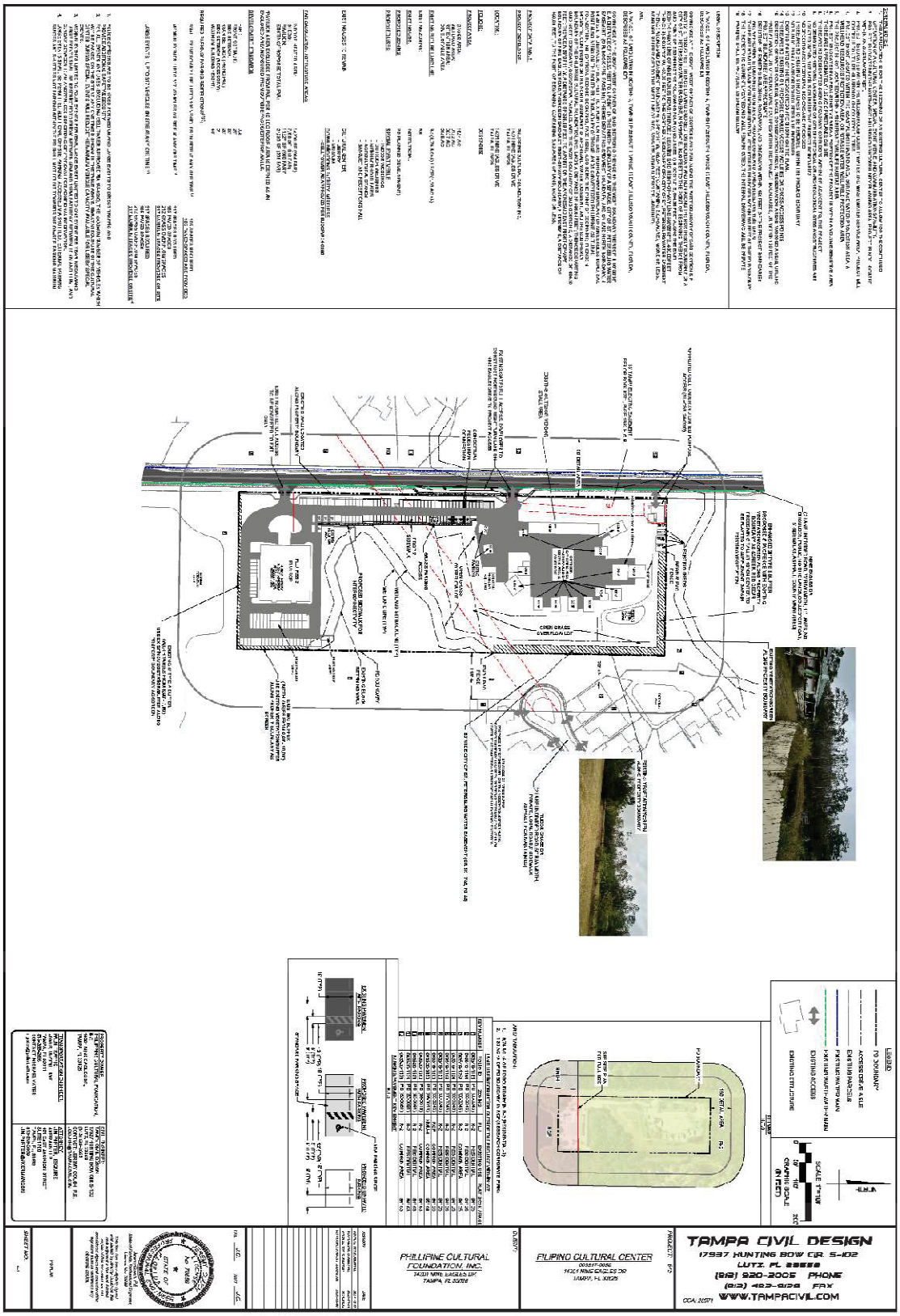
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

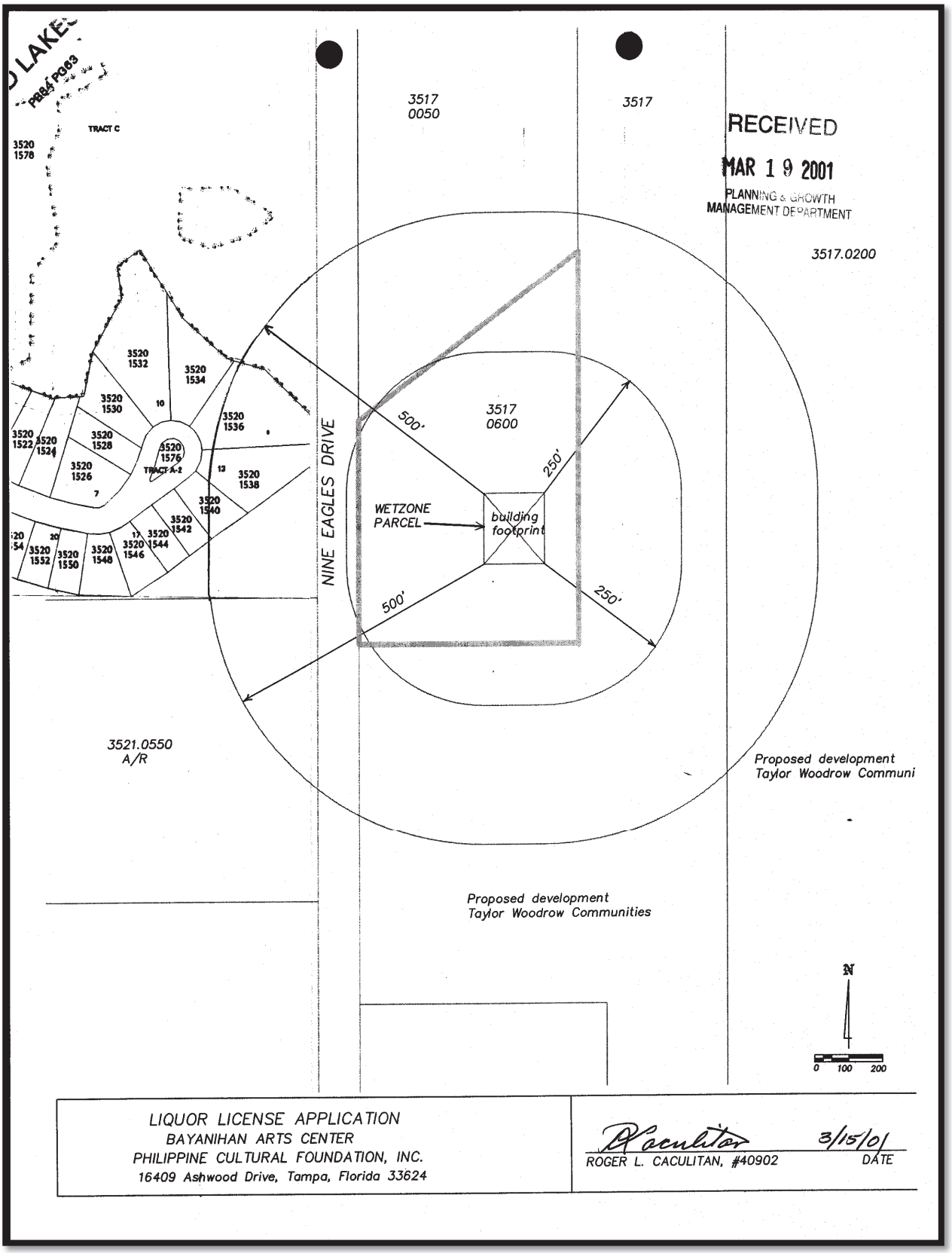
Variations Summary Table

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

8.0 PROPOSED SITE PLAN (FULL)



11-C Chartered Social Club Wetzone Survey (AB 01-0498)



Zoning Interpretation 13-0111

See Following Pages (31)

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ZONING INTERPRETATION NUMBER: ZI 13-0111

1.0 SUMMARY OF REQUEST FOR INTERPRETATION:

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

Center was used for a multitude of activities. They included events: i) sponsored by PCFI; ii) sponsored by PCFI members such as weddings and other family celebrations; iii) held as private affairs when the affair is that of a member of PCFI; iv) sponsored by nearby schools for their dances and gatherings; v) for fundraising purposed held by other non-profit organizations such as AIDS awareness; vi) for nearby neighborhood associations as they meet for annual or special meetings; vii) for private individuals for their own affairs.
However, in response to Code Enforcement actions, PCFI ceased rentals for private affairs and weddings for individuals who have no formal connection to PCFI and limited use of the facility to members of the organization, with membership being broadly available to parties wishing to hold events there. In our original request for zoning interpretation, it was the position of PCFI that the County's development approval for the Bayanihan Center granted a broad use of the property for its cultural purposes and its members, including the types of affairs identified in i, ii and iii above, and also some of the affairs described in iv, v and vi if the facility is rented by a member for those events.

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

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

1) Cultural events sponsored or hosted by PCFI. This includes use of the facility by Philippine artists to showcase their talents, whether it is cultural or modern songs or dance, that will include entrance fees to cover their travel expenses and the utilities of the buildings.

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

3) Use by members for milestone cultural events that are closely related to Philippine culture. For example, first birthday, baptism, wedding and the equivalent of a Sweet 16 party at the age celebrated in their culture. However, this will not include events where there is no connection to the Philippine culture.

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

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

2.0 ZONING ADMINISTRATOR'S INTERPRETATION:

1. Use of the Bayanihan Arts and Events Center for events and activities related to Philippine culture that are conducted or sponsored by the Philippine Cultural Foundation, Inc. and its members, as described by the applicant, is permitted.

2. Rental or other use of the facility for events or activities of a general nature that are not related to Philippine culture is prohibited, irrespective of whether the events and activities are conducted or sponsored by the Philippine Cultural Foundation, Inc., its members or other parties.

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA

ZI 13-0111

DOCUMENT NO. 13-0378

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

04/30/13
DATE

JOSEPH MOREDA III, AICP
CODE ADMINISTRATOR

4-30-13
DATE

Beverly Anne Miller
ATTEST: DEPUTY CLERK
PAT FRANK
CLERK OF THE CIRCUIT COURT

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

F.0 FINDINGS

1. The Bayanihan Center is located on property zoned AR, Agricultural Rural.

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

3. Per LDC Section 2.02.02, Table of Allowable Uses in Zoning Districts, banquet and reception halls and membership organizations are prohibited in the AR district. (Attachments 3).

4. The LDC does not define "banquet and reception halls." However, Webster's Dictionary defines "banquet" as "an elaborate and often ceremonious meal for numerous people often in honor of a person," defines "reception" as "a social gathering often for the purpose of extending a formal welcome," and defines "hall" as "a large usually imposing building for public or semipublic purposes" and "a place used for public entertainment." (Attachments 4, 5 and 6)

5. The LDC defines "membership organization" as "A membership establishment operated by a corporation or association of persons for activities which include but are not limited to business, professional, social, literary, political, educational, fraternal, charitable or labor activities, but which are not operated for profit or to render a service which is customarily conducted as a business." (Attachment 7)

6. The Bayanihan Arts and Events Center was constructed in 2001 as part of the larger Philippine Cultural Enrichment Complex on Race Track Road. PCF applied for preliminary site development plan review on August 18, 2000. The application described the facility as a "cultural center" with 14,300 square feet of gross floor area. (Attachment 8)

7. Preliminary site development approval for the Bayanihan Center was granted by Hillsborough County on December 6, 2000. The approval letter described the major use as a "cultural center" and the site plan identified the facility as a "cultural center and library" and "arts center." (Attachments 9 and 10).

8. Construction plan approval for the Bayanihan Center was granted by Hillsborough County on February 2, 2001. The approval letter described the major use as a "cultural center" and the site plan identified the facility as a "cultural center and library" and "arts center." (Attachments 11 and 12).

9. It was originally suggested by the applicant that the County's development approval for the Bayanihan Center granted a "broad use of the property for its cultural purposes and its members" that includes activities such as rental of the facility for general events which have no association with Philippine culture.

10. Under Section 2.02.02, Table of Allowable Uses in Zoning Districts, found in the 2000 edition of the LDC that was in effect at the time of preliminary site plan review for the Bayanihan Center project, cultural/institutional uses were categorically allowed in the AR zoning district, while business and commercial uses were categorically prohibited. (Attachment 13)

11. Per Section 2.02.01.C of the 2000 LDC, cultural/institutional uses included libraries, galleries, museums and community centers. However, theaters, auditoriums and other places of assembly were expressly excluded from this category of uses. (Attachment 14)

12. The 2000 LDC defined "library" as "A building in which literary, musical, artistic and reference materials are kept for use but not generally for sale." (Attachment 15)

13. The 2000 LDC defined "museum" as "An establishment engaged in the procurement, care, study, and display of objects of historical, educational and cultural value and interest." (Attachment 16)

14. The 2000 LDC did not define "cultural center." However, it defined "community center" as "The use of a structure or building or building by members of a community, as opposed to the general public, for social, cultural or recreational purposes and which are generally utilized by local clubs or groups, home owners or civic associations or other such community groups." This definition no longer appears in the LDC. (Attachment 17)

15. The 2000 LDC defined "place of assembly" as "A place designed to accommodate the assembly of persons attending athletic events, musical performances, dramatic or dance performances, speeches or ceremonies, and other such entertainment events, and including but not limited to coliseums, athletic centers, concert halls, and auditoriums." This definition no longer appears in the LDC. (Attachment 18)

16. The definition of "membership organization" in the 2000 LDC was identical to that found in the current edition of the LDC. (Attachment 19)

17. Section 2.02.01.C of the 2000 LDC did not expressly reference "membership organization" in any of the general use category descriptions. However, in earlier and later editions of the LDC which included a Table of Allowable Uses in Zoning Districts with individual use listings, membership organizations were expressly prohibited in the AR district. Therefore, staff finds membership organizations were prohibited in the AR district at the time of development review for the Bayanihan Center.

18. The 2000 LDC did not expressly address banquet and reception halls.

S.0 STAFF SUMMARY

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

2. Staff finds the rental of the Bayanihan Center for general events on the basis of membership alone constitutes a membership organization as regulated by the LDC and therefore is prohibited by the AR zoning of the site.

3. It was originally suggested by the applicant that the County's development approval for the Bayanihan Center granted a "broad use of the property for its cultural purposes and its members" that includes a banquet facility for general event rentals which have no association with Philippine culture. However, no evidence has been submitted by the applicant or found by staff indicating the center was expressly proposed, reviewed or approved as a membership organization or banquet facility for general event rentals. Rather, the facility was proposed, reviewed and approved as a cultural/arts center and library.

4. The 2000 edition of the LDC that was in effect when development approval was sought for the Bayanihan Center prohibited places of assembly and membership organizations in the AR district. Staff finds that banquet rentals for general events to the public at large or on the basis of membership is characteristic of the aforesaid prohibited uses and therefore cannot be interpreted as permitted at the time of development approval. Staff further finds that such rentals cannot be interpreted to be a function of a library or museum as defined by the 2000 LDC. Additionally, staff finds such rentals cannot be interpreted as a function of a community center as defined in the 2000 LDC because such facilities were required to be utilized by homeowner associations, local clubs and other such community groups, rather than by the general public.

5. Staff finds that use of the facility for events related to Philippine culture, as described by the applicant in its amended statement, is consistent with the development approval granted for the Bayanihan Center and therefore allowed.

ATTACHMENTS:

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

ATTACHMENT 1

Written Statement in Support of Request for Zoning Interpretation

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

I. History of the Site and Site Owner.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III. The Current Issues for Interpretation.

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

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

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

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

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

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

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

IV. Attachments

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

I thank you for your time and consideration of this request.
ACTIVE: 4275114_1

BECKER & POLIAKOFF

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

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Department

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3111 STIRLING ROAD
FORT LAUDERDALE, FL 33312
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WWW.BECKER-POLIAKOFF.COM
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February 20, 2013

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

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

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

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

Dear Mr. Hiznay:

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

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

A. Membership will no longer be the sole criteria for use of the facility;

B. A facility use review committee will evaluate each event, independently, to determine its relevance to protecting, preserving and promoting the Philippine culture for present and future generations;

C. Examples of permissible uses would include:

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

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

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

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

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

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

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

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

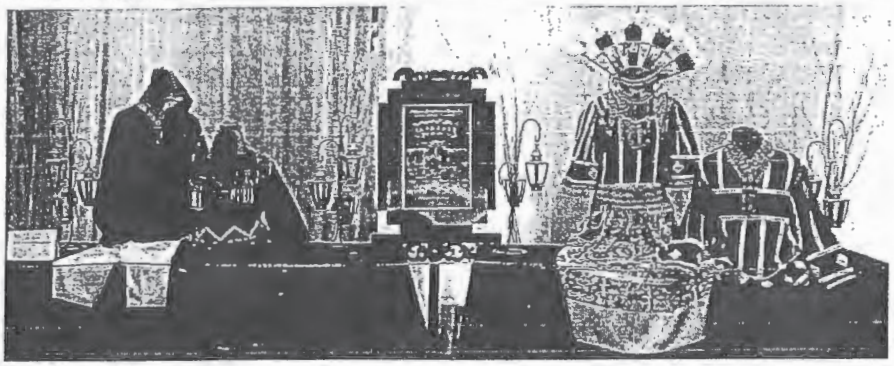
Respectfully,

Michael E. Boulzoukas

Michael E. Boutzoukas
MEB/sk
ACTIVE: P10064/338001:4508455_1

ATTACHMENT 2

BAYANIHAN ARTS AND EVENTS CENTER



Home
About us
Halls
Member Amenities
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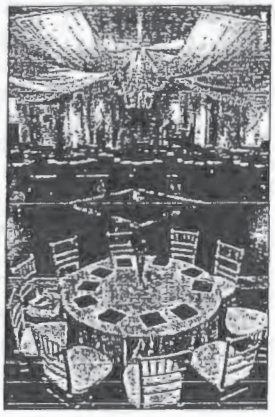
Photo Galleries

ABOUT BAEC



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

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

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

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

Tel: (813) 925-1232
Fax: (813) 818-9599
Web: www.bayanihanartscenter.org

MEMBERSHIP

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

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

For more information about membership, please contact us.

BAEC AT TWITTER

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baectampa Uploaded Sampaguita Ball 2012 Photo Gallery just now! Go to bayanihanartscenter.org/photos/60-samp... pic.twitter.com/tDp7Fd9S
21 days ago · reply · retweet · favorite

baectampa Red and gray hall setup photos uploaded at bayanihanartscenter.org/photos/61-red-...
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baectampa BAEC wishes everyone a Merry Christmas and a peaceful and prosperous

by Caldera de Gao

PHOTO GALLERY

- Red and Gray Wedding Hall
- Sampaguita Ball 2012
- Winter Wonderland
- Arabian Nights
- Coral and Gold Hall Setup
- Sampaguita Ball 2011
- Black and Red 2
- Black and White
- Madrigal Singers Concert
- Pink Cocoon
- Purple-Celedon
- Moroccan Theme

BAEC HALLS

- Fuente de Gador
- Cimafranca Library
- Bautista Lobby
- Grand Sampaguita Ballroom

ATTACHMENT 3

Table of Allowable Uses in Zoning Districts

Key: P = Permitted. C = Conditional Use, permitted pursuant to standards of Article VI (no public hearing required unless specified in applicable section) and the procedures of Section 10.01.00. S = Special Use, noticed public hearing required and subject to standards of Article VI. Reviewed pursuant to Section 10.02.00. A = Accessory use, permitted pursuant to Article VI. N = Potentially permitted pursuant to Section 6.11.65. CNR = Conditional Use/No Review, permitted without prior zoning review subject to requirements of Part 6.11.00. Blank = Prohibited.

				AS				RSC						RLC		RMC										SPI								
																										DC			AP					
	AM	A	AR	0.4	-1	C-1	AI	2	3	4	6	9	10	6	12	6	9	12	16	20	BPO	OR	CN	CG	CI	M	1	2	3	1	2	3	4	5	V
Recreational Vehicle Park	REQUIRES PLANNED DEVELOPMENT DISTRICT APPROVAL																																	
Repairs, Vehicle	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A					A		A						
Single-Family Efficiency				C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C		C						
Temporary Manufactured Home Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C						
Cultural/Institutional Uses																																			
Churches and Synagogues (300 seats or less)	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	C						
Churches and Synagogues (301 seats or more)	C	C	C	C	C	C		S	S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	A	C						
Research Activities																								P	P	P	P	P				P	P	P	
Libraries	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P							
Membership Organizations																					C	C	C	C	C	C	C	C							
Museums, Art Galleries																								P	P		P								
Pre-K, Day Care, Child Care and Child Nurseries	C	C	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	S	S	S						
Schools, Private and Charter (K—12)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	P	P						
Schools, Public (K—12)[6]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P						
Neighborhood, General and High Intensity Business and Commercial																																			
Accessory Retail																					C		P	P	P	C	C	C	C						
Adult Care Centers	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C						
Alcoholic Beverage[8]	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Alcoholic Beverage	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Apparel and Shoe Store																							P	P	P	A									
Appliance Stores, Large																								P	P	A									
Appliance Stores, Small																							P	P	P	A									
Art Supply Store																							P	P	P		A								
Automated Teller (ATM)																					A	A	A	A	A	A	A	A							
Automotive Supply Store																							P	P	P	A									
Bank/Credit Union																							P	P	P	P	A	A							
Banquet and Reception Halls																							P	P	P										

ATTACHMENT 4

ban·ga·lore torpedo \ˌbaŋ-gə-ˌlō(ə)r-, -ˌlȯ(ə)r-\ *n* [*Bangalore*, India] : a metal tube that contains explosives and a firing mechanism and is used to cut barbed wire and detonate buried mines

bang away *vi* **1 :** to work with determined effort ⟨students *banging away* at their homework⟩ **2 :** to attack persistently ⟨police are going to keep *banging away* at you —E. S. Gardner⟩

bang·er \ˈbaŋ-ər\ *n, Brit* : SAUSAGE

bang·kok \ˈbaŋ-ˌkäk, baŋ-ˈ\ *n* [earlier *bangkok*, a fine straw, fr. *Bangkok*, Thailand] : a hat woven of fine palm fiber in the Philippines

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

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

bang·tail \ˈbaŋ-ˌtāl\ *n* [*bangtail* (short tail)] **1 :** RACEHORSE **2 :** a wild horse

bang–up \ˈbaŋ-ˌəp\ *adj* [¹*bang*] : FIRST-RATE, EXCELLENT ⟨a ~ job⟩

bang up \-ˈəp\ *vt* [¹*bang*] : to cause extensive damage to

ban *pl of* BAN

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

syn BANISH, EXILE, DEPORT, TRANSPORT *shared meaning element* : to remove by authority or force from a country, state, or sovereignty

ban·is·ter *also* **ban·nis·ter** \ˈban-ə-stər\ *n* [alter. of *baluster*] **1 :** one of the upright supports of a handrail alongside a staircase **2 a :** a handrail with its supporting posts **b :** HANDRAIL

ban·jo \ˈban-(ˌ)jō\ *n, pl* **banjos** *also* **banjoes** [prob. of African origin; akin to Kimbundu *mbanza*, a similar instrument] : a musical instrument consisting of a drumlike body, a long fretted neck, and four or more strings that are strummed with the fingers — **ban·jo·ist** \-ˌjō-əst\ *n*

banjo

¹bank \ˈbaŋk\ *n* [ME, prob. of Scand origin; akin to ON *bakki* bank; akin to OE *benc* bench — more at BENCH] **1 :** a mound, pile, or ridge raised above the surrounding level: as **a :** a piled up mass of cloud or fog **b :** an undersea elevation rising esp. from the continental shelf **2 :** the rising ground bordering a lake, river, or sea or forming the edge of a cut or hollow **3 a :** a steep slope (as of a hill) **b :** the lateral inward tilt of a surface along a curve or of a vehicle (as an airplane) when taking a curve **4 :** a protective or cushioning rim or piece

²bank *vt* **1 a :** to raise a bank about **b :** to cover (as a fire) with fresh fuel and adjust the draft of air so as to keep in an inactive state **c :** to build (a curve) with the roadbed or track inclined laterally upward from the inside edge **2 :** to heap or pile in a bank **3 :** to drive (a ball in billiards) into a cushion **4 :** to form or group in a tier ~ *vi* **1 :** to rise in or form a bank — often used with *up* ⟨clouds would ~ up about midday, and showers fall —William Beebe⟩ **2 a :** to incline an airplane laterally **b** (1) **:** to incline laterally (2) **:** to follow a curve or incline ⟨skiers ~*ing* around the turn⟩

³bank *n* [ME, fr. OF *banc* bench, of Gmc origin; akin to OE *benc*] **1 :** a bench for the rowers of a galley **2 :** a group or series of objects arranged near together in a row or a tier: as **a :** a row of keys on a typewriter **b :** a set of two or more elevators **3 :** one of the horizontal and usu. secondary or lower divisions of a headline

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

⁵bank *vi* **1 :** to keep a bank **2 :** to deposit money or have an account in a bank ~ *vt* **:** to deposit in a bank — **bank on :** to depend or rely on

bank·able \ˈbaŋ-kə-bəl\ *adj* : acceptable to or at a bank

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

bank annuities *n pl* : CONSOLS

bank·book \ˈbaŋk-ˌbu̇k\ *n* : the depositor's book in which a bank records his deposits and withdrawals — called also *passbook*

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

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

²banker *n* : a man or boat employed in the cod fishery on the Newfoundland banks

³banker *n* : a sculptor's or mason's workbench

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

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

bank·ing *n* : the business of a bank or a banker

bank line *n* [¹*bank*] : a fishing line attached to the shore and not constantly tended by a fisherman

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

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

bank paper *n* **1 :** circulating bank notes **2 :** bankable commercial paper (as drafts or bills)

bank rate *n* : the discount rate fixed by a central bank

¹bank·roll \ˈbaŋ-ˌrōl\ *n* : supply of money : FUNDS

²bankroll *vt* : to supply the capital for or pay the cost of (a business or project) — **bank·roll·er** *n*

¹bank·rupt \ˈban-(ˌ)krəpt\ *n* [modif. of MF & OIt; MF *banqueroute* bankruptcy, fr. OIt *bancarotta*, fr. *banca* bank + *rotta* broken, fr. L *rupta*, fem. of *ruptus*, pp. of *rumpere* to break — more at BANK, REAVE] **1 a :** a person who has done any of the acts that by law entitle his creditors to have his estate administered for their benefit **b :** a person judicially declared subject to having his estate administered under the bankrupt laws for the benefit of his creditors **c :** a person who becomes insolvent **2 :** one who is destitute of a particular thing ⟨a moral ~⟩

²bankrupt *vt* **1 :** to reduce to bankruptcy **2 :** IMPOVERISH ⟨war had ~*ed* the nation's natural resources⟩ ***syn*** see DEPLETE

³bankrupt *adj* **1 a :** reduced to a state of financial ruin : IMPOVERISHED; *specif* : legally declared a bankrupt ⟨the company went ~⟩ **b :** of or relating to bankrupts or bankruptcy ⟨~ laws⟩ **2 a :** BROKEN, RUINED ⟨a ~ professional career⟩ **b :** DEPLETED, STERILE ⟨a ~ old culture⟩ **c :** DESTITUTE — used with *of* or *in* ⟨~ of all merciful feelings⟩

bank·rupt·cy \ˈbaŋ-(ˌ)krəp-(t)sē\ *n, pl* **-cies** **1 :** the quality or state of being bankrupt **2 :** utter failure or impoverishment

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

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

bank·side \ˈbaŋk-ˌsīd\ *n* **1 :** the slope of a bank esp. of a stream **2** *cap* **:** the bank of the Thames at Southwark

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

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

¹ban·ner·et \ˈban-ə-rət, ˌban-ə-ˈret\ *n, often cap* [ME *baneret*, fr. OF, fr. *banere*] **:** a knight leading his vassals into the field under his own banner and therefore ranking above a knight bachelor

²banneret *also* **ban·ner·ette** *n* : a small banner

ban·ne·rol *also* **ban·ner roll** \ˈban-ə-ˌrōl\ *n* : BANDEROLE

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

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

¹ban·quet \ˈbaŋ-kwət, ˈban- *also* -ˌkwet\ *n* [MF, fr. OIt *banchetto*, fr. dim. of *banca* bench, bank] : an elaborate and often ceremonious meal for numerous people often in honor of a person

²banquet *vt* : to treat with a banquet : FEAST ~ *vi* : to partake of a banquet — **ban·quet·er** *n*

banquet room *n* : a large room (as in a restaurant or hotel) suitable for banquets

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

Ban·quo \ˈbaŋ-(ˌ)kwō, ˈban-\ *n* : a murdered Scottish thane in Shakespeare's *Macbeth* whose ghost appears to Macbeth

ban·shee \ˈban-(ˌ)shē, ban-ˈ\ *n* [ScGael *bean-sīth*, fr. or akin to OIr *ben sīde* woman of fairyland] : a female spirit in Gaelic folklore whose appearance or wailing warns a family of the approaching death of a member

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

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

ban·tam·weight \-ˌwāt\ *n* **:** a boxer who weighs more than 112 but not more than 118 pounds

¹ban·ter \ˈbant-ər\ *vb* [origin unknown] *vt* **1 :** to speak to or address in a witty and teasing manner **2** *archaic* **:** DELUDE **3** *chiefly South & Midland* **:** CHALLENGE ~ *vi* **:** to speak or act playfully or wittily — **ban·ter·er** \-ər-ər\ *n* — **ban·ter·ing·ly** \ˈbant-ə-riŋ-lē\ *adv*

²banter *n* **:** good-natured and usu. witty and animated joking ⟨exchanged ~ with newsmen⟩

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

ATTACHMENT 5

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

[2]rebuke *n* **:** an expression of strong disapproval : REPRIMAND

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

rebus

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

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

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

[2]rebutter *n* **:** something that rebuts : REFUTATION

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

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

re·cal·ci·tran·cy \-trən-sē\ *n* **:** RECALCITRANCE

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

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

re·ca·les·cence \ˌrē-kə-'les-ᵊn(t)s\ *n* [L *recalescere* to grow warm again, fr. *re-* + *calescere* to grow warm, incho. of *calēre* to be warm — more at LEE] **:** an increase in temperature that occurs while cooling metal through a range of temperatures in which change in structure occurs

[1]re·call \ri-'kȯl\ *vt* **1 a :** to call back ⟨was ~*ed* to active duty⟩ **b :** to bring back to mind ⟨~*s* his early years⟩ **c :** to remind one of : RESEMBLE ⟨a playwright who ~*s* the Elizabethan dramatists⟩ **2 :** CANCEL, REVOKE **3 :** RESTORE, REVIVE *syn* see REMEMBER — **re·call·abil·i·ty** \-ˌkȯ-lə-ˌbil-ət-ē\ *n* — **re·call·able** \-'kȯ-lə-bəl\ *adj* — **re·call·er** *n*

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

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

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

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

[2]re·cap \'rē-ˌkap\ *n* **:** a recapped tire

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

[4]re·cap \'rē-ˌkap\ *n* **:** RECAPITULATION

re·cap·i·tal·iza·tion \(ˌ)rē-ˌkap-ət-ᵊl-ə-'zā-shən, -ˌkap-tᵊl-\ *n* **:** a revision of the capital structure of a corporation

re·cap·i·tal·ize \(ˌ)rē-'kap-ət-ᵊl-ˌīz, -'kap-tᵊl-\ *vt* **:** to change the capital structure of

re·ca·pit·u·late \ˌrē-kə-'pich-ə-ˌlāt\ *vt* **-lat·ed; -lat·ing** [LL *recapitulatus*, pp. of *recapitulare* to restate by heads, sum up, fr. L *re-* + *capitulum* division of a book] **:** to repeat the principal points or stages of : SUMMARIZE

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

[1]re·cap·ture \(ˌ)rē-'kap-chər\ *n* **1 a :** the act of retaking **b :** an instance of being retaken **2 :** the retaking of a prize or goods under international law **3 :** a government seizure under law of earnings or profits beyond a fixed amount

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

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

recd *abbr* received

[1]re·cede \ri-'sēd\ *vi* **re·ced·ed; re·ced·ing** [L *recedere* to go back, fr. *re-* + *cedere* to go — more at CEDE] **1 a :** to move back or away : WITHDRAW **b :** to slant backward **2 :** to grow less or smaller : DIMINISH *syn* RECEDE, RETREAT, RETROGRADE, RETRACT, BACK *shared meaning element* **:** to move backward *ant* proceed, advance

[2]re·cede \(ˌ)rē-'sēd\ *vt* [*re-* + *cede*] **:** to cede back to a former possessor

[1]re·ceipt \ri-'sēt\ *n* [ME *receite*, fr. ONF, fr. ML *recepta*, prob. fr. L, neut. pl. of *receptus*, pp. of *recipere* to receive] **1 :** RECIPE **2** *obs* **:** RECEPTACLE **b** *archaic* **:** a revenue office **3 :** the act or process of receiving **4 :** something received — usu. used in pl. **5 :** a writing acknowledging the receiving of goods or money

[2]receipt *vt* **1 :** to give a receipt for or acknowledge the receipt of **2 :** to mark as paid

re·ceiv·able \ri-'sē-və-bəl\ *adj* **1 :** capable of being received **2 :** subject to call for payment ⟨notes ~⟩

re·ceiv·ables \-bəlz\ *n pl* **:** amounts of money receivable

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

Received Pronunciation *n* **:** the pronunciation of Received Standard

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

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

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

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

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

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

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

re·cen·cy \'rēs-ᵊn-sē\ *n* **:** the quality or state of being recent ⟨the eagerness of the people for ~ in their news —F. L. Mott⟩

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

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

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

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

re·cep·tac·u·lum \ˌrē-ˌsep-'tak-yə-ləm\ *n, pl* **-la** \-lə\ [NL, fr. L] : RECEPTACLE 2

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

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

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

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

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

[2]recess *vt* **1 :** to put into a recess ⟨~*ed* lighting⟩ **2 :** to make a recess in **3 :** to interrupt for a recess ~ *vi* **:** to take a recess

[1]re·ces·sion : WITHDRAW
at the end of
activity — re
[2]re·ces·sion
back to a for
[1]re·ces·sion·a
drawal
[2]recessional
service or pr
[1]re·ces·sive
b : RETRINC
typic effect
trasting allel
gene is in th
adv — re·ce
[2]recessive *n*
possessing o
re·charge \(ˌ
again; *esp* :
tery) — re·c
'chär-jə-bəl\
ré·chauf·fé \
food **2 :** RE
re·cheat \ri-'
fr. MF *rach*
(assumed) V
intens. of *ca*
sounded on
re·cher·ché
CHOICE **b :**
: OVERBLOWN
re·cid·i·vism
previous con
behavior
re·cid·i·vist \
recidivare, fr.
cadere to fal
habitual crin
tik\ *adj*
recip *abbr* rec
rec·i·pe \'res-
more at RECI
making some
procedure fo
re·cip·i·ent \
: one that re
[1]re·cip·ro·cal
way, alterna
: OPPOSITE **b**
which the k
supplies the
: shared, felt
: consisting
tion of nucle
extend ~ pr
based on re
\-k(ə-)lē\ *ad*
syn RECIPR
: shared, ex
[2]reciprocal *n*
other **2 :** o
one; *broadly*
reciprocal pr
mutual actic
prised in a pl
re·cip·ro·cate
and take mu
ment graceft
hope to ~ fo
alternately ⟨a
syn RECIPR
element : to
likely to imp
a paying ba
hero, most
men *recipro*
paying back
venge ⟨the
ated with sc
imply a sim
one conside
satisfaction
Miall⟩ ⟨his
caulay⟩ RET
sometimes i
blow⟩ ⟨he *re*
reciprocatin
of a piston is
re·cip·ro·ca·ti
b : a return
re·cip·ro·ca·
rec·i·proc·i·ty
or state of b
ence **2 :** a
one of two
privileges gra
re·ci·sion \ri-
rescissio resci
re·cit·al \ri-'s
reciting **b :**
bles⟩ **c :** DI
town⟩ **2 a**

ATTACHMENT 6

an Atlantic species (*Hippoglossus hippoglossus*) and a Pacific one (*H. stenolepis*)

ha·lide \'hal-,īd, 'hā-,līd\ *n* : a binary compound of a halogen with a more electropositive element or radical

hal·i·dom \'hal-əd-əm\ *or* **hal·i·dome** \-ə-,dōm\ *n* [ME, fr. OE *hāligdōm*, fr. *hālig* holy] *archaic* : something held sacred

ha·lite \'hal-,īt, 'hā-,līt\ *n* : native salt : ROCK SALT

hal·i·to·sis \,hal-ə-'tō-səs\ *n* [NL, fr. L *halitus* breath, fr. *halare* to breathe — more at EXHALE] : a condition of having fetid breath

hall \'hȯl\ *n* [ME *halle*, fr. OE *heall*; akin to L *cella* small room, *celare* to conceal — more at HELL] **1 a** : the castle or house of a medieval king or noble **b** : the chief living room in such a structure **2** : the manor house of a landed proprietor **3** : a large usu. imposing building for public or semipublic purposes **4 a** (1) : a building used by a college or university for some special purpose (2) : DORMITORY **b** : a college or a division of a college at some universities **c** (1) : the common dining room of an English college (2) : a meal served there **5 a** : the entrance room of a building : LOBBY **b** : a corridor or passage in a building **6** : a large room for assembly : AUDITORIUM **7** : a place used for public entertainment

Hal·lel \hä-'lā(ə)l\ *n* [Heb *hallēl* praise] : a selection comprising Psalms 113–118 chanted during Jewish feasts (as the Passover)

¹hal·le·lu·jah \,hal-ə-'lü-yə\ *interj* [Heb *hallēlūyāh* praise (ye) the Lord] — used to express praise, joy, or thanks

²hallelujah *n* : a shout or song of praise or thanksgiving

hal·liard *var of* HALYARD

¹hall·mark \'hȯl-,märk\ *n* [Goldsmiths' *Hall*, London, England, where gold and silver articles were assayed and stamped] **1 a** : an official mark stamped on gold and silver articles in England to attest their purity **b** : a mark or device placed or stamped on an article of trade to indicate origin, purity, or genuineness **2** : a distinguishing characteristic, trait, or feature ⟨the dramatic flourishes which are the ~ of the trial lawyer —Marion K. Sanders⟩

²hallmark *vt* : to stamp with a hallmark

hal·lo \hə-'lō, ha-\ *or* **hal·loo** \-'lü\ *var of* HOLLO

Hall of Fame **1** : a structure housing memorials to famous or illustrious individuals usu. chosen by a group of electors **2** : a group of individuals in a particular category (as a sport) who have been selected as particularly illustrious —**Hall of Famer**

hal·low \'hal-(,)ō, -ə(-w)\ *vt* [ME *halowen*, fr. OE *hālgian*, fr. *hālig* holy — more at HOLY] **1** : to make holy or set apart for holy use **2** : to respect greatly : VENERATE *syn* see DEVOTE

hal·lowed \'hal-(,)ōd, 'hal-əd, *in the Lord's Prayer also* 'hal-ə-wəd\ *adj* **1** : HOLY, CONSECRATED **2** : SACRED, REVERED ⟨the ~ traditions from the past⟩

Hal·low·een \,hal-ə-'wēn, ,häl-\ *n* [short for *All Hallow Even*] : October 31 observed with festivity and the playing of pranks by children during the evening

Hal·low·mas \'hal-ō-,mas, 'hal-ə-, -məs\ *n* [short for ME *Alholowmesse*, fr. OE *ealra halgena mæsse*, lit., all saints' mass] : ALL SAINTS' DAY

halls of ivy [fr. the traditional training of ivy on the walls of older college buildings] : an institution of higher education : UNIVERSITY, COLLEGE

Hall·statt *or* **Hall·stadt** \'hȯl-,stat, 'häl-,s(h)tät\ *adj* [*Hallstatt*, Austria] : of or relating to the earlier period of the Iron Age in Europe

hal·lu·ci·nate \hə-'lüs-ᵊn-,āt\ *vb* **-nat·ed; -nat·ing** [L *hallucinatus*, pp. of *hallucinari* to prate, dream] *vt* **1** : to affect with visions or imaginary perceptions **2** : to perceive or experience as an hallucination ~ *vi* : to have hallucinations

hal·lu·ci·na·tion \hə-,lüs-ᵊn-'ā-shən\ *n* **1 a** : perception of objects with no reality usu. arising from disorder of the nervous system or in response to drugs (as LSD) **b** : the object of an hallucinatory perception **2** : a completely unfounded or mistaken impression or notion : DELUSION *syn* see DELUSION — **hal·lu·ci·na·tion·al** \-shnəl, -shən-ᵊl\ *adj* — **hal·lu·ci·na·tive** \-'lüs-ᵊn-,āt-iv\ *adj*

hal·lu·ci·na·to·ry \hə-'lüs-ᵊn-ə-,tōr-ē, -'lüs-nə-, -,tȯr-\ *adj* **1** : tending to produce hallucination ⟨~ drugs⟩ **2** : resembling or being an hallucination ⟨~ dreams⟩ ⟨an ~ figure⟩ ⟨an ~ painting⟩

hal·lu·ci·no·gen \hə-'lüs-ᵊn-ə-jən\ *n* [*hallucination* + *-o-* + *-gen*] : a substance that induces hallucinations — **hal·lu·ci·no·gen·ic** \-,lüs-ᵊn-ə-'jen-ik\ *adj*

hal·lu·ci·no·sis \hə-,lüs-ᵊn-'ō-səs\ *n* : a pathological mental state characterized by hallucinations

hal·lux \'hal-əks\ *n, pl* **hal·lu·ces** \'hal-(y)ə-,sēz\ [NL, fr. L *hallus*, *hallux*] : the first or preaxial digit of the hind limb

hall·way \'hȯl-,wā\ *n* **1** : an entrance hall **2** : CORRIDOR

¹ha·lo \'hā-(,)lō\ *n, pl* **halos** *or* **haloes** [L *halos*, fr. Gk *halōs* threshing floor, disk, halo] **1** : a circle of light appearing to surround the sun or moon and resulting from refraction or reflection of light by ice particles in the atmosphere **2** : something resembling a halo: as **a** : NIMBUS **b** : a differentiated zone surrounding a central object **3** : the aura of glory, veneration, or sentiment surrounding an idealized person or thing

²halo *vt* : to form into or surround with a halo ⟨rainbows ~*ed* the waterfalls —Michael Crawford⟩

halo- — see HAL-

halo·bi·ont \,hal-ō-'bī-,änt\ *n* [*hal-* + Gk *biount-*, *biōn*, prp. of *bioun* to live, fr. *bios* life — more at QUICK] : HALOPHILE

halo·car·bon \-'kär-bən\ *n* : any of various compounds (as fluorocarbon) of carbon and one or more halogens

halo·cline \'hal-ə-,klīn\ *n* : a usu. vertical gradient in salinity

halo effect *n* : generalization from the perception of one outstanding personality trait to an overly favorable evaluation of the whole personality

halo·gen \'hal-ə-jən\ *n* [Sw] : any of the five elements fluorine, chlorine, bromine, iodine, and astatine that form part of group VII A of the periodic table and exist in the free state normally as diatomic molecules — **ha·log·e·nous** \ha-'läj-ə-nəs\ *adj*

ha·lo·ge·nate \'hal-ə-jə-,nāt, ha-'läj-ə-\ *vt* **-nat·ed; -nat·ing** : to treat or cause to combine with a halogen — **ha·lo·ge·na·tion** \,hal-ə-jə-'nā-shən, ha-,läj-ə-\ *n*

hal·o·ge·ton \,hal-ə-'jē-,tän\ *n* [NL, genus name, fr. *hal-* + Gk *geitōn* neighbor] : a coarse annual herb (*Halogeton glomeratus*) of the goosefoot family that is a noxious weed in western American ranges

halo·mor·phic \,hal-ə-'mȯr-fik\ *adj, of a soil* : developed in the presence of neutral or alkali salts or both — **halo·mor·phism** \-,fiz-əm\ *n*

hal·o·per·i·dol \,hal-ō-'per-ə-,dōl, -,dōl\ *n* [*hal-* + *piperidine* + *-ol*] : a depressant $C_{21}H_{23}ClFNO_2$ of the central nervous system used esp. as a tranquilizer

halo·phile \'hal-ə-,fīl\ *n* [ISV] : an organism that flourishes in a salty environment — **halo·phil·ic** \,hal-ə-'fil-ik\ *or* **ha·loph·i·lous** \ha-'läf-ə-ləs\ *adj*

halo·phyte \'hal-ə-,fīt\ *n* [ISV] : a plant (as saltbush or sea lavender) that grows in salty soil and usu. has a physiological resemblance to a true xerophyte — **halo·phyt·ic** \,hal-ə-'fit-ik\ *adj*

hal·o·thane \'hal-ə-,thān\ *n* [*halo-* + *ethane*] : a nonexplosive inhalational anesthetic $C_2HBrClF_3$

¹halt \'hȯlt\ *adj* [ME, fr. OE *healt*; akin to OHG *halz* lame, L *clades* destruction, Gk *klan* to break] : LAME

²halt *vi* **1** : to walk or proceed lamely : LIMP **2** : to stand in perplexity or doubt between alternate courses : WAVER **3** : to display weakness or imperfection : FALTER

³halt *n* [G, fr. MHG, fr. *halt*, imper. of *halten* to hold, fr. OHG *haltan* — more at HOLD] : STOP

⁴halt *vi* **1** : to cease marching or journeying **2** : DISCONTINUE, TERMINATE ⟨the project ~*ed* for lack of funds⟩ ~ *vt* **1** : to bring to a stop ⟨the labor conflict has ~*ed* subways and buses⟩ **2** : to cause the discontinuance of : END

¹hal·ter \'hȯl-tər\ *n* [ME, fr. OE *hælftre*; akin to OHG *halftra* halter, OE *hielfe* helve] **1 a** : a rope or strap for leading or tying an animal **b** : a headstall usu. with noseband and throatlatch to which a lead may be attached **2** : a rope for hanging criminals : NOOSE; *also* : death by hanging **3** : a woman's blouse that leaves the back, arms, and midriff bare and that is typically held in place by straps around the neck and across the back

²halter *vt* **hal·tered; hal·ter·ing** \-t(ə-)riŋ\ **1 a** : to catch with or as if with a halter; *also* : to put a halter on **b** : HANG **2** : to put restraint upon : HAMPER

hal·ter-break \'hȯl-tər-,brāk\ *vt* **-broke** \-,brōk\; **-bro·ken** \-,brō-kən\; **-break·ing** : to break (as a colt) to a halter

hal·tere \'hȯl-,ti(ə)r, 'hal-\ *also* **hal·ter** \-tər\ *n, pl* **hal·teres** \'hȯl-,ti(ə)rz, 'hal-; hȯl-'ti(ə)r-ēz, hal-\ [NL *halter*, fr. L, jumping weight, fr. Gk *haltēr*, fr. *hallesthai* to leap — more at SALLY] : one of a pair of club-shaped organs in a dipterous insect that are the modified second pair of wings and function as sensory flight instruments

halt·ing \'hȯl-tiŋ\ *adj* : marked by a lack of sureness or effectiveness ⟨the witness spoke in a ~ manner⟩ — **halt·ing·ly** \-tiŋ-lē\ *adv*

hal·vah *or* **hal·va** \häl-'vä; 'häl-(,)vä, -və\ *n* [Yiddish *halva*, fr. Rum, fr. Turk *helva*, fr. Ar *ḥalwā* sweetmeat] : a flaky confection of crushed sesame seeds in a base of syrup (as of honey)

halve \'hav, 'hāv\ *vt* **halved; halv·ing** [ME *halven*, fr. *half*] **1 a** : to divide into two equal parts **b** : to reduce to one half ⟨*halving* the present cost⟩ **c** : to share equally **2** : to play (as a hole in golf) in the same number of strokes as one's opponent

halv·ers \'hav-ərz, 'hāv-\ *n pl* : half shares : HALVES

halves *pl of* HALF

hal·yard \'hal-yərd\ *n* [ME *halier*, fr. *halen* to pull — more at HALE] : a rope or tackle for hoisting and lowering

¹ham \'ham\ *n* [ME *hamme*, fr. OE *hamm*; akin to OHG *hamma* ham, Gk *knēmē* shinbone] **1 a** : the hollow of the knee **b** : a buttock with its associated thigh — usu. used in pl. **2** : a cut of meat consisting of a thigh; *esp* : one from a hog — see PORK illustration **3** [short for *hamfatter*, fr. "The *Ham-fat* Man," Negro minstrel song] **a** : a showy performer; *esp* : an actor performing in an exaggerated theatrical style **b** : a licensed operator of an amateur radio station — **ham** *adj*

²ham *vb* **hammed; ham·ming** *vt* : to execute with exaggerated speech or gestures : OVERACT ~ *vi* : to overplay a part

Ham \'ham\ *n* : a son of Noah and progenitor of the Egyptians, Nubians, and Canaanites

ham·a·dry·ad \,ham-ə-'drī-əd, -,ad\ *n* [L *hamadryad-*, *hamadryas*, fr. Gk, fr. *hama* together with + *dryad-*, *dryas* dryad — more at SAME] **1** : WOOD NYMPH **2 a** : KING COBRA **b** : a baboon (*Papio hamadryas*) venerated by the ancient Egyptians — called also *sacred baboon*

ha·mal *also* **ham·mal** \hə-'mäl\ *n* [Ar *ḥammāl* porter] : a porter in eastern countries (as Turkey)

Ha·man \'hā-mən\ *n* [Heb *Hāmān*] : an enemy of the Jews hanged according to the book of Esther for plotting their destruction

ha·mar·tia \,häm-,är-'tē-ə\ *n* [Gk, fr. *hamartanein* to miss the mark, err] : TRAGIC FLAW

¹ha·mate \'hā-,māt\ *adj* [L *hamatus*, fr. *hamus* hook] : shaped like a hook

²hamate *n* : a bone on the inner side of the second row of the carpus in mammals — called also *unciform*

Ham·burg \'ham-,bərg\ *n* [*Hamburg*, Germany] : any of a European breed of rather small domestic fowls with rose combs and lead-blue legs

ham·burg·er \'ham-,bər-gər\ *or* **ham·burg** \-,bərg\ *n* [G *Hamburger* of Hamburg] **1 a** : ground beef **b** : a patty of ground beef **2** : a sandwich consisting of a patty of hamburger in a split round bun

ATTACHMENT 7

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

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

Medical Hardship: See Temporary Mobile Home Facility.

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

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

Mental Health Care Facility: See Hospital.

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

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

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

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

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

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

ATTACHMENT 8

DEVELOPMENT SERVICES
PROJECT REVIEW AND PROCES... SECTION

SUBDIVISION AND SITE DEVELOPMENT APPLICATION

____ Preliminary Plat
____ Certified Parcel
____ Platted Subdivision (with minor Improvements)
____ Platted Subdivision With No Improvements
__✓__ Preliminary Site Development
____ Minor Site Development
____ Other: _____

Date Submitted: _____ Date of Presubmittal Conference: _____

TO BE COMPLETED BY APPLICANT

Folio Number(s): 003517.0050 & 003517.0060	
Project Name: Philippine Cultural Enrichment Complex	
Address of Property: 14301 Nine Eagles Drive, Tampa, Florida 33626	
Section / Township / Range: 5/T28S/R17E	
Project Acreage: 10	Zoning: AG
Number of lots: One	Flood Zone: none
Land Use Designation: Commercial	Nearest Intersection: Race Track Road
Rezoning Petition Number: NA	New Pavement: Sq. Ftg.:
FAR:	Resurfacing Existing Pavement: Yes ___ No ___
Major Uses: Cultural Center	Material:
Structural Sq. Ftg.: 14,300 GFA	

Contact Person: _____ Telephone: _____
(Please Print)

Owner's Name (Print) Phil. Cultural Found.	Applicant's Name (Print) Roger L. Caculitan
Address 16409 Ashwood Drive	Address 1203 Kinsmen Drive
City Tampa State Fl Zip Code 33626	City Auburndale State FL Zip Code 33823
Telephone: (813)963-7648	Telephone: (863)965-2128

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

Signature of Owner or Authorized Agent Caculitan Date 8/18/00

ATTACHMENT 9

BOARD OF COUNTY COMMISSIONERS
Stacey L. Easterling
Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

December 6, 2000

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

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

Dear Mr. Caculitan,

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

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

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

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

Sincerely,

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

klh
attachments

ATTACHMENT 10

NOTE: PLEASE SE
FOR PROJE

PARKING SPACES CALCULATION

"BAYANIHAN" ARTS CENTER = 14,300 SF GFA
PAVILION = 3,200 SF GFA
TOTAL GFA =17,500 SF GFA

PARKING SPACES/100 SF GFA=3.3 (PER HILLS. CNTY)
REQUIRED No. OF SPACES = 53
PROVIDED =128 PAVED
78 GRASSED

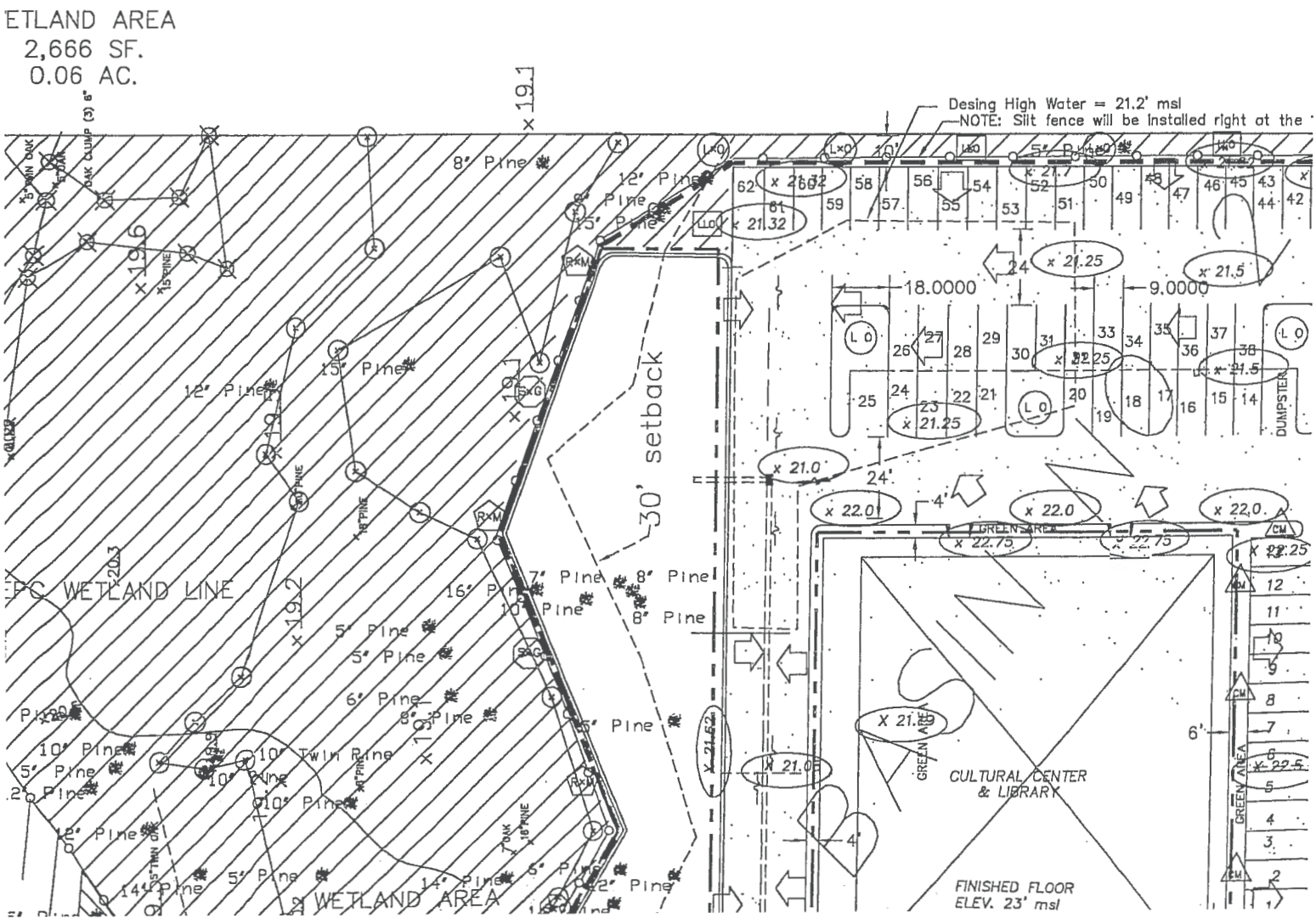
TOTAL SPACES =206 SPACES PROVIDED

SURFACE AREA BREAKDOWN

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

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

NUMBER OF FLOORS = 1



ATTACHMENT 11

BOARD OF COUNTY COMMISSIONERS
Stacey L. Easterling
Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

February 2, 2001

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

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

Dear Mr. Caculitan:

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

Project Title Philippine Cultural Enrichment Complex

Plan Submitted January 24, 2001

Date Approved February 2, 2001

Acreage 10.0 FAR .04 Structural Square Footage 14,300

Flood Zone C FIRM Panel # 0160C

Base Flood Elevation N/A Stormwater Basin Double Branch Creek #7

Major Use Cultural Center

The following agencies have approved with comments/conditions:

Natural Resources Utilities EPC

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

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

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

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

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

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

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

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

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

Sincerely,

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

klh
Attachments
cc: Tony Marco
Natural Resources
EPC
Streets & Addresses
S. Clark
File (w/plan)
Vic Shirley
Harry Niles (w/plan)
Inspections (w/plan)
George Goodwin
Water Dept Field Office (w/plan)
Development Services Division (w/plan)
Construction Site (w/plan)

"BAYANIHAN" ARTS CENTER = 14,300 SF GFA
PAVILION = 3,200 SF GFA
TOTAL GFA =17,500 SF GFA

PARKING SPACES/100 SF GFA=3.3 (PER HILLS. CNTY)
REQUIRED No. OF SPACES = 53
PROVIDED =128 PAVED
78 GRASSED

TOTAL SPACES =206 SPACES PROVIDED

ATTACHMENT 12

FOR PROJECT

SURFACE AREA BREAKDOWN

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

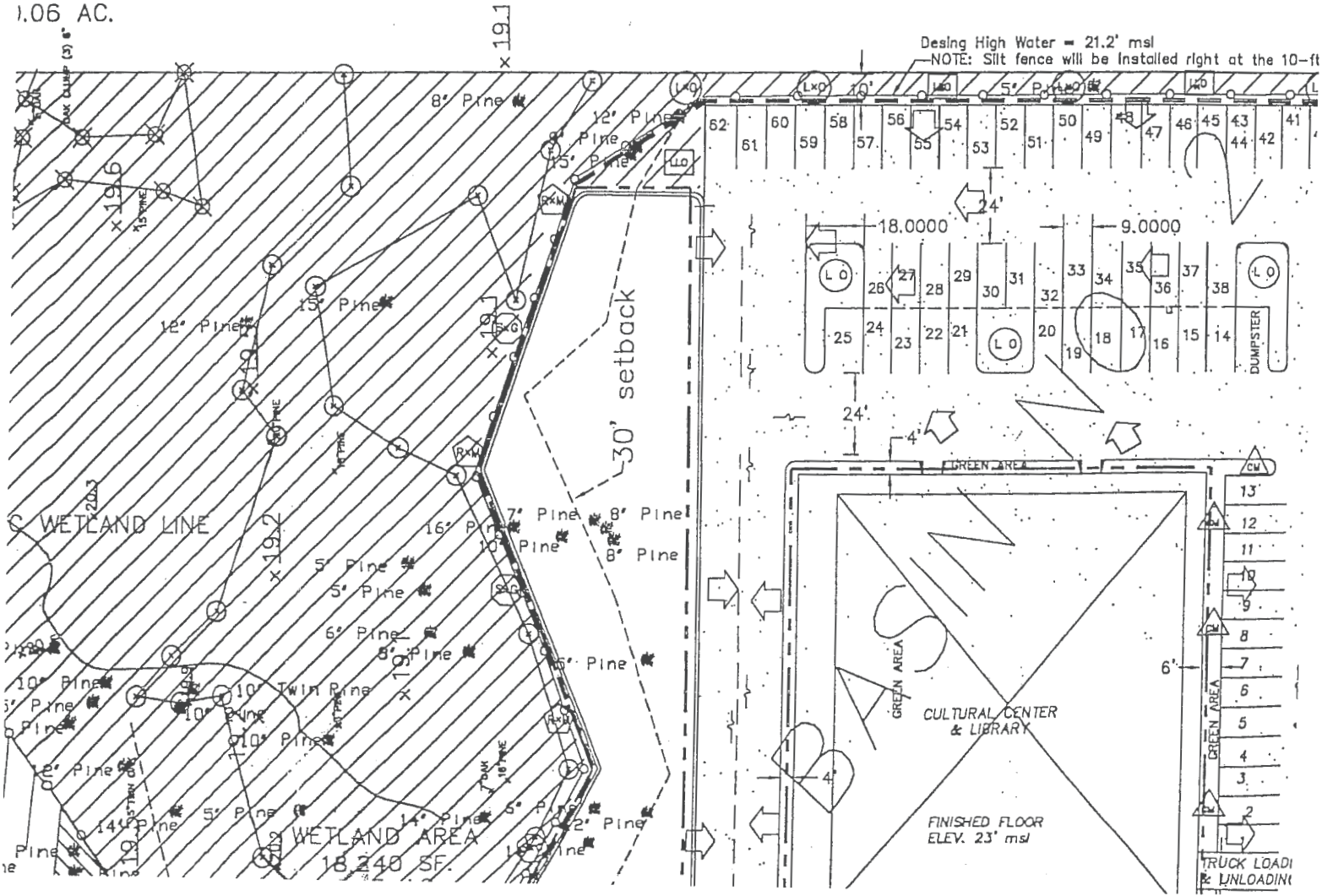
Existing Development (Bldgs.) = 4

Proposed Development (Bldgs.) = 1

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

NUMBER OF FLOORS = 1

.AND AREA
,666 SF.
).06 AC.



ATTACHMENT 13

TABLE OF ALLOWABLE USES IN ZONING DISTRICTS

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

ATTACHMENT 14

B. Agricultural Uses

1. Agricultural uses are those related to the production, keeping, or maintenance, whether for sale or personal use, of plants and animals for food, forage, fiber, or ornamental purposes. Agricultural uses are characterized as predominantly outdoor activities, with structures covering a very small portion of the land. However, some specific production activities may require relatively large amounts of land coverage, such as poultry houses, greenhouses, and kennels. Trip generation is very low; the number of employees per acre is very small. Nuisance may occur due to dust, odor, or pests, depending upon the type of activity. The uses within this category may include both domestic and exotic species, except as specifically prohibited by other regulations.

2. Included uses are silviculture; horticulture; aquaculture; crop production; pasture lands; livestock; bees; orchards; plant nurseries; kennels; rural home industry; agricultural manufacturing; and structures and facilities necessary to agricultural production activities, including barns, sties, pens, corrals, stables, greenhouses, milking parlors and dairies, feedlots, silos, and other substantially similar facilities and structures whether for the primary use or accessory to agricultural activity. Also included is land application disposal. Agricultural uses may also include a bed and breakfast, farm worker housing, and residences for the farm owner, operator, or caretaker, where the residential use(s) is directly associated with the principle agricultural use of the land.

C. Cultural/Institutional Uses

1. Cultural/institutional uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly day-time activities, are moderately intense as measured by degree of land coverage, level of traffic, but may be periodically intense due to special events which create large amounts of traffic within a short time period as well as increased demands for parking. Number of employees and users will vary widely due to the periodic nature of institutional uses. Institutional uses may be public or private.

2. Institutional uses include, but are not limited, to libraries, galleries, and museums; pre-kindergarten, kindergarten, primary, elementary, middle, and secondary schools; child care, day care, or child nurseries; community centers; churches and synagogues; parks and recreation facilities with or without lighted fields and courts. Specifically not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are not included.

D. Neighborhood Business and Commercial

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

ATTACHMENT 15

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

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

Landscaping: The use of any portion of existing vegetation, the planting of vegetation or the placement of other landscaping material in conjunction with new development and as required by Section6.06.00 of this Code.

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

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

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

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

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

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

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

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

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

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

ATTACHMENT 16

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

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

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

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

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

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

Municipal Water Facility: See Water Facility.

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

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

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

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

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

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

ATTACHMENT 17

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

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

Common Water Facility: See Water Facility.

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

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

> **Antenna:** Any antenna used for the transmission or reception of wireless communication signals for radiotelephones or other similar personal communication devises, excluding those used for ham radio antennas, radio or television receiving antennas and dishes, and radio/television transmitting or receiving facilities.
>
> **Support Structure:** A monopole or a lattice type tower greater than fifteen feet, but two hundred feet or less, in height designed for the attachment of or as support for radiotelephone communication antennas.

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

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

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

ATTACHMENT 18

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

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

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

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

ATTACHMENT 19

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

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

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

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

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

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

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

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

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

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

9.0 FULL TRANSPORTATION REPORT

See Following Pages

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 07/10/2025 *Revised: 07/15/2025*
REVIEWER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: NWH	PETITION NO: RZ 24-1116

☐ This agency has no comments.

☐ This agency has no objection.

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

☐ This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

New Conditions:

1. Site development shall be limited to 24,230 s.f. of gross floor area for use as Special Event Venue (as hereafter referred may also be referred to as "Special Event Uses") and Cultural Facility uses. A wireless communications facility shall also be permitted in accordance with Special Use SU-CFW 24-0280.

2. Special Event Uses shall be limited to Wedding Chapel uses (to include outdoor weddings), neighborhood fairs, Agricultural Stands, and Banquet and Reception Halls uses. Special Event Uses and Cultural Facility uses shall not operate at the same time, nor shall any two or more (2) Special Event Uses (or individual events) occur at the same time.

3. Special Event Uses shall comply with neighborhood fair standards of LDC §§ 6.11.64(A),(C)(D),(F); the rules of the Environmental Protection Commission of Hillsborough County, Chapter 1-10 (Noise Pollution) (as amended); and the following requirements and restrictions.

    A. Special Event Uses shall be further restricted as follows:
        i. Small Events shall mean those events with a maximum attendance of 105 vehicles at any one time.

            a. There are no restrictions on the number of Small Events which may be held.

            b. Small Events shall only be held between 10:00 a.m. and 11:00 p.m.

            c. All Small Event parking shall occur within the boundaries of the PD.

            d. All Small Event parking shall occur within paved parking areas only.

        ii. Medium Events shall mean those events with a maximum attendance of more than 105 vehicles but less than 318 vehicles (i.e. a maximum of 317 vehicles) at any one time.

            a. Medium Events shall be restricted to a maximum of four (4) events per calendar year.

b. Medium Events shall only be held on Fridays, between the hours of 5:00 p.m. and 11:00 p.m., Saturdays, between the hours of 10:00 a.m. and 11:00 p.m., and/or Sundays, between the hours of 10:00 a.m. and 7:00 p.m.

c. Off-duty police officer(s) shall be hired for any Medium Event with more than 150 vehicles. A minimum of one (1) officer shall be stationed at the northernmost project access on Nine Eagles Dr. (i.e. the northern most access not serving the wireless community facility) before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site. The officer(s) shall be present for the entire duration of the event.

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

iii. Large Event shall mean those events with a maximum on-site attendance of more than 105 vehicles but less than 318 vehicles (i.e. a maximum of 317 vehicles) shall be permitted within the PD at any one time; however, additional offsite parking for the Large Events may be permitted as further outlined hereinbelow.

a. Only one (1) Large Event may occur per calendar year.

b. The Large Event shall only be held on a consecutive Friday, between the hours of 5:00 p.m. and 11:00 p.m., Saturday, between the hours of 10:00 a.m. and 11:00 p.m., and/or Sunday, between the hours of 10:00 a.m. and 7:00 p.m.

c. Off-duty police officer(s) shall be hired for the Large Event. A minimum of one (1) officer shall be stationed at the northernmost project access on Nine Eagles Dr. (i.e. the northern most access not serving the wireless community facility) before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site. The officer(s) shall be present for the entire duration of the event.

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

a. There shall be continuous accessible pedestrian route(s) between the Special Event Uses and off-site parking location(s);

b. Pedestrian route(s) connecting Special Event Uses and off-site parking location(s) which cross over collector or arterial roadways shall occur at marked crosswalks. Additionally, crossings managed by off-duty officers may also be utilized;

c. Off-site parking location(s) must be authorized through a parking permit or a signed authorization from the owner or their authorized agent to the owner of the subject property; and,

d. Prior to temporary alcoholic beverage approval (TAB) for the event, the TAB application must include copy of the approved parking permits or a copy of the signed parking authorization from the property owner, and an offsite parking plan that identifies each off-site parking location.

B. For the purposes of regulating Medium Events, one (1) event shall be defined as an event lasting no more than three (3) consecutive days. As such, one (1) event may span over three (3) days, and would only be considered a single event. Single events longer than three (3) days, or multiple events shorter than three (3) days but occurring within the same weekend shall be considered as two (2) events.

C. Maximum attendance requirements are inclusive of parking utilized for visitors, staff and vendors. Food trucks within Special Event Use areas (i.e. outside of parking areas) shall not count towards this requirement.

D. As Special Event Uses are being regulated by maximum number of vehicles which may attend an event, the property owner shall maintain records regarding the event booking, hiring of required law enforcement personnel, event ticket sales, and site entry records for a period of one (1) year following each and every event. Such records shall be sent to Hillsborough County for inspection upon request within fourteen (14) days of such request, and shall include a signed affidavit from the operator, or the account or bookkeeper who prepared the report, attesting to its accuracy. The facility operator shall provide Hillsborough County Code Enforcement a schedule of all events with an attendance of over 105 vehicles (i.e. Medium Events and Large Events) no later than seven (7) days prior to such event.

4. Cultural Facility uses shall not exceed 105 vehicles parked on site at any one time. No additional off-site parking for these uses shall be permitted.

5. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct the following site access and other improvements:

   A. The developer shall ensure that the parking lots are paved such that there are a minimum of 105 paved parking spaces.
   B. The southernmost project access shall be converted to an exit only driveway.
   C. The developer shall construct a northbound to eastbound right turn lane on Nine Eagles Dr. at the project access.
   D. Sidewalks shall be provided as shown on the PD site plan and as otherwise required pursuant to LDC Sec. 6.03.02.
   E. Any other improvements which may be required pursuant to the Transportation Technical Manual (TTM), Hillsborough County Land Development Code (LDC) or other applicable rules and regulations unless otherwise varied through the appropriate process.

6. Within 120 days of approval of this PD, the developer shall submit site/construction plans for the site access improvements described in Condition 5, above. Site improvements shall be completed within 12 months of rezoning approval. Notwithstanding the above, the developer shall be permitted to hold events associated with the use of the Bayanihan Arts and Events Center for events and activities related to Philippine culture that are conducted or sponsored by the Philippine Cultural Foundation, Inc. and its members, that are currently permitted under the Agricultural Rural (AR) zoning district in accordance with the Zoning Interpretation (ZI) 13-0111, provided that all applicable LDC and other requirements are met including that no offsite parking shall be permitted for any cultural events held during the 12-month period. After the 12-month period, no

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

7. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

8. If PD 24-1116 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 14, 2025 and last revised July 2, 2025) which was found approvable by the County Engineer (on July 7, 2025). Approval of this Administrative Variance will waive the Nine Eagles Dr. substandard road improvements required by Section 6.04.03.L. of the LDC.

9. This condition, together with Conditions 3 through 5, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.

Other Conditions:

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

    - Change references from "Cultural Center" to "Cultural Facility" and delete the Library and Museum sub-uses (staff notes that the LDC definition of Cultural Facility includes those two uses); and,

    - Ensure that the PD site plan consists of only 1 page (i.e. remove the plan labeled "Large Event Onsite Parking"). Staff notes this plan is for informational purposes only and not intended to be a part of the regulatory plan/Certified site plan.

PROJECT SUMMARY AND ANALYSIS

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

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

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

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

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

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

Existing Zoning:

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

Proposed Zoning (Daily and Small Event Traffic):

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

Proposed Zoning (Daily and Medium Event Traffic):

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

Proposed Zoning (Daily and Large Event Traffic):

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

Trip Generation Difference:

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

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

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

SITE ACCESS AND SPECIAL EVENTS

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

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

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

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

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

PARKING

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

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

REQUESTED ADMINISTRATIVE VARIANCE – NINE EAGLES DR. SUBSTANDARD ROAD

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Ratliff, James

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

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

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

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

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

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

Mike

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

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

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

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

Hello Mike,

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

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

Best Regards,

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

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

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HCFL.gov

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Hillsborough County Florida

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

Received July 2, 2025
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. AV-Substandard Rd - Nine Eagles Dr. ☐ 4. ☐ 2. AV revised to address staff comments ☐ 5. ☒ 3. AV revised to address staff comments ☐ 6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase Philippine Cultural Center

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s) 003519-1166, and 11 other separate parcels

☒ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request Vicki Castro, P.E.

Important: *For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.*

Current Property Zoning Designation

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number 24-1116

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number) N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

Received July 2, 2025
Development Services

Palm Traffic
Engineering + Planning

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

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

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

Dear Mr. Williams:

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

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

The project proposes to maintain the following access:

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

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

4006 South MacDill Avenue, Tampa, FL 33611
Ph: (813) 296-2595
www.palmtraffic.com

a) <u>There is unreasonable burden on the applicant</u>

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

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

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

c) <u>Without the variance, reasonable access cannot be provided.</u>

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

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

Sincerely,

Vicki L Castro

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

VICKI L CASTRO LICENSE No 47128 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

Vicki L Castro, P.E.
Principal

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

_____Disapproved _____Approved with Conditions _____Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Received July 2, 2025
Development Services

Figure 1. Location Map

GENERAL NOTES:

1. THIS APPLICATION IS FOR THE REZONING OF AN EXISTING CULTURAL CENTER TO ALLOW FOR THE CONTINUED OPERATION OF A CULTURAL CENTER, SPECIAL EVENT VENUE, AND COMMUNICATIONS FACILITY.
2. PROJECT IS LOCATED IN THE NORTHWEST HILLSBOROUGH COMMUNITY PLANNING AREA. PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
3. PROJECT IS LOCATED WITHIN THE HILLSBOROUGH COUNTY WATER AND WASTEWATER SERVICE AREA. PROJECT WILL CONTINUE TO UTILIZE HILLSBOROUGH COUNTY UTILITIES
4. PROJECT IS NOT LOCATED WITHIN THE COASTAL HIGH HAZARD AREA, SURFACE WATER PROJECTION AREA, A WELLHEAD RESOURCES PROTECTION AREA, OR POTABLE WATER WELL FIELD PROTECTION AREA
5. THE PROJECT IS NOT LOCATED WITHIN A SIGNIFICANT WILDLIFE HABITAT AREA
6. PROJECT IS LOCATED IN A PEAK SENSITIVE AREA. A PORTION OF THE PROJECT IS WITHIN A VOLUME SENSITIVE AREA
7. THERE ARE APPROXIMATELY 1.32 AC OF WETLANDS ON SITE
8. THERE ARE NO DESIGNATED SCENIC ROADWAY CORRIDORS WITHIN, OR ADJACENT TO, THE PROJECT
9. NO DESIGNATED HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN 150' RADIUS OR INSIDE THE PROJECT BOUNDARIES
10. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED
11. THERE ARE NO EXISTING STRUCTURES TO BE REMOVED WITHIN THE PROJECT BOUNDARY
12. NO PUBLIC PARK LANDS OR SCHOOL SITES ARE PROPOSED
13. EXISTING POINTS OF INGRESS/EGRESS ARE SHOWN ON THE PLAN.
14. THERE ARE NO EXISTING OR PROPOSED SHARED ACCESS FACILITIES OR CROSS ACCESS POINTS
15. DEPECTION OF WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, UPLAND HABITAT AREAS, OR OTHER NATURAL FEATURES WITHIN THE PROJECT BOUNDARIES, OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES ARE APPROXIMATE
16. DEPICTION OF EXISTING BUILDINGS, ROADWAYS, AND DRIVEWAYS WITHIN 150 FEET OF THE PROJECT BOUNDARIES ARE APPROXIMATE (OBTAINED FROM AERIAL PHOTOGRAPHS AND AVAILABLE SURVEYORS DATA)
17. THERE ARE NO MULTI-FAMILY OR NON-RESIDENTIAL STRUCTURES PROPOSED WITHIN 200 FEET OF THE PD BOUNDARY
18. THE PROPERTY IS CURRENTLY GATED AND WILL REMAIN GATED. THE INTERNAL DRIVEWAYS WILL BE PRIVATE
19. PARKING SHALL BE PROVIDED AS SHOWN BELOW

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: (D)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5 AND RUN ALONG THE WEST BOUNDARY OF SAID SECTION 5. N 00°51'12" E, 1993.43 FEET; THENCE LEAVING SAID SECTION BOUNDARY AND RUN ALONG THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT, N 54°30'14" E, 89.39 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING FOUR (4) COURSES: 1) N 00°51'12" E, 894.36 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD; THENCE 2) LEAVING SAID RIGHT-OF-WAY LINE S89°08'48" E, 400.00 FEET; THENCE 3) S 00°51'12" W, 400.00 FEET TO THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT; THENCE ALONG SAID EASEMENT BOUNDARY 4) S 54°30'14" W, 496.64 FEET; CONTAINING 5.0246 ACRES, MORE OR LESS. BEARINGS REFERENCED TO THE WEST LINE OF SEC. 5-28S-17E, BEING N 00°51'12"E. (ASSUMED)

AND

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: (D*)

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ON THE WEST BOUNDARY THEREOF, N 00°50'59" E A DISTANCE OF 1993.33 FEET TO A POINT ON THE NORTH BOUNDARY OF A 50' WIDE, CITY OF ST. PETERSBURG WATER EASEMENT, (O.R. BOOK 1785, PAGE 88); THENCE DEPARTING SAID WEST BOUNDARY, AND ON SAID NORTH BOUNDARY, N 54°29'52" E, A DISTANCE OF 89.40 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THOSE LANDS CONVEYED TO PHILIPPINE CULTURAL FOUNDATION, INC. (OFFICIAL RECORD BOOK 7818, PAGE 1525), ALSO BEING THE POINT OF BEGINNING; THENCE N 54°29'51" E, CONTINUING ON THE NORTH BOUNDARY OF AFORESAID WATER EASEMENT, AND THE SOUTHERLY BOUNDARY OF THE PHILIPPINE CULTURAL FOUNDATION, INC. LANDS A DISTANCE OF 496.64 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S 00°50'59" W, PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 694.36 FEET; THENCE N 89°09'11" W, A DISTANCE OF 399.99 FEET, TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD; THENCE ON SAID EAST RIGHT-OF-WAY BOUNDARY, N 00°50'59" E, A DISTANCE OF 400.00 FEET, TO THE POINT OF BEGINNING; CONTAINING 5.02 ACRES OF LAND, MORE OR LESS.

PROJECT DATA TABLE:

PROJECT DEVELOPER:	PHILIPPINE CULTURAL FOUNDATION INC. 14301 NINE EAGLES DRIVE TAMPA, FL 33626
LOCATION:	14301 NINE EAGLES DRIVE TAMPA, FL 33626
FOLIO ID:	003517-0050
PROJECT AREA:	
GROSS AREA:	10.04 AC
WETLAND AREA:	0.132 AC
RETENTION AREA:	0.007 AC
DEVELOPABLE AREA:	08.65 AC
EXISTING FUTURE LAND USE:	R-2 (8.74 AC +/-) / RCP (1.30 AC +/-)
EXISTING ZONING:	AR
EXISTING USE:	INSTITUTIONAL
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USES:	SPECIAL EVENT VENUE - INDOOR WEDDINGS - OUTDOOR WEDDINGS - NEIGHBORHOOD FAIRS - AGRICULTURAL STANDS - BANQUET AND RECEPTION'S HALL
EXISTING USES TO REMAIN:	CULTURAL CENTER - LIBRARY - MUSEUM COMMUNICATIONS FACILITY: WIRELESS -CELL TOWER AS APPROVED PER SUCFW 24-0280

FAR CALCULATION / STRUCTURE AREAS:

INDOOR HEATED AREA:	14,300 SF (0.04 FAR)
SHEDS :	7,930 SF (.002 FAR)
PAVILION:	11,327 SF (0.00 FAR)*
EXISTING/PROPOSED TOTAL FAR:	24,230 SF (0.06 FAR)

*PAVILION AREA EXCLUDED FROM FAR. PER HC LDC FLOOR AREA IS DEFINED AS AN ENCLOSED AREA MEASURED FROM OUTSIDE FACES/EXTERIOR WALLS.

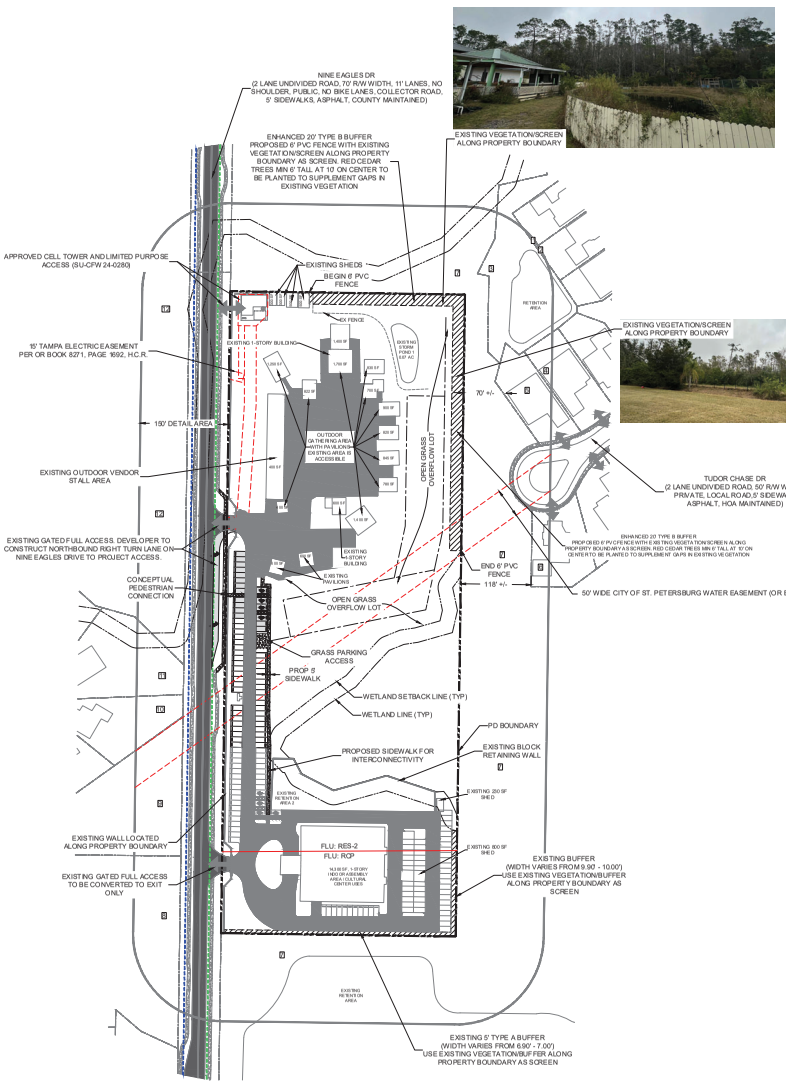
DEVELOPMENT STANDARDS

FAR :	0.25
FRONT SETBACK:	25'
SIDE SETBACK:	20'
REAR SETBACK (PRINCIPAL):	20'
SIDE SETBACK (ACCESSORY):	0'
MAXIMUM BUILDING HEIGHT:	40'

REQUIRED PARKING/ PARKING RESTRICTIONS[1][2]:

SMALL EVENTS/DAILY USE: UP TO 105 VEHICLES ON SITE AT ANY ONE TIME [2]	105 SPACES REQUIRED 105 PAVED SPACES ARE PROVIDED
MEDIUM EVENTS: UP TO 317 VEHICLES ON SITE AT ANY ONE TIME [3]	317 SPACES REQUIRED 105 PAVED SPACES 212 GRASS OVERFLOW SPACES 317 MAXIMUM SPACES PROVIDED ON SITE
LARGE EVENTS: UP TO 317 VEHICLES ON SITE AT ANY ONE TIME [3]	317 SPACES REQUIRED 105 PAVED SPACES 212 GRASS OVERFLOW SPACES 317 MAXIMUM SPACES PROVIDED ONSITE [4]

1. POLICE OFFICERS ARE TO BE HIRED FOR MEDIUM AND LARGE EVENTS TO DIRECT TRAFFIC AND PROVIDE ADDITIONAL SAFETY & SECURITY
2. FOR ALL EVENTS AND USES (EXCLUDING CELL TOWER APPROVED VIA SU-0280), THE MAXIMUM NUMBER OF VEHICLES WHICH MAY BE PARKED ON THE SITE AT ANY ONE TIME IS SHOWN IN THE TABLE ABOVE. SIMULTANEOUS USE OF THE CULTURAL CENTER DURING SPECIAL EVENTS WILL REDUCE THE MAXIMUM VEHICLE CAPACITY AVAILABLE FOR USE BY SPECIAL EVENTS.
3. MEDIUM EVENTS LIMITED TO FOUR EVENTS PER YEAR. LARGE EVENT LIMITED TO ONE EVENT PER YEAR. MEDIUM AND LARGE EVENTS SHALL BE RESTRICTED TO FRIDAY BETWEEN 9PM AND 1:9PM, SATURDAY BETWEEN 10 AM AND 11PM , AND SUNDAY BETWEEN 10 AM AND 7PM. SEE CONDITIONS OF APPROVAL FOR ADDITIONAL INFORMATION.
4. LARGE EVENTS SHALL BE PERMITTED ADDITIONAL OFFSITE PARKING, ACCESSED VIA SHUTTLES. EXTERNAL PARKING SPACES AND SHUTTLES NOT PARKING WITHIN THE PD SHALL NOT COUNT TOWARDS THE ON-SITE PARKING MAXIMUM



LEGEND

- PD BOUNDARY
- ACCESS DRIVE AISLE
- EXISTING PARCELS
- EXISTING WATER MAIN
- EXISTING WASTEWATER MAIN
- EXISTING ACCESS
- EXISTING STRUCTURE

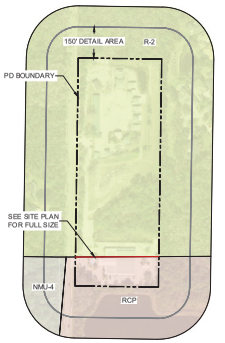
NORTH

SCALE: 1"= 100'

0' 50' 100' 200'

GRAPHIC SCALE (IN FEET)

FLU MAP
N.T.S



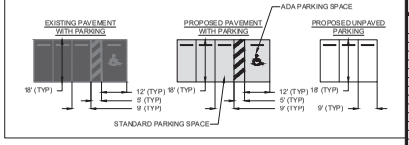
AREA TABULATION:

1. 8.74 AC +/- OF PD BOUNDARY IN R-2 (RESIDENTIAL-2)
2. 1.30 AC +/- OF PD BOUNDARY IN RCP (RESEARCH CORPORATE PARK)

LAND USE INFORMATION OUT SIDE THE PROJECT WITHIN 150

KEY NUMBER	FOLIO ID	ZONING	FLU	EXISTING USE	PLAT BOOK / PAGE
A	003519-1166	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
B	003519-1164	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
C	003519-1252	PD (00-0245)	R-2	COMMON AREA	94 / 25
D	003519-1154	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
E	003519-1152	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
F	003519-1150	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
G	003519-1250	PD (00-0245)	RCP	COMMON AREA	94 / 25
H	003520-3350	PD (98-0019)	NMU-4	COMMON AREA	95 / 68
I	003520-1580	PD (98-0019)	R-2	COMMON AREA	84 / 63
W	003520-1538	PD (80-0091)	R-2	RESIDENTIAL	84 / 63
N	003520-1536	PD (80-0091)	R-2	RESIDENTIAL	84 / 63
M	003520-1578	PD (80-0091)	R-2	COMMON AREA	84 / 63

PARKING/PAVEMENT KEY EXHIBIT
N.T.S



PROPERTY OWNER:	CIVIL ENGINEER:
PHILIPPINE CULTURAL FOUNDATION, INC. 14301 NINE EAGLES DR. TAMPA, FL 33626	TAMPA CIVIL DESIGN 17937 HUNTING BOW CIR. S-102 LUTZ, FL 33558 (813) 920-2005 CONTACT: JEREMY COUCH, P.E. JCOUCH@TAMPACIVIL.COM
TRANSPORTATION ENGINEER:	ATTORNEY:
PALM TRAFFIC 4006 S. MACDILL AVE TAMPA, FL 33611 813-296-2595 CONTACT: MICHAEL YATES myates@palmtraffic.com	JIM PORTER, ESQUIRE AKERMAN LLP 401 EAST JACKSON STREET SUITE 1700 TAMPA, FL 33602 813-209-5060 JIM.PORTER@AKERMAN.COM

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
COA: 28971

PROJECT: 675

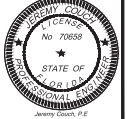
FILIPINO CULTURAL CENTER
003517-0050
14301 NINE EAGLES DR
TAMPA, FL 33626

CLIENT:

PHILLIPINE CULTURAL FOUNDATION, INC.
14301 NINE EAGLES DR
TAMPA, FL 33626

REVISION	DATE
PD PLAN 1ST SUBMITTAL	2024-10-17
PD PLAN 2ND SUBMITTAL	2025-01-21
PD PLAN 3RD SUBMITTAL	2025-03-12
PD PLAN COMMENT REVISIONS	2025-09-08

DES. J.C. DRFT. J.C.



Jeremy Couch, P.E
State of Florida, Professional Engineer, License No. 70658

This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PD PLAN

SHEET NO: M-1

Received July 2, 2025
Development Services

24-1116

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

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

Notes:

Travel Lanes:

(1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).

(2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.

(3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.

(4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

(1) Auxiliary lanes are typically the same width as the adjacent travel lane.

(2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.

(3) Median turn lanes should not exceed 15 feet in width.

(4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:

- Dual left turn lanes
- Single left turn lanes at directional median openings.

(5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

(1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.

(2) For RRR Projects, the values in the table may be reduced by 1-foot.

COUNTY OF HILLSBOROUGH

ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 24-1116
Hearing date:	July 21, 2025
Applicant:	Philippine Cultural Foundation, Inc.
Request:	Rezone to Planned Development
Location:	14301 Nine Eagles Drive, Tampa
Parcel size:	10.05 acres +/-
Existing zoning:	AR
Future land use designation:	Res-2 (2 du/ga; 0.25 FAR) and RCP (0 du/ga; 1.0 FAR)
Service area:	Urban
Community planning area:	Northwest Area Community Plan

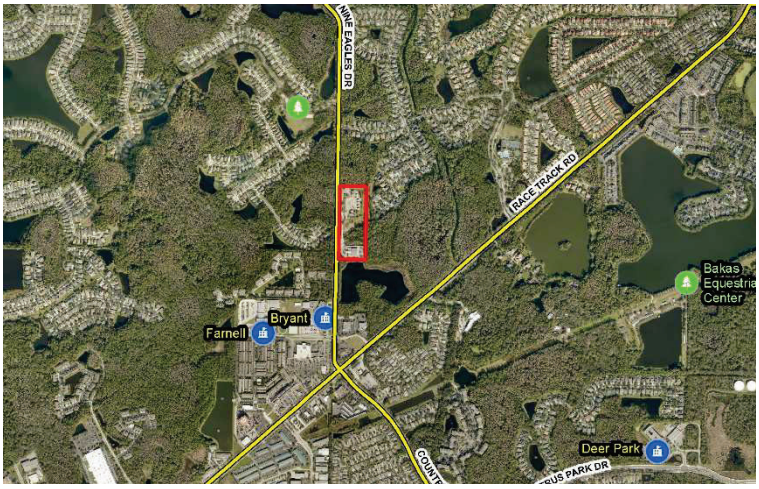
A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application:	PD 24-1116
Zoning Hearing Master Date:	July 21, 2025
BOCC Land Use Meeting Date:	September 9, 2025

Hillsborough County Florida
Development Services Department

Applicant:	Philippine Cultural Foundation, Inc.
FLU Category:	R-2 RCP
Service Area:	Urban
Site Acreage:	10.04
Community Plan Area:	Northwest
Overlay:	None



Introduction Summary

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

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

*number represents a pre-development approximation

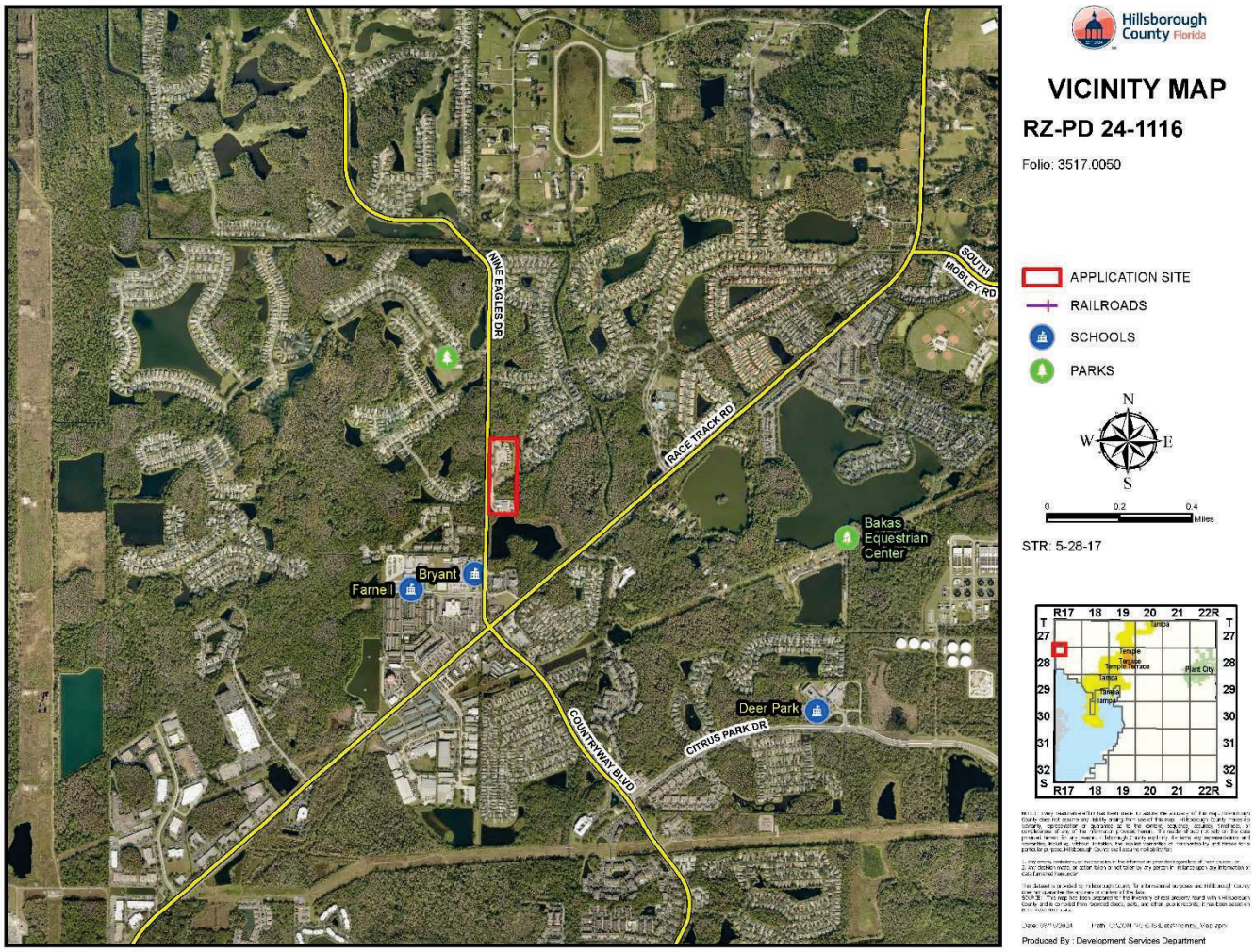
Development Standard	Existing	Proposed
District	AR	PD
Lot Size / Lot Width	5 acres/150 Ft.	NA
Setbacks/Buffering and Screening	Front : 50 Ft. Rear: 50 Ft. Sides: 25 Ft.	Front: 25 Ft. Rear: 20 Ft. Sides: 20 Ft.
Height	50 Ft.	40 Ft.

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

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

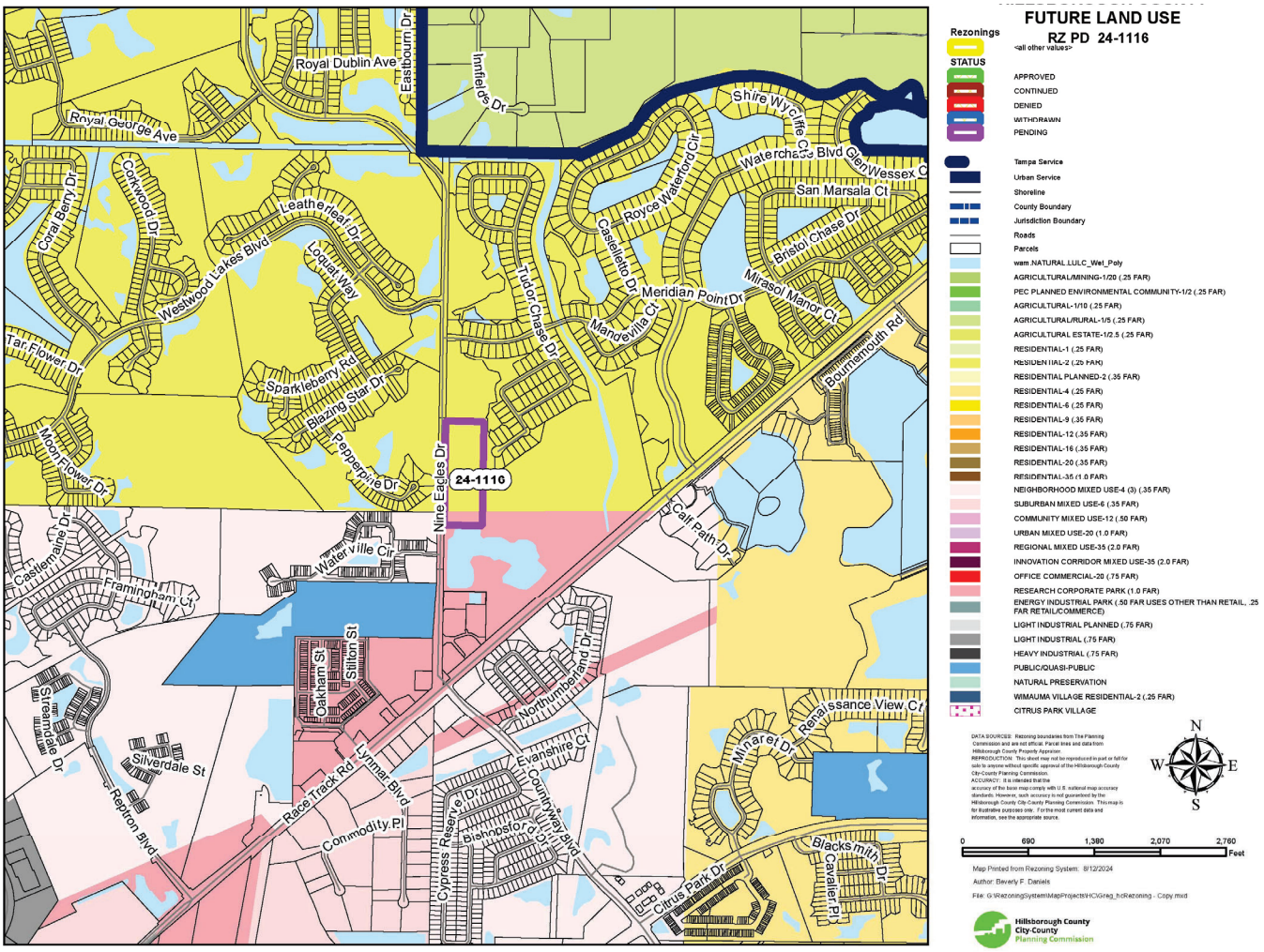


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

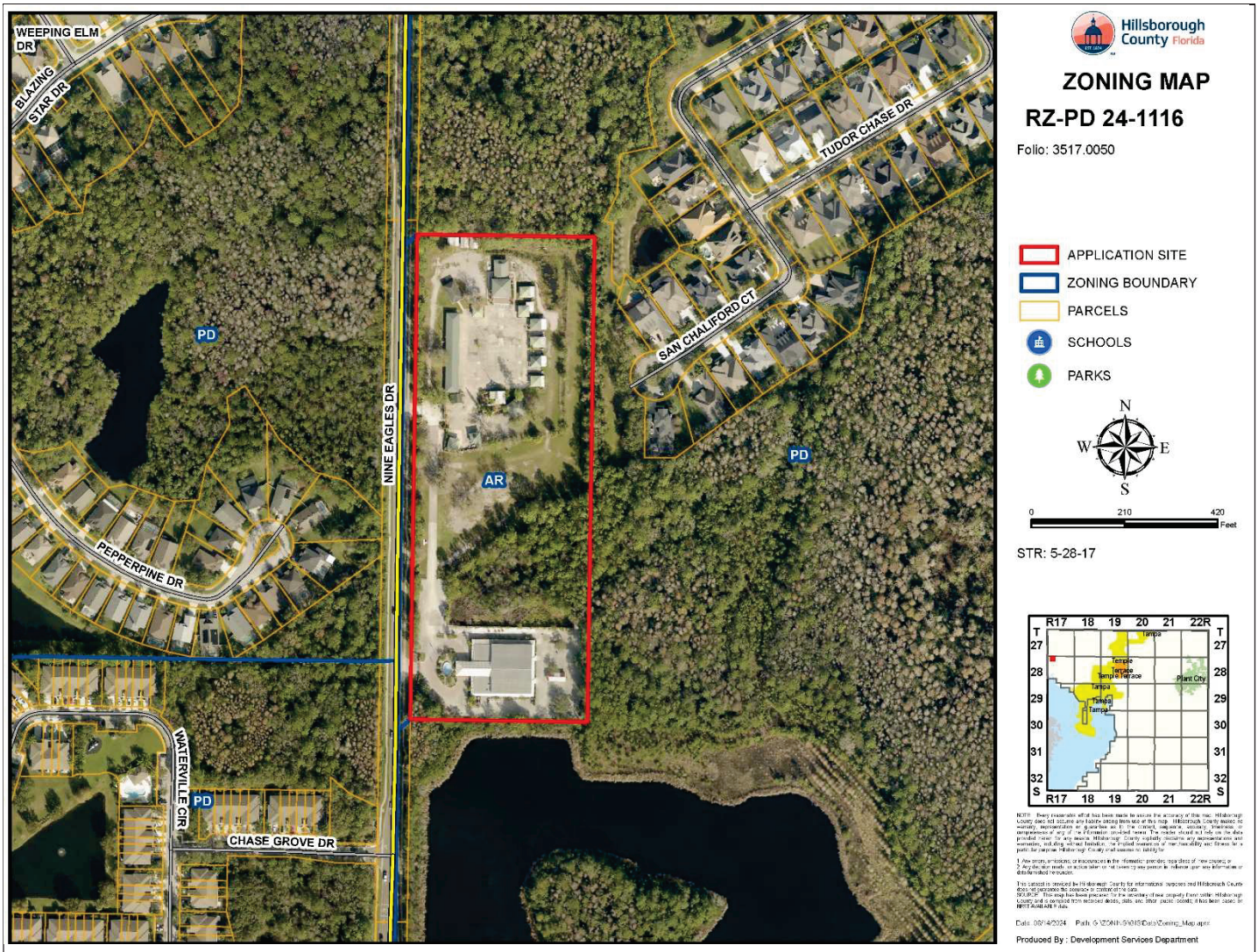
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

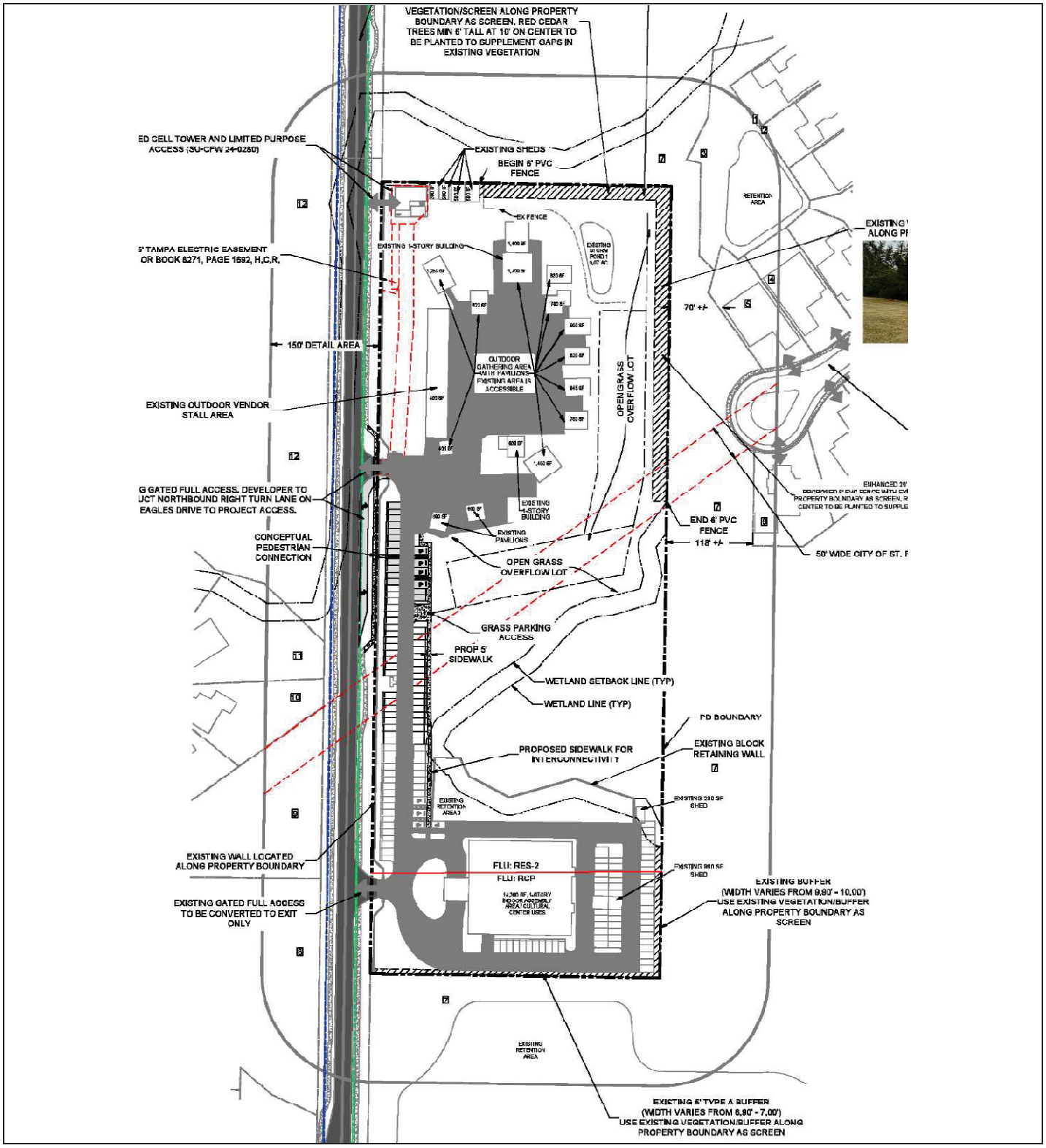
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 00-0245	1.76 DU per GA/FAR: NA	Wetland/Open Space	Wetlands
South	PD 00-0245	1.76 DU per GA/FAR: NA	Lake/Wetland	Lake/Wetlands
East	PD 00-0245	1.76 DU per GA/FAR: NA	Wetland/Open Space	Conservation Easement/Wetlands & Single-Family Residential
West	PD 80-0091	1.38 DU per GA/FAR: NA	Single Family Residential/Wetland	Single-Family Residential and Wetlands

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**
Nine Eagles Dr.	County Collector - Rural	2 Lanes ☒Substandard Road ☒Sufficient ROW Width (for Urban Section)	☐ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation (Daily and Small Events) ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	2,100	210	210
Difference (+/-)	**(+) 2,081**	**(+) 209**	**(+) 208**
Project Trip Generation (Daily and Medium Events)			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	2,700	210	270
Difference (+/-)	**(+) 2,681**	**(+) 209**	**(+) 268**
Project Trip Generation (Daily and Large Events)			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	3,340	210	334
Difference (+/-)	**(+) 3,321**	**(+) 209**	**(+) 332**

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

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Nine Eagles Dr./ Substandard Rd.	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
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 ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☐ No	☐ Yes ☐ No	☒ Yes ☐ No	
Impact/Mobility Fees: NA No estimated additional impact fee Urban Mobility, Northwest Fire - seeking to expand use allowances of existing facility, no change in use for impact purposes.				
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☐N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐Density Bonus Requested	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

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

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

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

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

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

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

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

b. Medium Events

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

1) Frequency: four events per calendar year

2) Maximum number of vehicles:

a) The maximum number of vehicles parked on the property for a medium event shall not exceed 317 at any time during the event.

b) Maximum vehicle requirements are inclusive of parking utilized for visitors, staff and vendors.

c) Food trucks within special event use areas (i.e. outside of parking areas) shall not count towards this requirement.

3) Permittable Parking Locations

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

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

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

Saturdays from10:00 a.m. to 11:00 p.m., and

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

c. Large Events

Large events are events with more than 317 vehicles.

1) Frequency: one event per calendar year

2) Maximum number of vehicles

a) The maximum number of vehicles parked on the property for a large event shall not exceed 317 at any time during the event.

b) Maximum vehicle requirements are inclusive of parking utilized for visitors, staff and vendors.

c) Food trucks within special event use areas (i.e. outside of parking areas) shall not count towards this requirement.

3) Parking Requirements

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

a) There shall be continuous accessible pedestrian routes between the special event uses and off-site parking locations;

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

c) Off-site parking locations must be authorized through a parking permit or a signed authorization from the owner or their authorized agent to the owner of the subject property; and,

d) Prior to temporary alcoholic beverage approval (TAB) for the event, the TAB application must include copy of the approved parking permits or a copy of the signed parking authorization from the property owner, and an offsite parking plan that identifies each off-site parking location.

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

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

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

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

d. Off-Duty Police Officer Requirements

1) Off-duty police officers shall be hired for any large event or medium event with more than 150 vehicles.

2) A minimum of one officer shall be stationed at the northernmost project access on Nine Eagles Drive (i.e. the northern most access not serving the wireless community facility) before, during and after the event.

3) Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site.

4) The officers shall be present for the entire duration of the event.

e. Event Duration

1) For the purposes of regulating medium and large events, one event shall be defined as an event lasting no more than three consecutive days.

2) Single events longer than three days, or multiple events shorter than three days but occurring within the same three-day period shall be considered as two or more events.

f. Monitoring and Notice Requirements

1) As special event uses are being regulated by maximum number of vehicles which may attend an event, the property owner shall maintain records regarding the event booking, hiring of required law enforcement personnel, event ticket sales, and site entry records for a period of one year following each and every event. Such records shall be sent to Hillsborough County for inspection upon request within 14 days of such request, and shall include a signed affidavit from the operator, or the account or bookkeeper who prepared the report, attesting to its accuracy.

2) The facility operator shall provide Hillsborough County Code Enforcement a schedule of all events with an attendance of over 105 vehicles (i.e. medium events and large events) no later than seven days prior to such event.

4. Cultural facility uses shall not exceed 105 vehicles parked on site at any one time. No additional off-site parking for these uses shall be permitted

5. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct the following site access and other improvements:

a. The developer shall ensure that the parking lots are paved such that there are a minimum of 105 paved parking spaces.

b. The southernmost project access shall be converted to an exit only driveway.

c. The developer shall construct a northbound to eastbound right turn lane on Nine Eagles Drive at the project access.

d. Sidewalks shall be provided as shown on the PD site plan and as otherwise required pursuant to LDC Sec. 6.03.02.

e. Any other improvements which may be required pursuant to the Transportation Technical Manual (TTM), Hillsborough County Land Development Code (LDC) or other applicable rules and regulations unless otherwise varied through the appropriate process.

6. Within 120 days of approval of this PD, the developer shall submit site/construction plans for the site access improvements described in Condition 5, above. Site improvements shall be completed within 12 months of rezoning approval. Notwithstanding the above, the developer shall be permitted to hold events associated with the use of the Bayanihan Arts and Events Center for events and activities related to Philippine culture that are conducted or sponsored by the Philippine Cultural Foundation, Inc. and its members, that are currently permitted under the Agricultural Rural (AR) zoning district in accordance with the Zoning Interpretation (ZI) 13-0111, provided that all applicable LDC and other requirements are met including that no offsite parking shall be permitted for any cultural events held during the 12-month period. After the 12-month period, no events (Philippine Cultural Center related or otherwise) may be permitted until required improvements have been completed and passed final inspection."

7. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

8. If PD 24-1116 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 14, 2025, and last revised July 2, 2025) which was found approvable by the County Engineer (on July 7, 2025). Approval of this Administrative Variance will waive the Nine Eagles Drive substandard road improvements required by Section 6.04.03.L. of the LDC.

9. This condition, together with Conditions 3 through 5, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.

10. Building Height, Bulk and Placement Requirements

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

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

11. Landscape buffers and Screening Minimum Requirements

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

1) The southeastern buffer may be reduced to 9 feet and have screening that consists of existing vegetation;

2) The southern buffer may be reduced to 5 feet and include screening that consists of existing vegetation that meets or exceeds type "A" screening standards;

3) The northern and northeastern buffers shall be a minimum of 20 feet in width and consist of screening which includes a 6-foot-high PVC fence and Type "B" tree planting standards. Where Type "B" tree planting requirements are not provided, the planting of Red Cedar trees, a minimum of 6 feet in height at the time of planting, and spaced no more than 10 feet apart shall be provided to supplement any gaps; and

4) The buffer located in the northwest portion of the property may be reduced to a zero buffer with no screening as depicted on the general site plan.

12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

18. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

19. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

20. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	J. Brian Grady

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on July 21, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant
Mr. Jim Porter spoke on behalf of the applicant. Mr. Porter introduced the rezoning request and the applicant's professional planner, project engineer, and transportation engineer, and provided testimony as reflected in the hearing transcript.

Ms. Kayla Harrell, planner with Tampa Civil Design, presented the rezoning request and provided expert testimony as reflected in the hearing transcript.

Development Services Department
Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record and provided testimony as reflected in the hearing transcript.

Planning Commission
Mr. Tyrek Royal, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents
The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application.

Mr. Joey Omila spoke in support of the rezoning and provided testimony as reflected in the hearing transcript. Mr. Omila stated he is one of the founders of the Philippine Cultural Foundation, an IRC section 501(c)(3) nonprofit organization, and was representing the foundation at the hearing. Mr. Omila provided a history of the Subject Property's acquisition, development, operation, and use.

Ms. Ash Alonzo spoke in support of the rezoning and provided testimony as reflected in the hearing transcript. Ms. Alonzo provided testimony of how the Philippine Cultural Center benefited her and her family after they moved to Florida. Ms. Alonzo raised concerns related to wealthy development interests acquiring and redeveloping properties owned and used by minority populations. Ms. Alonzo also raised a concern about local government officials not considering public comments submitted through email.

Ms. Janelle Cubero spoke in support of the rezoning and provided testimony as reflected in the hearing transcript. Ms. Cubero provided testimony of how the Philippine Cultural Center benefited her as a youth and stated it is similar to other local cultural centers such as the German Club, Italian Club, and Cuban Club.

Ms. Jesie Felipe spoke in support of the rezoning and provided testimony as reflected in the hearing transcript. Ms. Felipe stated she was born in the Philippines but grew up in Florida. She provided testimony of how the Philippine Cultural Center helped her connect with her heritage and described other ways the center has benefited her.

Ms. Feliciano spoke in support of the rezoning and provided testimony as reflected in the hearing transcript. Ms. Feliciano stated her parents immigrated to the U.S. and she was born and raised in Tampa. She provided testimony of how the Philippine Cultural Center helped her connect with her heritage and described other ways the center has benefited her. She stated she owns a Filipino American inspired business that supports her family. She described the programs, events, and services provided at through the Philippine Cultural Center.

Ms. Sage Marceline spoke in support of the rezoning and provided testimony as reflected in the hearing transcript. She stated she attended PhilFest for the first time this year and would love to see it continue for the next 30 years.

Opponents
The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Mr. Fraser Henderson spoke in opposition to the rezoning and provided testimony as reflected in the hearing transcript. Mr. Henderson raised concerns related to the intensity of uses, roadway infrastructure, parking, impacts on the surrounding communities, and wetlands. He stated the rezoning will allow use of the Subject Property for events unrelated to its cultural purpose.

Mr. John Restaino spoke in opposition to the rezoning and provided testimony as reflected in the hearing transcript. Mr. Restaino raised concerns related to traffic and safety, music at events extending beyond the allowed operation hours, impacts on surrounding communities and roadways.

Ms. Amanda Siftar spoke in opposition to the rezoning and provided testimony as reflected in the hearing transcript. Ms. Siftar raised concerns related to removal of trees, construction of the approved communications tower, types of events held at the Subject Property, and noise.

Ms. Abigail Cronin spoke in opposition to the rezoning and provided testimony as reflected in the hearing transcript. Ms. Cronin raised concerns related to noise, traffic, and pedestrian safety.

Ms. Leigh Slement spoke in opposition to the rezoning and provided testimony as reflected in the hearing transcript. Ms. Slement stated she is the Community Association Manager and agent of the Eagles Master Association. She raised concerns related to traffic volume and public notice. Ms. Slement stated the Eagles Master Association is a registered neighborhood organization within a one-mile radius of the Subject Property and did not receive written notice of the rezoning.

Mr. Bruce Derby spoke in opposition to the rezoning and provided testimony as reflected in the hearing transcript. Mr. Derby stated he is president of the Eagles Master Association. He stated the association did not receive written notice of the rezoning. Mr. Derby raised concerns related to community impacts. He raised concerns related to traffic and stated the association requests a delay of the rezoning so it could meet with the applicant's traffic engineer. He stated vehicles leaving the Subject Property frequently turn north and then try to turn around at his community's entrance point. He stated signage is needed to prevent this.

Mr. Derby and Ms. Slement responded to the Zoning Hearing Master's question related to how they were made aware of the zoning hearing in this case. Mr. Derby stated "a couple of people provided it to us from next door" a week prior to the hearing. Ms. Slement stated she received an email on July 13 from a board member who had received written notice.

Development Services Department
Ms. Heinrich stated the applicant's public notice list showed notice letters were mailed March 11, 2025 and a letter was mailed to Westchase Master Property Owners' Association. Mr. Derby stated that is not his association. The Zoning Hearing Master stated the opposition speakers referred to Eagles Master Association. Ms. Heinrich stated the information provided from Neighborhood Relations did not have Eagles Master Association listed as a registered neighborhood or civic association. Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal
Mr. Porter provided rebuttal testimony and addressed opposition concerns as reflected in the hearing transcript. He stated the Zoning Hearing Master's recommendation and the Board of County Commissioners' decision must be based on competent substantial evidence in the record. He stated staff's findings are competent substantial evidence. He stated the applicant provided appropriate public notice as required by the LDC. He stated the persons who claimed they did not receive notice of the hearing did have actual notice because they appeared at and participated in the hearing.

Mr. Michael Yates, Palm Traffic, provided expert testimony as reflected in the hearing transcript. Mr. Yates stated he conducted a traffic study and designed a reconfiguration of the Subject Property's access points to improve traffic flow. He stated he analyzed small events, medium events, and large events to show the driveways will operate at an acceptable level of service with the proposed condition requiring the presence of an off-duty officer to regulate traffic flow and pedestrian safety at medium and large events. Mr. Yates responded to the Zoning Hearing Master's question and stated the traffic study was based on worst-case projects for the proposed land uses.

Mr. Porter stated the events have been occurring at the Subject Property historically and the proposed rezoning is for the purpose of conforming the zoning to the use.

The zoning master closed the hearing on RZ-PD 24-1116.

C. EVIDENCE SUMBITTED

Ms. Kayla Harrell submitted to the record at the hearing a copy of the applicant's presentation slides and comments.

Mr. Fraser Henderson submitted to the record at the hearing a statement in opposition to the rezoning; an email communication with the Hillsborough County Property Appraiser's office; and copies of the 2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments for the Subject Property, a tax estimator statement for the Subject Property, a Property Appraiser's property card for the Subject Property.

Ms. Amanda Siftar submitted to the record at the hearing a statement in opposition to the rezoning with attachments.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 10.05 acres located at 14301 Nine Eagles Drive, Tampa.

2. The Subject Property is designated Res-2 and RCP on the Future Land Use Map and is zoned AR.

3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Northwest Area Community Plan.

4. The general area surrounding the Subject Property consists of residential single-family subdivisions, public schools, commercial, and retail uses. Adjacent properties include an extensive forested area owned by Waterchase Community Development District (CDD) to the north and east; a retention pond owned by the CDD to the south; single-family homes to the east of the forested CDD property; single-family homes and an extensive forested area owned by Homeowners Association at Westwood Lakes, Inc. to the west across Nine Eagles Drive.

5. The Hillsborough County Property Appraiser's website shows the Subject Property is developed with an auditorium built in 2001 with 14,300 square feet of heated area; a clubhouse built in 1980 with 1,008 square feet of heated area; and a clubhouse built in 2010 with 468 square feet of heated area. The Property Appraiser's website shows several additional structures, including cabanas, sheds, and deck areas were placed on the tax roll between 2000 and 2020. Aerial views available on the Property Appraiser's website show the north portion of the Subject Property is developed with several buildings and structures, the south portion is developed with a large building, and there is a wooded area in the center.

6. Special Use application SU-CFW 24-0280 was approved April 15, 2024, and allows a 190-foot-tall wireless communication facility to be situated near the Subject Property's northwest corner.

7. The applicant is requesting to rezone the Subject Property to a Planned Development to allow a mixed-use consisting of a cultural center and wireless communications facility.

8. The LDC at section 6.11.29.C. provides:

> [W]ireless communication facilities shall be permitted in Planned Development (PD) districts approved after October 1, 2005 only if expressly allowed as a specifically identified use by the conditions of approval. In such cases, the location of the facility, height of the antenna support structure and design and/or camouflage requirements shall be addressed by the PD site plan and conditions.

9. The applicant's site plan depicts the location of the wireless communications facility. Condition of Approval 1., set out in the Development Services Department staff report, states "The wireless communications tower shall be limited to an overall height of 195 feet, and shall be camouflaged as a pine tree."

10. The applicant proposes restrictions on the size, frequency, and operating hours of events as set out in the Development Services Department staff report, condition of approval 3.

11. The applicant proposes a 20-foot-wide buffer with enhanced landscaping and Type B screening along approximately the north half of the Subject Property's east boundary in proximity to single-family homes to the east.

12. The applicant is requesting a PD variation from LDC section 6.05.02.D.2., which provides:

> In lieu of actual construction of required on-site parking spaces, all or any portion of the off-street parking required for a use on a zoning lot may be located on another zoning lot, either by itself or combined as joint use or shared parking for other uses, subject to certification by the Administrator that the following requirements have been met:
>
> a. The use being served by the off-site parking shall be a permitted principal use as established in Article 2, in the zoning districts within which the zoning lot containing such parking is located.
>
> b. The off-site parking spaces shall be located within 300 feet walking distance of a public entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served;

c. The continued availability of off-site parking spaces, necessary to meet the requirements of this Section, shall be ensured by an appropriate reciprocal easement, satisfactory to the Office of the County Attorney and recorded with the Clerk of the Circuit Court of Hillsborough County, Florida; and

d. For purposes of determining applicable minimum and maximum land use intensities, the land area devoted to off-site parking shall be added to the land area of the zoning lot containing the use being served by such parking and shall be subtracted from the area of the zoning lot containing the off-site parking.

e. The provision of off-site required off-street parking shall only occur in industrial, commercial and office districts.

f. Off-site required off-street parking shall not be separated from the use it serves by arterial or collector streets, as shown on the Major Street Map, or other similar physical barriers to convenient access between the parking and the use.

13. The applicant's narrative states the requirements of LDC 6.05.02.D. are physically unable to be met, and that the applicant has written agreements in place with Nine Eagles Dental, Bryant Elementary School, and Farnell Middle School to accommodate the volume of attendees during the applicant's annual 3-day PhilFest event. The applicant's narrative states the offsite parking sites are over 300 feet from the Subject Property; but shuttle vehicles are used to transport attendees to and from their vehicles, and pedestrian sidewalks exist along Nine Eagles Drive for those who prefer to walk. The applicant's narrative states that written agreements with the owners of offsite parking sites are renewed each year; however, reciprocal easements are not feasible.

14. Condition of approval 3. set out in the Development Services Department staff report provides that all parking for small and medium events must be accommodated on the Subject Property. The condition states only one large event is allowed per year, and offsite parking for that event is allowed subject to specific requirements stated in the staff report.

15. The applicant is requesting a PD variation to LDC section 6.06.06, Buffering and Screening Requirements in the Subject Property's northwest corner, south boundary, and southwest corner adjacent to the expansive forested area owned by the Waterchase Community Development District (CDD). The applicant's expert planner, Ms. Harrell, testified at the hearing that the CDD property is undevelopable wetland area. She testified that the current buffer regulations did not exist when the Subject Property's south and southeast areas were originally developed. She testified that the buffer in the northwest area was approved with Special Use application SU-CFW 24-0280 for the wireless communication facility. She testified that the requested buffer variations are not adjacent to developable

properties and will not impact the adjacent CDD use or other surrounding properties.

16. Citizens in opposition to the proposed rezoning spoke at the hearing and raised issues related to traffic, parking, pedestrian safety, the frequency and nature of events, and tree removal. Citizens also raised general opposition to the approved wireless communications facility. The opposition speakers presented factual evidence related to their experiences and observations of traffic and noise issues related to activities and events at the Subject Property. They did not present any expert testimony or other competent substantial evidence related to traffic volume, parking, pedestrian safety, or wetlands impacts.

17. Two citizens at the hearing testified they were representatives of the Eagles Master Association and raised the issue of public notice for a registered civic or property owners' association. However, both attended and participated in the hearing and testified they had received actual notice from other sources. No evidence was presented at the hearing to demonstrate the Eagles Master Association is a neighborhood or civic association registered with Hillsborough County to receive public notices of hearings.

18. The applicant requested an Administrative Variance to waive the Nine Eagles Drive substandard roadway improvements. The County Engineer found the Administrative Variance approvable.

19. Development Services Department staff found the proposed rezoning, together with the mitigation measures proposed by the applicant, adequately mitigate any impacts to residential properties in the area. Staff concluded the proposed Planned Development is approvable with conditions based on the applicant's general site plan submitted July 1, 2025.

20. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.

21. Planning Commission staff found the proposed planned development is an allowable use in the Res-2 Future Land Use category and is compatible with the existing development pattern of the surrounding area. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

22. Pursuant to LDC section 5.03.06.C.6., the following findings are made on the applicant's request for a PD variation from requirements of LDC section 6.05.02.D. related to offsite offstreet parking, and a PD variation from the requirements of LDC section 6.06.06, Buffering and Screening in the Subject Property's northwest corner, southeast corner, and along the south boundary shown on the applicant's site plan:

(1) **The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations.**

Variation from LDC section 6.05.02.D. offsite offstreet parking requirements. Yes. The record evidence demonstrates the applicant is unable to comply with the LDC offsite parking requirements and has arranged adequate offsite offstreet parking to accommodate an annual community cultural event that has been occurring historically. The evidence supports a finding that the variation will allow creative or innovative development and use of the Subject Property that could not be accommodated by strict adherence to the LDC requirements.

Variation from LDC section 6.06.06, Buffering and Screening Requirements in the Subject Property's northwest corner, southeast corner, and along the south boundary. Yes. The record evidence demonstrates the auditorium on the Subject Property's south area was built in 2001 and has existed since then with no apparent adverse impact to adjacent properties, and a buffer variance was granted in Special Use application SU-CFW 24-0280 for the wireless communications facility in the Subject Property's northwest corner. The record shows the adjacent properties to the south, southeast, and northwest are part of an extensive forested area owned by the Waterchase Community Development District. The evidence supports a finding that the variation will allow creative or innovative development and use of the Subject Property that could not be accommodated by strict adherence to the LDC requirements.

(2) **The variation is mitigated through enhanced design features that are proportionate to the degree of variation.**

Variation from LDC section 6.05.02.D. offsite offstreet parking requirements. Yes. The record evidence demonstrates the applicant is unable to comply with the LDC offsite parking requirements and has arranged adequate offsite offstreet parking to accommodate an annual community cultural event that has been occurring historically. The record shows the proposed rezoning conditions include specific requirements addressing offsite parking during the annual large event. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

Variation from LDC section 6.06.06, Buffering and Screening Requirements in the Subject Property's northwest corner, southeast corner, and along the south boundary. Yes. The record evidence demonstrates the auditorium on the Subject Property's south area was built in 2001 and has existed since then with no apparent adverse impact to adjacent properties, and a buffer variance was granted in Special Use application SU-CFW 24-0280 for the wireless communications facility in the Subject Property's northwest corner.

The record shows the adjacent properties to the south, southeast, and northwest are part of an extensive forested area owned by the Waterchase Community Development District. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

(3) **The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.**

Variation from LDC section 6.05.02.D. offsite offstreet parking requirements. Yes. The record evidence demonstrates the applicant is unable to comply with the LDC offsite parking requirements and has arranged adequate offsite offstreet parking to accommodate an annual community cultural event that has been occurring historically. The variation will allow the applicant to continue operating the cultural center and hosting the annual community event. The evidence demonstrates the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

Variation from LDC section 6.06.06, Buffering and Screening Requirements in the Subject Property's northwest corner, southeast corner, and along the south boundary. Yes. The record evidence demonstrates the auditorium on the Subject Property's south area was built in 2001 and has existed since then with no apparent adverse impact to adjacent properties, and a buffer variance was granted in Special Use application SU-CFW 24-0280 for the wireless communications facility in the Subject Property's northwest corner. The record shows the adjacent properties to the south, southeast, and northwest are part of an extensive forested area owned by the Waterchase Community Development District. The evidence supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation. The variation will allow the applicant to continue operating the cultural center in its existing configuration and to host the wireless communications facility as approved in the prior special use process. The evidence demonstrates the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

(4) The variation will not substantially interfere with or injure the rights of adjacent property owners.

Variation from LDC section 6.05.02.D. offsite offstreet parking requirements. Yes. The record evidence demonstrates the applicant is unable to comply with the LDC offsite parking requirements and has arranged adequate

offsite offstreet parking to accommodate an annual community cultural event that has been occurring historically. The record shows the proposed rezoning conditions include specific requirements addressing offsite parking during the annual large event. The evidence supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

Variation from LDC section 6.06.06, Buffering and Screening Requirements in the Subject Property's northwest corner, southeast corner, and along the south boundary. Yes. The record evidence demonstrates the auditorium on the Subject Property's south area was built in 2001 and has existed since then with no apparent adverse impact to adjacent properties, and a buffer variance was granted in Special Use application SU-CFW 24-0280 for the wireless communications facility in the Subject Property's northwest corner. The record shows the adjacent properties to the south, southeast, and northwest are part of an extensive forested area owned by the Waterchase Community Development District. The evidence supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order…are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, and citizen testimony, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to a Planned Development to allow a mixed-use consisting of a cultural center and wireless communications facility. The applicant is requesting a PD variation from LDC section 6.05.02.D.2. offsite offstreet parking requirements, and a PD variation from LDC section 6.06.06 Buffering and Screening requirements. The applicant requested an Administrative Variance to waive substandard roadway improvements on Nine Eagles Drive, which the County Engineer found approvable.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted July 1, 2025.

Pamela Jo Hatley PhD, JD — August 11, 2025

Pamela Jo Hatley PhD, JD — Date:

Land Use Hearing Officer

Hillsborough County
City-County
Planning Commission

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

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

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

Staff Analysis of Goals, Objectives and Policies:

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

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

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical

composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-2 (RES-2) Future Land Use category. The RES-2 category allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The subject property is also in the Research Corporate Park (RCP) Future Land Use category. The RCP category allows for the consideration of agricultural, research and development activities, related educational facilities, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters and related uses such as hotels, motels, restaurants, recreational facilities and retail establishments.

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

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

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

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

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

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

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan,* subject to the proposed conditions by the Development Services Department.

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

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

Policy 8.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will*

emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

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

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*
a) the creation of like uses; or
b) creation of complementary uses; or
c) mitigation of adverse impacts; and
d) transportation/pedestrian connections

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

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

COMMERCIAL-LOCATIONAL CRITERIA

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

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

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

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

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

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN
5.1 COMPATIBILITY

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

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

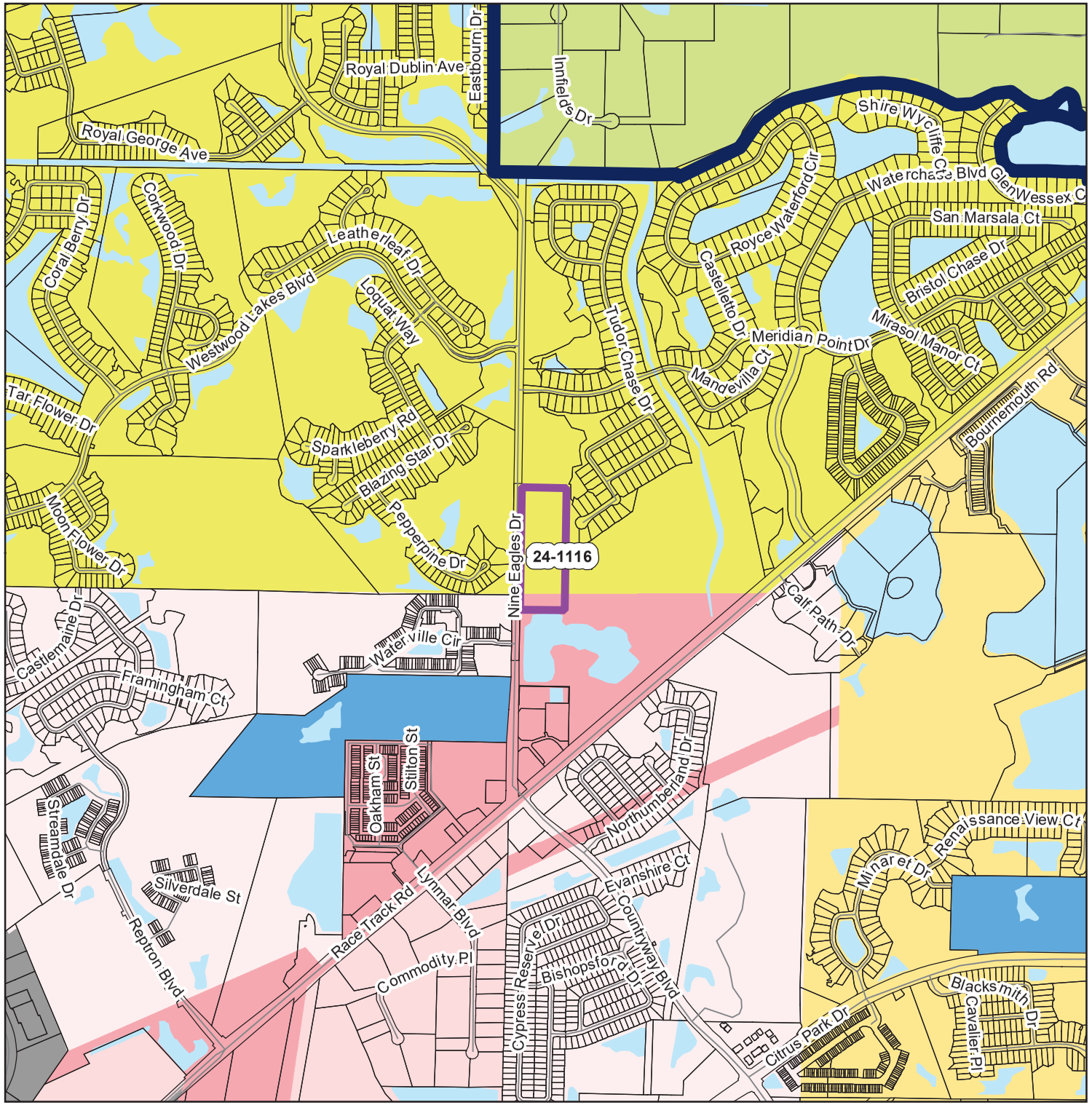
7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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



HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-1116

Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.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/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N W E S

0 690 1,380 2,070 2,760 Feet

Map Printed from Rezoning System: 8/12/2024

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

BOARD OF COUNTY COMMISSIONERS
Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal
COUNTY ADMINISTRATOR
Bonnie M. Wise
COUNTY ATTORNEY
Christine M. Beck
COUNTY INTERNAL AUDITOR
Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR
Gregory S. Horwedel

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: Philippine Cultural Center

Zoning File: RZ-PD 24-1116 **Modification:** None

Atlas Page: None **Submitted:** 08/20/25

To Planner for Review: 08/20/25 **Date Due:** ASAP

Contact Person: Tampa Civil Design/ Kayla Harrell **Phone:** 813-565-7569/kayla@tampacivil.com; jcouch@tampacivil.com;jim.porter.akerman.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: Sam Ball Date: 08-20-25

Date Agent/Owner notified of Disapproval: _____

Received
August 20, 2025
Development
Services

GENERAL NOTES:

1. THIS APPLICATION IS FOR THE REZONING OF AN EXISTING CULTURAL FACILITY TO ALLOW FOR THE CONTINUED OPERATION OF A CULTURAL FACILITY, SPECIAL EVENT VENUE, AND COMMUNICATIONS FACILITY.
2. PROJECT IS LOCATED IN THE NORTHWEST HILLSBOROUGH COMMUNITY PLANNING AREA. PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
3. PROJECT IS LOCATED WITHIN THE HILLSBOROUGH COUNTY WATER AND WASTEWATER SERVICE AREA. PROJECT WILL CONTINUE TO UTILIZE HILLSBOROUGH COUNTY UTILITIES.
4. PROJECT IS NOT LOCATED WITHIN THE COASTAL HIGH HAZARD AREA, SURFACE WATER PROJECTION AREA, A WELLHEAD RESOURCES PROTECTION AREA, OR POTABLE WATER WELL FIELD PROTECTION AREA
5. THE PROJECT IS NOT LOCATED WITHIN A SIGNIFICANT WILDLIFE HABITAT AREA
6. PROJECT IS LOCATED IN A PEAK SENSITIVE AREA. A PORTION OF THE PROJECT IS WITHIN A VOLUME SENSITIVE AREA
7. THERE ARE APPROXIMATELY 1.32 AC OF WETLANDS ON SITE
8. THERE ARE NO DESIGNATED SCENIC ROADWAY CORRIDORS WITHIN, OR ADJACENT TO, THE PROJECT
9. NO DESIGNATED HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN 150' RADIUS OR INSIDE THE PROJECT BOUNDARIES
10. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED
11. THERE ARE NO EXISTING STRUCTURES TO BE REMOVED WITHIN THE PROJECT BOUNDARY
12. NO PUBLIC PARK LANDS OR SCHOOL SITES ARE PROPOSED
13. EXISTING POINTS OF INGRESS/EGRESS ARE SHOWN ON THE PLAN.
14. THERE ARE NO EXISTING OR PROPOSED SHARED ACCESS FACILITIES OR CROSS ACCESS POINTS
15. DEPECTION OF WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, UPLAND HABITAT AREAS, OR OTHER NATURAL FEATURES WITHIN THE PROJECT BOUNDARIES, OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES ARE APPROXIMATE
16. DEPICTION OF EXISTING BUILDINGS, ROADWAYS, AND DRIVEWAYS WITHIN 150 FEET OF THE PROJECT BOUNDARIES ARE APPROXIMATE (OBTAINED FROM AERIAL PHOTOGRAPHS AND AVAILABLE SURVEYORS DATA)
17. THERE ARE NO MULTI-FAMILY OR NON-RESIDENTIAL STRUCTURES PROPOSED WITHIN 200 FEET OF THE PD BOUNDARY
18. THE PROPERTY IS CURRENTLY GATED AND WILL REMAIN GATED. THE INTERNAL DRIVEWAYS WILL BE PRIVATE
19. PARKING SHALL BE PROVIDED AS SHOWN BELOW

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: (D)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5 AND RUN ALONG THE WEST BOUNDARY OF SAID SECTION 5. N 00°51'12" E, 1993.43 FEET; THENCE LEAVING SAID SECTION BOUNDARY AND RUN ALONG THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT, N 54°30'14" E, 89.39 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING FOUR (4) COURSES: 1) N 00°51'12" E, 694.36 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD; THENCE 2) LEAVING SAID RIGHT-OF-WAY LINE S89°08'48" E, 400.00 FEET; THENCE 3) S 00°51'12" W, 400.00 FEET TO THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT; THENCE ALONG SAID EASEMENT BOUNDARY 4) S 54°30'14" W, 496.64 FEET; CONTAINING 5.0246 ACRES, MORE OR LESS. BEARINGS REFERENCED TO THE WEST LINE OF SEC. 5-28S-17E, BEING N 00°51'12"E. (ASSUMED)

AND

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: (D*)

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ON THE WEST BOUNDARY THEREOF, N 00°50'59" E A DISTANCE OF 1993.33 FEET TO A POINT ON THE NORTH BOUNDARY OF A 50' WIDE, CITY OF ST. PETERSBURG WATER EASEMENT, (O.R. BOOK 1785, PAGE 88); THENCE DEPARTING SAID WEST BOUNDARY, AND ON SAID NORTH BOUNDARY, N 54°29'52" E, A DISTANCE OF 89.40 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THOSE LANDS CONVEYED TO PHILIPPINE CULTURAL FOUNDATION, INC. (OFFICIAL RECORD BOOK 7818, PAGE 1525), ALSO BEING THE POINT OF BEGINNING; THENCE N 54°29'51" E, CONTINUING ON THE NORTH BOUNDARY OF AFORESAID WATER EASEMENT, AND THE SOUTHERLY BOUNDARY OF THE PHILIPPINE CULTURAL FOUNDATION, INC. LANDS A DISTANCE OF 496.64 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S 00°50'59" W, PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 694.36 FEET; THENCE N 89°09'11" W, A DISTANCE OF 399.99 FEET, TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD; THENCE ON SAID EAST RIGHT-OF-WAY BOUNDARY, N 00°50'59" E, A DISTANCE OF 400.00 FEET, TO THE POINT OF BEGINNING; CONTAINING 5.02 ACRES OF LAND, MORE OR LESS.

PROJECT DATA TABLE:

PROJECT DEVELOPER:	PHILIPPINE CULTURAL FOUNDATION INC. 14301 NINE EAGLES DRIVE TAMPA, FL 33626
LOCATION:	14301 NINE EAGLES DRIVE TAMPA, FL 33626
FOLIO ID:	003517-0050
PROJECT AREA:	
GROSS AREA:	10.04 AC
WETLAND AREA:	01.32 AC
RETENTION AREA:	00.07 AC
DEVELOPABLE AREA:	08.65 AC
EXISTING FUTURE LAND USE:	R-2 (8.74 AC +/-) / RCP (1.30 AC +/-)
EXISTING ZONING:	AR
EXISTING USE:	INSTITUTIONAL
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USES:	SPECIAL EVENT VENUE - INDOOR WEDDINGS - OUTDOOR WEDDINGS - NEIGHBORHOOD FAIRS - AGRICULTURAL STANDS - BANQUET AND RECEPTION'S HALL
EXISTING USES TO REMAIN:	CULTURAL FACILITY - LIBRARY - MUSEUM COMMUNICATIONS FACILITY: WIRELESS -CELL TOWER AS APPROVED PER SUO/CFW 24-0280

FAR CALCULATION / STRUCTURE AREAS:

INDOOR HEATED AREA:	14,300 SF (0.04 FAR)
SHEDS :	7,930 SF (.002 FAR)
PAVILION:	11,327 SF (0.00 FAR)*
EXISTING/PROPOSED TOTAL FAR:	24,230 SF (0.06 FAR)

*PAVILION AREA EXCLUDED FROM FAR. PER HC LDC FLOOR AREA IS DEFINED AS AN ENCLOSED AREA MEASURED FROM OUTSIDE FACES/EXTERIOR WALLS.

DEVELOPMENT STANDARDS

FAR :	0.25
FRONT SETBACK:	25'
SIDE SETBACK:	20'
REAR SETBACK (PRINCIPAL):	20'
NORTH SETBACK (ACCESSORY):	0'
MAXIMUM BUILDING HEIGHT:	40'

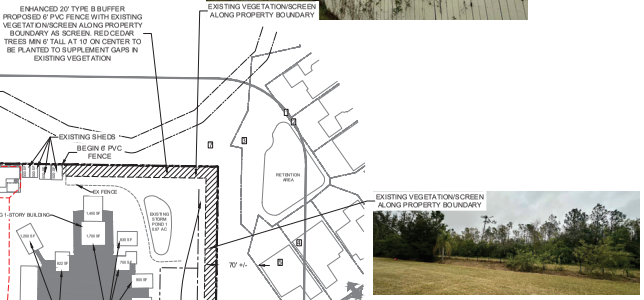
REQUIRED PARKING/ PARKING RESTRICTIONS[1][2]:

SMALL EVENTS/DAILY USE: UP TO 105 VEHICLES ON SITE AT ANY ONE TIME [2]
105 SPACES REQUIRED
105 PAVED SPACES ARE PROVIDED

MEDIUM EVENTS: UP TO 317 VEHICLES ON SITE AT ANY ONE TIME [3]
317 SPACES REQUIRED
105 PAVED SPACES
212 GRASS OVERFLOW SPACES
317 MAXIMUM SPACES PROVIDED ON SITE

LARGE EVENTS: UP TO 317 VEHICLES ON SITE AT ANY ONE TIME [3]
317 SPACES REQUIRED
105 PAVED SPACES
212 GRASS OVERFLOW SPACES
317 MAXIMUM SPACES PROVIDED ONSITE [4]

1. POLICE OFFICERS ARE TO BE HIRED FOR MEDIUM AND LARGE EVENTS TO DIRECT TRAFFIC AND PROVIDE ADDITIONAL SAFETY & SECURITY
2. FOR ALL EVENTS AND USES (EXCLUDING CELL TOWER APPROVED VIA SU-0280), THE MAXIMUM NUMBER OF VEHICLES WHICH MAY BE PARKED ON THE SITE AT ANY ONE TIME IS SHOWN IN THE TABLE ABOVE. SIMULTANEOUS USE OF THE CULTURAL FACILITY DURING SPECIAL EVENTS WILL REDUCE THE MAXIMUM VEHICLE CAPACITY AVAILABLE FOR USE BY SPECIAL EVENTS.
3. MEDIUM EVENTS LIMITED TO FOUR EVENTS PER YEAR. LARGE EVENT LIMITED TO ONE EVENT PER YEAR. MEDIUM AND LARGE EVENTS SHALL BE RESTRICTED TO FRIDAY BETWEEN 9PM AND 1 9PM, SATURDAY BETWEEN 10 AM AND 11PM , AND SUNDAY BETWEEN 10 AM AND 7PM. SEE CONDITIONS OF APPROVAL FOR ADDITIONAL INFORMATION.
4. LARGE EVENTS SHALL BE PERMITTED ADDITIONAL OFFSITE PARKING, ACCESSED VIA SHUTTLES. EXTERNAL PARKING SPACES AND SHUTTLES NOT PARKING WITHIN THE PD SHALL NOT COUNT TOWARDS THE ON-SITE PARKING MAXIMUM



LEGEND

- PD BOUNDARY
- ACCESS DRIVE AISLE
- EXISTING PARCELS
- EXISTING WATER MAIN
- EXISTING WASTEWATER MAIN
- EXISTING ACCESS
- EXISTING STRUCTURE

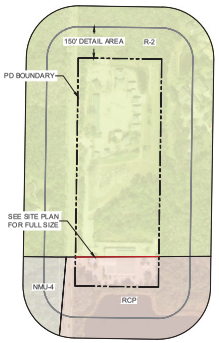
NORTH

SCALE: 1"= 100'

0' 50' 100' 200'

GRAPHIC SCALE (IN FEET)

FLU MAP
N.T.S



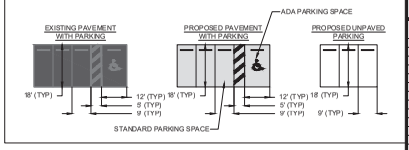
AREA TABULATION:

1. 8.74 AC +/- OF PD BOUNDARY IN R-2 (RESIDENTIAL-2)
2. 1.30 AC +/- OF PD BOUNDARY IN RCP (RESEARCH CORPORATE PARK)

LAND USE INFORMATION OUT SIDE THE PROJECT WITHIN 150

KEY NUMBER	FOLIO ID	ZONING	FLU	EXISTING USE	PLAT BOOK / PAGE
A	003519-1166	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
B	003519-1164	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
C	003519-1252	PD (00-0245)	R-2	COMMON AREA	94 / 25
D	003519-1154	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
E	003519-1152	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
F	003519-1150	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
G	003519-1250	PD (00-0245)	RCP	COMMON AREA	94 / 25
H	003520-3350	PD (98-0019)	NMU-4	COMMON AREA	95 / 68
I	003520-1580	PD (98-0019)	R-2	COMMON AREA	84 / 63
W	003520-1538	PD (80-0091)	R-2	RESIDENTIAL	84 / 63
N	003520-1536	PD (80-0091)	R-2	RESIDENTIAL	84 / 63
M	003520-1578	PD (80-0091)	R-2	COMMON AREA	84 / 63

PARKING/PAVEMENT KEY EXHIBIT
N.T.S



TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
COA: 28971

PROJECT: 675

FILIPINO CULTURAL CENTER
003517-0050
14301 NINE EAGLES DR
TAMPA, FL 33626

CLIENT:

PHILLIPINE CULTURAL FOUNDATION, INC.
14301 NINE EAGLES DR
TAMPA, FL 33626

REVISION	DATE
PD PLAN 1ST SUBMITTAL	2024-10-17
PD PLAN 2ND SUBMITTAL	2025-01-21
PD PLAN 3RD SUBMITTAL	2025-03-12
PD PLAN COMMENT REVISIONS	2025-09-26

DES. J.C. DRFT. J.C.

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No. 70658

This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROPERTY OWNER:
PHILIPPINE CULTURAL FOUNDATION, INC.
14301 NINE EAGLES DR.
TAMPA, FL 33626

CIVIL ENGINEER:
TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005
CONTACT: JEREMY COUCH, P.E.
JCOUCH@TAMPACIVIL.COM

TRANSPORTATION ENGINEER:
PALM TRAFFIC
4006 S. MACDILL AVE
TAMPA, FL 33611
813-296-2595
CONTACT: MICHAEL YATES
myates@palmtraffic.com

ATTORNEY:
JIM PORTER, ESQUIRE
AKERMAN LLP
401 EAST JACKSON STREET
SUITE 1700
TAMPA, FL 33602
813-209-5060
JIM.PORTER@AKERMAN.COM

PD PLAN

SHEET NO: M-1

24-1116

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 07/10/2025 *Revised: 07/15/2025*
REVIEWER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: NWH	PETITION NO: RZ 24-1116

☐ This agency has no comments.

☐ This agency has no objection.

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

☐ This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

New Conditions:

1. Site development shall be limited to 24,230 s.f. of gross floor area for use as Special Event Venue (as hereafter referred may also be referred to as "Special Event Uses") and Cultural Facility uses. A wireless communications facility shall also be permitted in accordance with Special Use SU-CFW 24-0280.

2. Special Event Uses shall be limited to Wedding Chapel uses (to include outdoor weddings), neighborhood fairs, Agricultural Stands, and Banquet and Reception Halls uses. Special Event Uses and Cultural Facility uses shall not operate at the same time, nor shall any two or more (2) Special Event Uses (or individual events) occur at the same time.

3. Special Event Uses shall comply with neighborhood fair standards of LDC §§ 6.11.64(A),(C)(D),(F); the rules of the Environmental Protection Commission of Hillsborough County, Chapter 1-10 (Noise Pollution) (as amended); and the following requirements and restrictions.

    A. Special Event Uses shall be further restricted as follows:
        i. Small Events shall mean those events with a maximum attendance of 105 vehicles at any one time.

            a. There are no restrictions on the number of Small Events which may be held.

            b. Small Events shall only be held between 10:00 a.m. and 11:00 p.m.

            c. All Small Event parking shall occur within the boundaries of the PD.

            d. All Small Event parking shall occur within paved parking areas only.

        ii. Medium Events shall mean those events with a maximum attendance of more than 105 vehicles but less than 318 vehicles (i.e. a maximum of 317 vehicles) at any one time.

            a. Medium Events shall be restricted to a maximum of four (4) events per calendar year.

b. Medium Events shall only be held on Fridays, between the hours of 5:00 p.m. and 11:00 p.m., Saturdays, between the hours of 10:00 a.m. and 11:00 p.m., and/or Sundays, between the hours of 10:00 a.m. and 7:00 p.m.

c. Off-duty police officer(s) shall be hired for any Medium Event with more than 150 vehicles. A minimum of one (1) officer shall be stationed at the northernmost project access on Nine Eagles Dr. (i.e. the northern most access not serving the wireless community facility) before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site. The officer(s) shall be present for the entire duration of the event.

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

iii. Large Event shall mean those events with a maximum on-site attendance of more than 105 vehicles but less than 318 vehicles (i.e. a maximum of 317 vehicles) shall be permitted within the PD at any one time; however, additional offsite parking for the Large Events may be permitted as further outlined hereinbelow.

a. Only one (1) Large Event may occur per calendar year.

b. The Large Event shall only be held on a consecutive Friday, between the hours of 5:00 p.m. and 11:00 p.m., Saturday, between the hours of 10:00 a.m. and 11:00 p.m., and/or Sunday, between the hours of 10:00 a.m. and 7:00 p.m.

c. Off-duty police officer(s) shall be hired for the Large Event. A minimum of one (1) officer shall be stationed at the northernmost project access on Nine Eagles Dr. (i.e. the northern most access not serving the wireless community facility) before, during and after the event. Officers shall be placed where necessary to ensure the safe and efficient flow of traffic into, out of, and around the site. The officer(s) shall be present for the entire duration of the event.

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

a. There shall be continuous accessible pedestrian route(s) between the Special Event Uses and off-site parking location(s);

b. Pedestrian route(s) connecting Special Event Uses and off-site parking location(s) which cross over collector or arterial roadways shall occur at marked crosswalks. Additionally, crossings managed by off-duty officers may also be utilized;

c. Off-site parking location(s) must be authorized through a parking permit or a signed authorization from the owner or their authorized agent to the owner of the subject property; and,

d. Prior to temporary alcoholic beverage approval (TAB) for the event, the TAB application must include copy of the approved parking permits or a copy of the signed parking authorization from the property owner, and an offsite parking plan that identifies each off-site parking location.

B. For the purposes of regulating Medium Events, one (1) event shall be defined as an event lasting no more than three (3) consecutive days. As such, one (1) event may span over three (3) days, and would only be considered a single event. Single events longer than three (3) days, or multiple events shorter than three (3) days but occurring within the same weekend shall be considered as two (2) events.

C. Maximum attendance requirements are inclusive of parking utilized for visitors, staff and vendors. Food trucks within Special Event Use areas (i.e. outside of parking areas) shall not count towards this requirement.

D. As Special Event Uses are being regulated by maximum number of vehicles which may attend an event, the property owner shall maintain records regarding the event booking, hiring of required law enforcement personnel, event ticket sales, and site entry records for a period of one (1) year following each and every event. Such records shall be sent to Hillsborough County for inspection upon request within fourteen (14) days of such request, and shall include a signed affidavit from the operator, or the account or bookkeeper who prepared the report, attesting to its accuracy. The facility operator shall provide Hillsborough County Code Enforcement a schedule of all events with an attendance of over 105 vehicles (i.e. Medium Events and Large Events) no later than seven (7) days prior to such event.

4. Cultural Facility uses shall not exceed 105 vehicles parked on site at any one time. No additional off-site parking for these uses shall be permitted.

5. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct the following site access and other improvements:

   A. The developer shall ensure that the parking lots are paved such that there are a minimum of 105 paved parking spaces.
   B. The southernmost project access shall be converted to an exit only driveway.
   C. The developer shall construct a northbound to eastbound right turn lane on Nine Eagles Dr. at the project access.
   D. Sidewalks shall be provided as shown on the PD site plan and as otherwise required pursuant to LDC Sec. 6.03.02.
   E. Any other improvements which may be required pursuant to the Transportation Technical Manual (TTM), Hillsborough County Land Development Code (LDC) or other applicable rules and regulations unless otherwise varied through the appropriate process.

6. Within 120 days of approval of this PD, the developer shall submit site/construction plans for the site access improvements described in Condition 5, above. Site improvements shall be completed within 12 months of rezoning approval. Notwithstanding the above, the developer shall be permitted to hold events associated with the use of the Bayanihan Arts and Events Center for events and activities related to Philippine culture that are conducted or sponsored by the Philippine Cultural Foundation, Inc. and its members, that are currently permitted under the Agricultural Rural (AR) zoning district in accordance with the Zoning Interpretation (ZI) 13-0111, provided that all applicable LDC and other requirements are met including that no offsite parking shall be permitted for any cultural events held during the 12-month period. After the 12-month period, no

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

7. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

8. If PD 24-1116 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 14, 2025 and last revised July 2, 2025) which was found approvable by the County Engineer (on July 7, 2025). Approval of this Administrative Variance will waive the Nine Eagles Dr. substandard road improvements required by Section 6.04.03.L. of the LDC.

9. This condition, together with Conditions 3 through 5, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.

Other Conditions:

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

    - Change references from "Cultural Center" to "Cultural Facility" and delete the Library and Museum sub-uses (staff notes that the LDC definition of Cultural Facility includes those two uses); and,

    - Ensure that the PD site plan consists of only 1 page (i.e. remove the plan labeled "Large Event Onsite Parking"). Staff notes this plan is for informational purposes only and not intended to be a part of the regulatory plan/Certified site plan.

PROJECT SUMMARY AND ANALYSIS

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

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

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

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

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

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

Existing Zoning:

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

Proposed Zoning (Daily and Small Event Traffic):

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

Proposed Zoning (Daily and Medium Event Traffic):

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

Proposed Zoning (Daily and Large Event Traffic):

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

Trip Generation Difference:

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

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

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

SITE ACCESS AND SPECIAL EVENTS

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

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

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

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

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

PARKING

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

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

REQUESTED ADMINISTRATIVE VARIANCE – NINE EAGLES DR. SUBSTANDARD ROAD

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Ratliff, James

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

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

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

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

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

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

Mike

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

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

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

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

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

Hello Mike,

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

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

Best Regards,

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

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

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Hillsborough County Florida

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Received July 2, 2025
Development Services

Hillsborough County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. AV-Substandard Rd - Nine Eagles Dr. ☐ 4. ☐ 2. AV revised to address staff comments ☐ 5. ☒ 3. AV revised to address staff comments ☐ 6.

Important: *To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.*

Project Name/ Phase Philippine Cultural Center

Important: *The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.*

Folio Number(s) 003519-1166, and 11 other separate parcels

☒ Check This Box If There Are More Than Five Folio Numbers

Important: *List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").*

Name of Person Submitting Request Vicki Castro, P.E.

Important: *For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.*

Current Property Zoning Designation

Important: *For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.*

Pending Zoning Application Number 24-1116

Important: *If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.*

Related Project Identification Number (Site/Subdivision Application Number) N/A

Important: *This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".*

Received July 2, 2025
Development Services

Palm Traffic
Engineering + Planning

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

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

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

Dear Mr. Williams:

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

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

The project proposes to maintain the following access:

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

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

4006 South MacDill Avenue, Tampa, FL 33611
Ph: (813) 296-2595
www.palmtraffic.com

a) <u>There is unreasonable burden on the applicant</u>

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

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

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

c) <u>Without the variance, reasonable access cannot be provided.</u>

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

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

Sincerely,

Vicki L Castro

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

VICKI L CASTRO LICENSE No 47128 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

Vicki L Castro, P.E.
Principal

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

_____Disapproved _____Approved with Conditions _____Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Received July 2, 2025
Development Services

Figure 1. Location Map

GENERAL NOTES:

1. THIS APPLICATION IS FOR THE REZONING OF AN EXISTING CULTURAL CENTER TO ALLOW FOR THE CONTINUED OPERATION OF A CULTURAL CENTER, SPECIAL EVENT VENUE, AND COMMUNICATIONS FACILITY.
2. PROJECT IS LOCATED IN THE NORTHWEST HILLSBOROUGH COMMUNITY PLANNING AREA. PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
3. PROJECT IS LOCATED WITHIN THE HILLSBOROUGH COUNTY WATER AND WASTEWATER SERVICE AREA. PROJECT WILL CONTINUE TO UTILIZE HILLSBOROUGH COUNTY UTILITIES
4. PROJECT IS NOT LOCATED WITHIN THE COASTAL HIGH HAZARD AREA, SURFACE WATER PROJECTION AREA, A WELLHEAD RESOURCES PROTECTION AREA, OR POTABLE WATER WELL FIELD PROTECTION AREA
5. THE PROJECT IS NOT LOCATED WITHIN A SIGNIFICANT WILDLIFE HABITAT AREA
6. PROJECT IS LOCATED IN A PEAK SENSITIVE AREA. A PORTION OF THE PROJECT IS WITHIN A VOLUME SENSITIVE AREA
7. THERE ARE APPROXIMATELY 1.32 AC OF WETLANDS ON SITE
8. THERE ARE NO DESIGNATED SCENIC ROADWAY CORRIDORS WITHIN, OR ADJACENT TO, THE PROJECT
9. NO DESIGNATED HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN 150' RADIUS OR INSIDE THE PROJECT BOUNDARIES
10. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED
11. THERE ARE NO EXISTING STRUCTURES TO BE REMOVED WITHIN THE PROJECT BOUNDARY
12. NO PUBLIC PARK LANDS OR SCHOOL SITES ARE PROPOSED
13. EXISTING POINTS OF INGRESS/EGRESS ARE SHOWN ON THE PLAN.
14. THERE ARE NO EXISTING OR PROPOSED SHARED ACCESS FACILITIES OR CROSS ACCESS POINTS
15. DEPECTION OF WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, UPLAND HABITAT AREAS, OR OTHER NATURAL FEATURES WITHIN THE PROJECT BOUNDARIES, OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES ARE APPROXIMATE
16. DEPICTION OF EXISTING BUILDINGS, ROADWAYS, AND DRIVEWAYS WITHIN 150 FEET OF THE PROJECT BOUNDARIES ARE APPROXIMATE (OBTAINED FROM AERIAL PHOTOGRAPHS AND AVAILABLE SURVEYORS DATA)
17. THERE ARE NO MULTI-FAMILY OR NON-RESIDENTIAL STRUCTURES PROPOSED WITHIN 200 FEET OF THE PD BOUNDARY
18. THE PROPERTY IS CURRENTLY GATED AND WILL REMAIN GATED. THE INTERNAL DRIVEWAYS WILL BE PRIVATE
19. PARKING SHALL BE PROVIDED AS SHOWN BELOW

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: (D)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5 AND RUN ALONG THE WEST BOUNDARY OF SAID SECTION 5. N 00°51'12" E, 1993.43 FEET; THENCE LEAVING SAID SECTION BOUNDARY AND RUN ALONG THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT, N 54°30'14" E, 89.39 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING FOUR (4) COURSES: 1) N 00°51'12" E, 894.36 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD; THENCE 2) LEAVING SAID RIGHT-OF-WAY LINE S89°08'48" E, 400.00 FEET; THENCE 3) S 00°51'12" W, 400.00 FEET TO THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT; THENCE ALONG SAID EASEMENT BOUNDARY 4) S 54°30'14" W, 496.64 FEET; CONTAINING 5.0246 ACRES, MORE OR LESS. BEARINGS REFERENCED TO THE WEST LINE OF SEC. 5-28S-17E, BEING N 00°51'12"E. (ASSUMED)

AND

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: (D*)

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ON THE WEST BOUNDARY THEREOF, N 00°50'59" E A DISTANCE OF 1993.33 FEET TO A POINT ON THE NORTH BOUNDARY OF A 50' WIDE, CITY OF ST. PETERSBURG WATER EASEMENT, (O.R. BOOK 1785, PAGE 88); THENCE DEPARTING SAID WEST BOUNDARY, AND ON SAID NORTH BOUNDARY, N 54°29'52" E, A DISTANCE OF 89.40 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THOSE LANDS CONVEYED TO PHILIPPINE CULTURAL FOUNDATION, INC. (OFFICIAL RECORD BOOK 7818, PAGE 1525), ALSO BEING THE POINT OF BEGINNING; THENCE N 54°29'51" E, CONTINUING ON THE NORTH BOUNDARY OF AFORESAID WATER EASEMENT, AND THE SOUTHERLY BOUNDARY OF THE PHILIPPINE CULTURAL FOUNDATION, INC. LANDS A DISTANCE OF 496.64 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S 00°50'59" W, PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 694.36 FEET; THENCE N 89°09'11" W, A DISTANCE OF 399.99 FEET, TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD; THENCE ON SAID EAST RIGHT-OF-WAY BOUNDARY, N 00°50'59" E, A DISTANCE OF 400.00 FEET, TO THE POINT OF BEGINNING; CONTAINING 5.02 ACRES OF LAND, MORE OR LESS.

PROJECT DATA TABLE:

PROJECT DEVELOPER:	PHILIPPINE CULTURAL FOUNDATION INC. 14301 NINE EAGLES DRIVE TAMPA, FL 33626
LOCATION:	14301 NINE EAGLES DRIVE TAMPA, FL 33626
FOLIO ID:	003517-0050
PROJECT AREA:	
GROSS AREA:	10.04 AC
WETLAND AREA:	0.132 AC
RETENTION AREA:	0.007 AC
DEVELOPABLE AREA:	08.65 AC
EXISTING FUTURE LAND USE:	R-2 (8.74 AC +/-) / RCP (1.30 AC +/-)
EXISTING ZONING:	AR
EXISTING USE:	INSTITUTIONAL
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USES:	SPECIAL EVENT VENUE - INDOOR WEDDINGS - OUTDOOR WEDDINGS - NEIGHBORHOOD FAIRS - AGRICULTURAL STANDS - BANQUET AND RECEPTION'S HALL
EXISTING USES TO REMAIN:	CULTURAL CENTER - LIBRARY - MUSEUM COMMUNICATIONS FACILITY: WIRELESS -CELL TOWER AS APPROVED PER SUCFW 24-0280

FAR CALCULATION / STRUCTURE AREAS:

INDOOR HEATED AREA:	14,300 SF (0.04 FAR)
SHEDS :	7,930 SF (.002 FAR)
PAVILION:	11,327 SF (0.00 FAR)*
EXISTING/PROPOSED TOTAL FAR:	24,230 SF (0.06 FAR)

*PAVILION AREA EXCLUDED FROM FAR. PER HC LDC FLOOR AREA IS DEFINED AS AN ENCLOSED AREA MEASURED FROM OUTSIDE FACES/EXTERIOR WALLS.

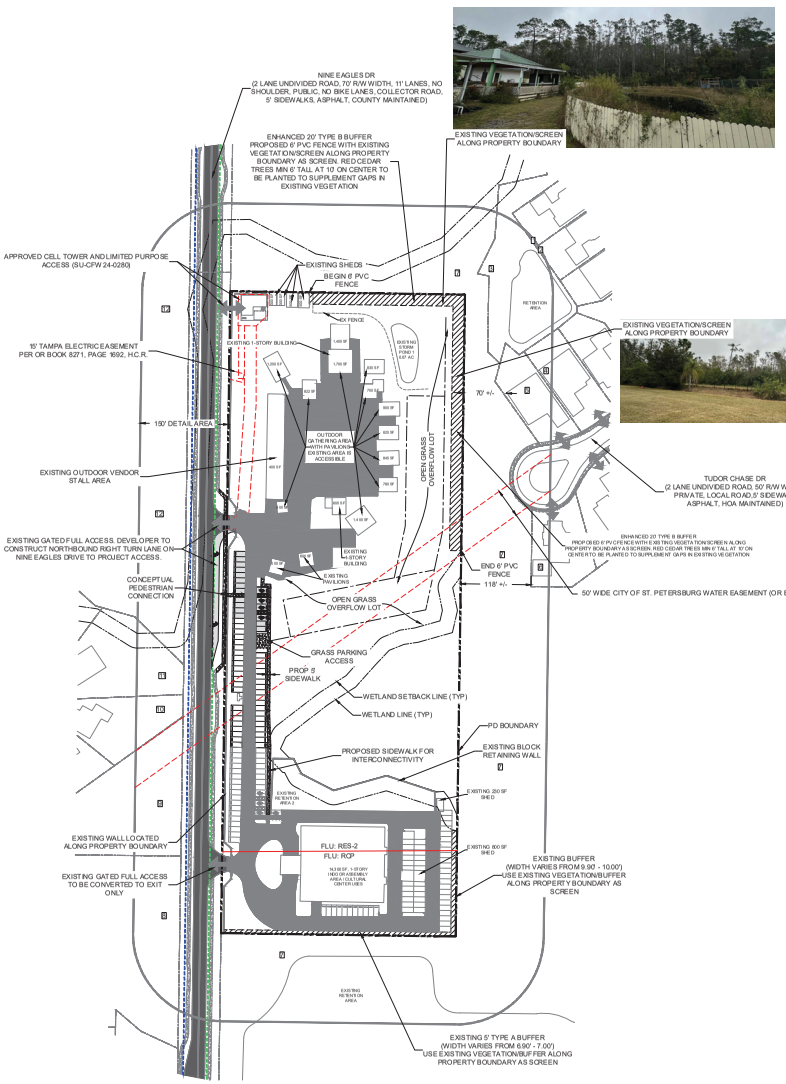
DEVELOPMENT STANDARDS

FAR :	0.25
FRONT SETBACK:	25'
SIDE SETBACK:	20'
REAR SETBACK (PRINCIPAL):	20'
SIDE SETBACK (ACCESSORY):	0'
MAXIMUM BUILDING HEIGHT:	40'

REQUIRED PARKING/ PARKING RESTRICTIONS[1][2]:

SMALL EVENTS/DAILY USE: UP TO 105 VEHICLES ON SITE AT ANY ONE TIME [2]	105 SPACES REQUIRED 105 PAVED SPACES ARE PROVIDED
MEDIUM EVENTS: UP TO 317 VEHICLES ON SITE AT ANY ONE TIME [3]	317 SPACES REQUIRED 105 PAVED SPACES 212 GRASS OVERFLOW SPACES 317 MAXIMUM SPACES PROVIDED ON SITE
LARGE EVENTS: UP TO 317 VEHICLES ON SITE AT ANY ONE TIME [3]	317 SPACES REQUIRED 105 PAVED SPACES 212 GRASS OVERFLOW SPACES 317 MAXIMUM SPACES PROVIDED ONSITE [4]

1. POLICE OFFICERS ARE TO BE HIRED FOR MEDIUM AND LARGE EVENTS TO DIRECT TRAFFIC AND PROVIDE ADDITIONAL SAFETY & SECURITY
2. FOR ALL EVENTS AND USES (EXCLUDING CELL TOWER APPROVED VIA SU-0280), THE MAXIMUM NUMBER OF VEHICLES WHICH MAY BE PARKED ON THE SITE AT ANY ONE TIME IS SHOWN IN THE TABLE ABOVE. SIMULTANEOUS USE OF THE CULTURAL CENTER DURING SPECIAL EVENTS WILL REDUCE THE MAXIMUM VEHICLE CAPACITY AVAILABLE FOR USE BY SPECIAL EVENTS.
3. MEDIUM EVENTS LIMITED TO FOUR EVENTS PER YEAR. LARGE EVENT LIMITED TO ONE EVENT PER YEAR. MEDIUM AND LARGE EVENTS SHALL BE RESTRICTED TO FRIDAY BETWEEN 9PM AND 1:9PM, SATURDAY BETWEEN 10 AM AND 11PM , AND SUNDAY BETWEEN 10 AM AND 7PM. SEE CONDITIONS OF APPROVAL FOR ADDITIONAL INFORMATION.
4. LARGE EVENTS SHALL BE PERMITTED ADDITIONAL OFFSITE PARKING, ACCESSED VIA SHUTTLES. EXTERNAL PARKING SPACES AND SHUTTLES NOT PARKING WITHIN THE PD SHALL NOT COUNT TOWARDS THE ON-SITE PARKING MAXIMUM



LEGEND

- PD BOUNDARY
- ACCESS DRIVE AISLE
- EXISTING PARCELS
- EXISTING WATER MAIN
- EXISTING WASTEWATER MAIN
- EXISTING ACCESS
- EXISTING STRUCTURE

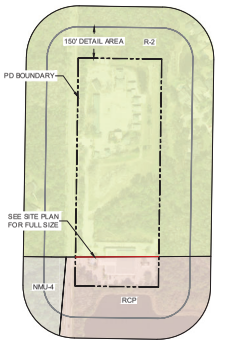
NORTH

SCALE: 1"= 100'

0' 50' 100' 200'

GRAPHIC SCALE (IN FEET)

FLU MAP
N.T.S



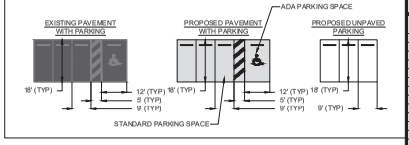
AREA TABULATION:

1. 8.74 AC +/- OF PD BOUNDARY IN R-2 (RESIDENTIAL-2)
2. 1.30 AC +/- OF PD BOUNDARY IN RCP (RESEARCH CORPORATE PARK)

LAND USE INFORMATION OUT SIDE THE PROJECT WITHIN 150

KEY NUMBER	FOLIO ID	ZONING	FLU	EXISTING USE	PLAT BOOK / PAGE
A	003519-1166	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
B	003519-1164	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
C	003519-1252	PD (00-0245)	R-2	COMMON AREA	94 / 25
D	003519-1154	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
E	003519-1152	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
F	003519-1150	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
G	003519-1250	PD (00-0245)	RCP	COMMON AREA	94 / 25
H	003520-3350	PD (98-0019)	NMU-4	COMMON AREA	95 / 68
I	003520-1580	PD (98-0019)	R-2	COMMON AREA	84 / 63
W	003520-1538	PD (80-0091)	R-2	RESIDENTIAL	84 / 63
N	003520-1536	PD (80-0091)	R-2	RESIDENTIAL	84 / 63
M	003520-1578	PD (80-0091)	R-2	COMMON AREA	84 / 63

PARKING/PAVEMENT KEY EXHIBIT
N.T.S



PROPERTY OWNER:	CIVIL ENGINEER:
PHILIPPINE CULTURAL FOUNDATION, INC. 14301 NINE EAGLES DR. TAMPA, FL 33626	TAMPA CIVIL DESIGN 17937 HUNTING BOW CIR. S-102 LUTZ, FL 33558 (813) 920-2005 CONTACT: JEREMY COUCH, P.E. JCOUCH@TAMPACIVIL.COM
TRANSPORTATION ENGINEER:	ATTORNEY:
PALM TRAFFIC 4006 S. MACDILL AVE TAMPA, FL 33611 813-296-2595 CONTACT: MICHAEL YATES myates@palmtraffic.com	JIM PORTER, ESQUIRE AKERMAN LLP 401 EAST JACKSON STREET SUITE 1700 TAMPA, FL 33602 813-209-5060 JIM.PORTER@AKERMAN.COM

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
COA: 28971

PROJECT: 675

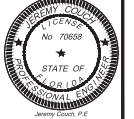
FILIPINO CULTURAL CENTER
003517-0050
14301 NINE EAGLES DR
TAMPA, FL 33626

CLIENT:

PHILLIPINE CULTURAL FOUNDATION, INC.
14301 NINE EAGLES DR
TAMPA, FL 33626

REVISION	DATE
PD PLAN 1ST SUBMITTAL	2024-10-17
PD PLAN 2ND SUBMITTAL	2025-01-21
PD PLAN 3RD SUBMITTAL	2025-03-12
PD PLAN COMMENT REVISIONS	2025-09-08

DES. J.C. DRFT. J.C.



Jeremy Couch, P.E
State of Florida, Professional Engineer, License No. 70658

This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PD PLAN

SHEET NO: M-1

Received July 2, 2025
Development Services

24-1116

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

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

Notes:

Travel Lanes:

(1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).

(2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.

(3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.

(4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

(1) Auxiliary lanes are typically the same width as the adjacent travel lane.

(2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.

(3) Median turn lanes should not exceed 15 feet in width.

(4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:

- Dual left turn lanes
- Single left turn lanes at directional median openings.

(5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

(1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.

(2) For RRR Projects, the values in the table may be reduced by 1-foot.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Donna Cameron Cepeda
Ken Hagan
Pat Kemp
Christine Miller
Joshua Wostal

DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 11/12/2024 **PETITION NO.:** 24-1116 **EPC REVIEWER:** Melissa Yañez **CONTACT INFORMATION:** (813) 627-2600 X 1360 **EMAIL:** yanezm@epchc.org	**COMMENT DATE:** 8/29/2024 **PROPERTY ADDRESS:** 14301 Nine Eagles Dr, Tampa, FL 33626 **FOLIO #:** 0035170050 **STR:** 05-28S-17E
REQUESTED ZONING: From AR to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	11-15-2022
WETLAND LINE VALIDITY	Survey valid until 3/13/2028
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	2 forested wetlands, wetland located in center east of parcel and wetland located in southern west corner of parcel

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

my / cb

ec: JimPorter@akerman.com

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

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:**	03/12/2025
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Philippine Cultural Foundation, Inc	**PETITION NO:**	24-1116
LOCATION:	14301 Nine Eagles Dr		
FOLIO NO:	3517.0050		

Estimated Fees:

no estimated additional impact fees - see below

Project Summary/Description:

Urban Mobility, Northwest Fire - seeking to expand use allowances of existing facility, no change in use for impact purposes

AGENCY COMMENT SHEET

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

FROM: **Reviewer**: Andria McMaugh **Date:** 02/07/2025

Agency: Natural Resources **Petition #: 24-1116**

( ) This agency has **no comment**

( ) This agency has **no objections**

(X) This agency has **no objections, subject to listed or attached conditions**

( ) This agency **objects, based on the listed or attached issues.**

1. 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. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

3. 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.

4. 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.

5. 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.

Hillsborough County Florida

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

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:**	8/7/2024
REVIEWER:	Kim Cruz, Environmental Supervisor	**REVIEW DATE:**	8/21/2024
PROPERTY OWNER:	Philippine Cultural Foundation Inc.	**PID:**	24-1116
APPLICANT:	Philippine Cultural Foundation Inc.		
LOCATION:	14301 Nine Eagles Dr. Tampa, FL 33626		
FOLIO NO.:	3517.0050		

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 24-1116 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 8/16/2024

FOLIO NO.: 3517.0050

WATER

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

☒ A 12 inch water main exists ☐ (approximately __ feet from the site), ☒ (adjacent to the site), and is located west of the subject property within the west Right-of-Way of Nine Eagles Drive. 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 12 inch wastewater forcemain exists ☐ (approximately ___ feet from the project site), ☒ (adjacent to the site) and is located west of the subject property within the east Right-of-Way of Nine Eagles Drive. 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 rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 7 Aug. 2024

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

APPLICANT: James Porter **PETITION NO:** RZ-PD 24-1116

LOCATION: 14301 Nine Eagles Dr., Tampa, FL 33626

FOLIO NO: 3517.0050 **SEC:** 05 **TWN:** 28 **RNG:** 17

☒ 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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER
MEETING

ZONE HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:	Susan Finch Zone Hearing Master
	Pamela Jo Hatley Zone Hearing Master
DATE:	Monday, July 21, 2025
TIME:	Commencing at 6:01 p.m. Concluding at 10:06 p.m.
LOCATION:	Hillsborough County BOCC - Development Services Dept. (LUHO, ZHM, Phosphate) 601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. CER-1654
Digital Reporter

MS. HEINRICH: Our next application is item D.1., PD 24-1116. The applicant is requesting to rezone property from AR to Planned Development. Sam Baldwin Development Services will provide staff findings after the applicant's presentation.

MR. PORTER: Thank you, Madam Hearing Officer and Staff. Jim Porter with Ackerman, 401 East Jackson Street here tonight, representing the applicant. As part of the applicant's team, we also have Kayla Harold, planner, who will be making the primary presentation. Jeremy Couch is the project engineer, and Michael Yates is our transportation engineer, should you have any technical questions? They won't be presenting, but they're here to answer any questions that you have.

This facility, Madam Hearing Officer, has been at this location for approximately 30 years. And I want to be very clear tonight that the request before you is simply to adjust the allowable uses on the site. We're not seeking to expand the footprint or add any more square footage. We just need to address the allowable uses on the site, which is what the presentation is going to focus on. Also important, just for the record and for the people watching and for the Board of County Commissioners, this is not a hearing to allow a cell tower.

There has been a previous whole set of hearings and appeals about a cell tower. This is not what the hearing is about. We have to show the cell tower on the site plan per your Land Development Code, in order for it to be there. But that's

not the request tonight. Excuse me.

We're not -- and again, we are not adding any square footage or increasing the footprint, but we will be making improvements on the property, including some transportation improvements that Ms. Harold will go over. At this point, I'm going to turn it over to her, and we'll be happy to answer any questions at the end. Thank you.

HEARING MASTER: Thank you.

MS. DESIANO: Sir, can you please sign in this space? Thank you.

MS. HARRELL: Good evening. My name is Kayla Harrell. I'm a land use planner with Tampa Civil Design. I have been sworn. I'm at 2841 Executive Drive, Suite 220, Clearwater, Florida.

First and foremost, I would just like to thank everyone for allowing us to be here today. We have worked collaboratively and very lengthy with staff to try to get to this point, so we are very thankful to be here today.

The request before you today is a very unique application. We are requesting to rezone from Agricultural Rural to Planned Development. We are requesting to bring Special Event Uses into legal conformity.

A little background on the site before I go forward is, the site was strategically sought out in 1995 to be strategically located between Hillsborough County and Pinellas

County. The Philippine Cultural Center is an umbrella organization that is part of a national network of other cultural centers. And they -- overall, they promote the county's goals of accommodating diverse cultural institutions and community centers that enhance the quality of life.

With me here today is Jim Porter, Michael Yates with Palm Traffic, and Jeremy Couch with Tampa Civil design.

This is just an aerial of the property. It is approximately ten acres in size. The address is 14301 Nine Eagles Drive. It is just slightly north of Race Track Road. It's in the northwest of Hillsborough County. Closest residential is 70 feet to the east in San Chaliford Court. It is surrounded by CDD. The Waterchase CDD which is undeveloped land. Surrounding area is a combination of neighborhood mixed uses. Residential is to the east and west. Schools and commercial office are to the south.

The property has a future land use that is split between R-2 and RCP. R-2 makes up approximately 8.7 acres and RCP makes up about 1.3 acres. The zoning of the property is Agricultural Rural and it is surrounded on all sides by Planned Development.

In summary, the property is approximately ten acres. It's in the Northwest Hillsborough Community Planning area also within the urban service area. The request to rezone to Planned Development to allow for existing non-conforming special event

uses occurring at the cultural center.

To recap some of our transportation. We are constructing a right turn lane to be constructed at the northern entry point. The southern entry -- the southern access point is to be converted to exit only. After site construction, the site will have 105 paved parking spaces and will be able to accommodate up to 317 with grass parking spaces.

This is just an overview of the northern area of the site. Some of these photos were taken from their annual PhilFest and just to kind of give context of how the site operates on the northern area. This is an overview of the southern area of the site, where the 14,300 square foot multipurpose building is, and how they utilize the indoor center.

The proposed uses are as follows. They will be categorized under the special event venue, that is to include indoor and outdoor weddings, high school proms, neighborhood fairs, agricultural stands that are in conjunction with their annual PhilFest, banquet and reception hall, and any cultural facility uses are to remain as previously approved.

The restrictions of the site will be conditioned as follows. Proposed uses will be outlined also in the staff report. Small events are to include daily operation needs, meeting needs, small weddings, or school functions. Medium events are to include larger cultural events and weddings. And

then large events is specific to PhilFest only, which is their annual event and only happens once a year.

This is our Planned Development Plan broken up into two halves for viewing clarity, just so it's easy and readable. It's important to note that we are not proposing any changes to any structures on the site. This application is strictly meant to increase site functionality between overall operations, parking, and buffers.

A traffic analysis was conducted for the site by Palm Traffic, and an administrative variance was also submitted with this application. We have also worked with staff and this was found approvable by the County Engineer.

As previously mentioned, we are constructing a right turn lane, as you can see here in this picture. This is to help traffic efforts. And then our southern access point will be converted to exit only. And then an internal sidewalk connection will be created to connect to the external pedestrian connectivity.

We are requesting a couple of variances with this application. Specifically this one here is from the parked offsite parking and loading standards. This one is applicable only to the PhilFest that happens once a year. It's just that the Code states that offsite parking locations need to be within 300 feet within, like, the entrance to the site. And as you can see here, we exceed that.

The event has previously operated under a Conditional Use Permit. To mitigate some of the distance, they have supplied shuttles that operate in 15-minute increments during the event. Additional personnel is also provided for these events to navigate safety, traffic, and noise compliance.

Offsite parking agreements have also been in place for over 20 years. They have used parking agreements with Farnell Middle School, Bryant Elementary and Nine Eagles Dental as seen here on this slide.

This slide is to overview our buffer reductions and enhanced buffer that we are proposing. The variances are in red where the site does not currently meet the 20-foot Type B buffer that is required. This is because in the original design and permitting when the site was constructed, these were not requirements that were put in place. The zero-foot buffer to the northwest where you can see the sheds, this was previously approved as a zero-foot buffer under the cell tower permit.

As you can see here to the bottom left, the site is surrounded on all sides by the Waterchase CDD. This is undevelopable land and will never be developed. So with these buffer reductions they are not impacting any nearby residences or communities.

We did meet with the neighbors that are surrounding the community. In April we had a neighborhood information meeting. Based on feedback, we have proposed an enhanced buffer

to the right, highlighted here in yellow. With that, we have come to agree that we will put up a six foot solid fence and we are promoting additional vegetation, specifically red cedar trees, to fill any gaps in vegetation. And then all other buffers will meet the current code, the 20-foot Type B buffer.

This is just an overview of what the current vegetation looks like to the east viewing through to the San Chaliford -- San Chaliford Court residence. This is what we will be enhancing.

Overall, we were found consistent by the Planning Commission and we were found approvable with Development Services. And we are also compatible with Objective 1.4 and Policy 1.45 of the Comprehensive Plan.

And this concludes my presentation. My team is available for any questions. Thank you.

HEARING MASTER: All right. I don't think I have any questions for you, though. Thank you. Okay.

MR. BALL: Good evening. Sam Ball, Hillsborough County Development Services. The applicant is requesting to rezone approximately 10.4 acres from AR to PD to allow for mixed use development that would include an event center, a cultural facility, and a wireless communications facility.

The property is currently developed for Cultural Center Use under Zoning Interpretation ZI 13-111, which was issued in 2013. The allowable uses are limited to only those

related to the Philippine culture, and that are conducted or sponsored by the Philippine Cultural Foundation.

With this PD, the events center's allowable operations would include the rental or use of the facility for events and activities for a more general nature. The event center uses would include indoor and outdoor weddings, agricultural stands, banquet and reception hall, neighborhood fairs with attendance restrictions based on the number of vehicles.

For the small events attendance would be limited to no more than 105 vehicles, which could only be parked in permanent parking spaces within the property. The small events would be allowed seven days a week, between the hours of 10 a.m. and 11 p.m., and the number of small events would not be restricted.

Medium events are events having between 106 and 317 vehicles. These medium-sized events would be limited to four occasions per year, and the events would be restricted to the hours of 5 p.m. to 11 p.m. on Fridays, Saturdays from 10 a.m. to 11 p.m., and Sundays from 10 a.m. to 7 p.m.

The large events would be limited to one occasion per year, and the attendance would be restricted to 317 vehicles parked on site and approved offsite parking. The offsite parking areas must be connected to the event center with continuous sidewalks and crosswalks, except for crossings that are managed by the off-duty police officers. The crosswalk would be required for collector or arterial roadways.

The large events are restricted from -- to the following days and hours. Friday from 5 p.m. to 11 p.m. Saturday from 10 a.m. to 11 p.m. Sunday from 10 a.m. to 7 p.m.

On April 15th, 2024, a special use application SU-CFW 24-280 was approved to allow for a wireless communication facility on the property. Section 6.11.29(C) of the Land Development Code requires that Planned Development Zoning is approved after 2005, must expressly permitted by wireless communication facility approved use. Therefore, this would recognize the previous approval of the wireless communication facilities that was approved under the AR zoning.

An 11(C) Alcoholic Beverage Special Use Permit was issued on March 6th, 2001, to permit the sale and consumption of beer, wine, and liquor on the premises to members and their guests as a charter social club. The wet zone areas is restricted to 14,300 square foot indoor assembly and cultural facility, that is shown on this general site plan. The sale and of consumption of alcoholic beverages for noncultural facility events would require a new permit.

The subject property is surrounded by three large Planned Developments that have been developed for single-family attached and detached use. The significant areas of wetlands covering the adjoining properties serve to separate the subject property from directly abutting the residential properties. A large mixed use node, located approximately 0.3 miles to the

south, is developed for freestanding and strip retail, a health practitioner's office, a single-family attached and single-family detached, office, light industrial, and school use. Bryant Elementary and Farnell Middle Schools are located approximately 1,650 square -- 1,650 feet south of the -- of the property.

If this application is approved, the site development would be limited to a 24,230-square foot gross area, gross area for use as a special events venue and cultural facility uses and a wireless communication facility in accordance with special use. The wireless -- with the approved special use. The wireless communications tower shall be camouflaged as a pine tree and limited to an overall height of 195 feet, which would include a lightning rod and camouflage components.

The location of the communication facility, the buildings and activities, and parking areas shall be shown -- shall be limited to whether shown on the site plan. Variations include buffering and screening reductions along the northern, eastern, and southern boundaries, and a variation to offsite parking.

Staff has no objection to proposed variations. And the applicant is limiting offsite parking to one event per year and to include the following policy requirements that I mentioned. Basically staff -- based on the current zoning development pattern and proposed uses and use restrictions and

standards, staff finds the request approvable subject to conditions set forth and enclosed in my report.

HEARING MASTER: All right. Thank you so much. No questions for you.

MR. BALL: Thank you.

HEARING MASTER: All right. Planning Commission?

MR. ROYAL: Good evening. Tyreck Royal, Planning Commission staff. The proposal meets the intent of FLU Objective 16 and its accompanying policies that require a new development to be compatible with the surrounding neighborhood. Goal 12 and Objective 12-1 of the community design component of the FLU require new developments to recognize the existing community and be designed to relate and to be compatible with the predominant character of the surrounding area.

In this case, the surrounding land use pattern consists of mostly single-family, public, quasi-public, institutional uses. The applicant included in the revised request uploaded to optics on May 19th, 2025, the frequency and size for special events. Smaller events that take place daily and primarily indoors operate daily between the hours of 10 a.m. and 11 p.m. No two events or uses will occur at the same time, and each event ends by 11 p.m. to ensure minimal disruption to the neighboring properties.

These events may utilize performance stage and outdoor event spaces and will be in compliance with Hillsborough County

Environmental Protection Commission noise level ordinance. With the applicant's proposed conditions and mitigation measures, the proposed use is consistent with the policy direction of the future land use element relating to the environment protection compatibility.

Overall, staff finds that the proposed use is widely used in Residential 2 Future Land Use Category. And it is compatible with the existing land development pattern within the surrounding area.

Based upon the above considerations and the goals, objectives, and policies, Planning Commission staff finds that the proposed development is consistent with the Unincorporated County of Hillsborough. Thank you.

HEARING MASTER: Thank you. All right. Is there anyone here or online who wishes to speak in support of this application?

Thank you.

MR. OMILA: Good evening, everyone. My name is Joey Omila. I'm -- I'm one of the founders of the Philippine Cultural Foundation on the cultural side. My capability was to plan all our cultural programs. When we founded our -- the center.

I'm here for -- I'm representing our foundation, Philippine Cultural Foundation, who is a nonprofit 501(c)(3). And I'm here today for -- to speak about the foundation, how we

started it. That is case number PD 24-116.

When we formed our foundation, we chose to have our dream property and cultural center to be within the Hillsborough County area, as we believe that this location where we are today is the most beneficial for all Filipino Americans within the Tampa Bay area. We then invited all existing Philippine organizations in the Tampa Bay to be part of our foundation, so we can all work together to accomplish our goal of acquiring a property that we can call our own and benefit from it. We did it successfully. All 19 Filipino-American organizations worked together on fundraising, and in two years, we were able to purchase our ten-acre property and called it the Philippine Cultural Complex -- called Philippine Enrichment Complex.

When we bought a property, there was nothing in our area except farmland and Nine Eagles Drive subdivision at the end of Nine Eagles Drive. Today we are surrounded with condominiums, houses, schools, apartments, restaurants, and shopping areas.

A year later, excited and ambitious, we applied for a grant from the State of Florida to build the first ever Philippine cultural center in the United States standing in a property also owned by a Filipino community.

Two years later, excited, Florida Governor Jeb Bush cuts the ribbon -- cut the ribbon of our center in the opening, which was named the Bayanihan Arts and Events Center. Bayanihan

is the Philippine word which appropriately means working together.

Since the founding, all Filipino-Americans have enjoyed having their events on our beautiful indoor center. Even the County Commissioner on election has used our center for several years now as one of the voting precincts for the convenience of all, especially our beloved neighbors.

In 1995, we held our first Philippine festival in our property and called it PhilFest. And due to the success of the festival, attended by Filipinos and Americans alike from all over the State of Florida and beyond, by 1997, PhilFest has become an annual three-day Philippine festival with more than 9,000 to 10,000 attendees yearly. With many out-of-towners filling up five hotels in the area of Oldsmar, near us.

Today, the Philippine Cultural Foundation, Inc. is the pride of Tampa and the State of Florida. We have a folkloric Philippine dance company known all over the State of Florida. A bamboo orchestra, a Philippine choral group that has entertained schools, private facilities for the elderly and veterans. We even have a cultural center that has produced many Philippine events: weddings, concerts, art exhibits, painting classes, lectures, and language classes.

A few years later, several schools have started using our facility for proms, and parents and teachers have expressed their satisfaction with our facility due to the location instead

of downtown, the beauty of the facility and the most important, the friendly Filipino staff.

For the last couple of years, developers have offered exuberant prices to buy our property and build upper class apartments and condominiums. We all declined it.

Then we got complaints from some of our neighbors that we have regular outdoor events all year round. Not true. One even said that we applied originally for a garden property with the State of Florida. Not true. And on so on.

Maybe these complaints are related to developers who want our property so desperately. Who knows? Nobody knows. That is why we are here today. To ask you to approve our application for rezoning, so that we will be able to rent the property instead of just Filipinos to all that would be of service. Not only to Filipinos, but to our friendly neighbors, to many schools in Hillsborough County, to other Asian organizations to continue and to contribute to the economy of Hillsborough County. Filling up hotels full house in Oldsmar when we have our events, including our yearly festival, PhilFest.

Allow us to open our doors and help us pay for our monthly expenses to keep our center afloat and the property assets of Hillsborough County for many, many years. And this is the pride of the Filipinos as well as the pride of Hillsborough County. Thank you very much for allowing us to present our

case.

MS. DESIANO: And sir, please sign --

HEARING MASTER: And be sure and sign in with the clerk, sir.

MS. DESIANO: And please also state your address on the record for us, please?

MR. OMILA: Sure. Jose Omila.

HEARING MASTER: And your address too.

MR. OMILA: Okay. Jose Omila. I'm at 1950 Hammocks Avenue, Lutz, Florida 33549. Thank you. I do apologize.

HEARING MASTER: Thank you. And sign in with the clerk. It's all right.

Was there anyone else who wishes to -- to speak in support? In support of this application?

MS. ALONZO: My name is Ash Alonzo, and I have lived in Tampa Bay for a quarter of a century. My family moved to Florida from California when I was four years old, and we didn't have much family here. However, throughout my childhood and adolescence at the PCFI, I participated in musicals, fundraisers, dance competitions, and a plethora of activities that enabled me to feel not just part of the Filipino community, but Tampa Bay.

I know this to be true not just for my family, but hundreds of thousands of people from different ethnicities and backgrounds, many of whom traveled to Tampa from out of state

just for this annual celebration. The PCFI is part of the reason why Florida is not just beaches and theme parks. Filipinos are part of the multicultural tapestry that makes Tampa Bay great. And prioritizing safe environments for youth development is essential to maintaining a safe city. The PCFI purchased the land in 1995 when Westchase was not a desirable district.

Unfortunately, this is a pattern we continue to see. Black and brown communities build, and then the wealthy take. Disabling a national tourist destination in its 30th year, whose mission is to allow every American to benefit from Filipino culture, which has generated core memories for generations of families, as well as significant revenue for the County, just to replace it with more condos? This would tarnish your legacy as public servants and turn the large population of Filipino voters against you for any future office.

I would also like to add that the county's job is to serve the public, which requires listening to us. Waiting until less than two hours before a hearing to inform constituents that their emailed comments will not be considered is at best a failure on the county's part, and at worst, censorship.

Please support any actions required to protect PCFI's right to continue conducting business as it has for the last 30 years. Thank you.

MS. DESIANO: Can you please state your address for

the record and your last name?

MS. ALONZO: My name is Ash Alonzo. I currently reside at 2434 10th Avenue North, St. Pete. But I resided in Tampa Bay in the 33617 ZIP code from 2013 to 2019 and again from 2021 to 2022.

MS. DESIANO: Thank you.

HEARING MASTER: Thank you, ma'am.

Is there anyone else who wishes to speak in support of this application?

MS. CUBERO: Hello. My name is Janelle Cubero. Address 404 North Branch Ave, Tampa, Florida 33603. I am speaking in support of the rezoning of PCFI as a Commercial Zone because as she -- the person before me stated, it has been a very formative thing for me to feel connected to my culture and to connect with other people, some of them in the crowd here right now.

And it's not just a personal thing, it is a Tampa thing. And PCFI serves the same - same -- same thing that the German Club, the Italian Club, the Cuban Club established in Ybor and Tampa as cultural places to connect and find resources from the people of the same home. And PCFI has done that for the past 30 years for me and other Filipino in the area and across Florida. And to tear that down would be akin to tearing down those cultural clubs that have existed in the past. That is all I have to say.

It's been a very, very important thing for the community here, and to watch it flourish in my lifetime from something that felt like a little secret to something that's brought people in from all across the state and country and outside of the Philippines for the events, but also for its services and being a conduit for Filipinos to come to America and so on. That is all I have. Do you want me to?

HEARING MASTER: Thank you. Yes, please sign in. Thank you.

All right. Is there anyone else here who wishes to speak in support? Please come forward.

MS. FELIPE: Hello. Hi, my name is Jesie Felipe, and my current residence is 609 North Fremont Avenue, Tampa. ZIP 33604. I wanted to come in front of the Board of Commissioners to thank you for listening to our plea in support of rezoning for the Bayanihan Arts Center. I too, like some of my colleagues here, I was actually not born here. I was born in the Philippines myself, but I've been in Tampa a long time. I grew up in Wesley Chapel area. My picture is actually on the inaugural wall at the elementary school.

The importance of the Bayanihan Arts Center finding an arts center to me is, it's the first place that I was able to make a connection to my heritage, even though I've grown up here, so far away from it. I believe that there's also a lot of benefits to keeping the Philippine Arts Center, because it's

competitive to other programs and events that we're seeing in the area. For example, there's advertisement for, like there's like a K-pop festival that opened up for this weekend at the Yuengling Arts Center. There's things like the lantern market that has been taking place in Dade City for the last couple of years. I find that having a place like the Bayanihan Arts Center that's not only open and capable of taking in a large group of people, but has experience in safely doing so, will allow Tampa to have a safe space for family events, for presentation, things beyond just our cultural events as well. That's all I have to say. Thank you for your time.

HEARING MASTER: All right. Thank you. Any -- any other speakers in support of this application? And we have about four minutes and 45 seconds left. Is there anyone else besides the speaker at the microphone now who wishes to speak in support? All right. Please go ahead. Thank you.

MS. FELICIANO: My name is Julie Feliciano. I live at 23-24 West Union Street in Tampa, Florida 23607. I support the Philippine Cultural Foundation's request to rezone the property, or the Bayanihan Center, as well as the festival grounds where the annual PhilFest cultural celebration takes place, has taken place for over two decades.

My parents immigrated here, but I was born and raised here in Tampa. I grew up in a lower income neighborhood with no biological family connection outside the immediate family who

lived in my household. However, my mom frequently traveled to nearby Westchase and kept us involved in participating in community events and cultural programs hosted by the PCFI, where we made lifelong connections and were blessed with different types of family experience but family, nonetheless.

The opportunity to experience beautiful and enriched Filipino-American community we have here in Tampa Bay, largely cultivated by PCFI as immeasurably influenced the trajectory of my life and so many others.

I now own a growing Filipino-American inspired business that supports my family, is enjoyed by my community, and with it I have been able to share my Filipino heritage through the love language of food, which I can thank my PCFI family for teaching me to speak.

Endless volunteers and families have worked so hard for three decades to build PCFI and PhilFest and the Bayanihan Center into what it is today. The arts programs, consulate services, and community events hosted by PCFI have played crucial roles in building a stronger, more vibrant Tampa Bay. And not to forget also contribute to economic growth via tourism, attracting travelers from other cities and states.

I support, along with countless others, PCFI's rezoning initiatives that will allow it to continue operation and continue its cultural contributions to Tampa Bay. Thank you.

HEARING MASTER: Thank you. All right. Is there anyone else here who wishes to speak in support of this application? All right. I do not hear anyone.

MS. MARCELIN: I would like to --

HEARING MASTER: Is there anyone here I would like? All right. Is there someone online who wishes to speak in support of this application?

MS. MARCELIN: Yes. Yeah.

HEARING MASTER: All right. Please go ahead. You have about three minutes left.

MS. MARCELIN: Okay. Thank you. Hi, I'm Sage Marcelin, and I live 8545 Central Avenue, St. Petersburg, Florida. I had the opportunity to attend PhilFest for the first time this year, and it was just a beautiful display of culture and love and appreciation. And I would love to see it continue for the next 30 years. That's all of my comments.

HEARING MASTER: All right. Thank you ma'am. Okay. Is there anyone here or online who wishes to speak in opposition to this application? May I ask first, how many speakers do we have who wish to speak in opposition? Just raise your hand, please, so I can take a count. So I see, one, two -- we have one at the microphone, four. Is there anyone online who is speaking in opposition?

MS. SLEMENT: Yes.

MR. DERBY: Yes.

HEARING MASTER: All right. Are there two online; is that true?

MS. SLEMENT: Two of us.

HEARING MASTER: Okay.

MS. SLEMENT: It's two.

HEARING MASTER: All right. So we have six speakers altogether, I believe. Okay. So that would be about two and a half minutes each. Okay?

MR. HENDERSON: Okay.

HEARING MASTER: Go ahead, please.

MR. HENDERSON: Good evening, Commissioners. My name is Fraser Henderson and I strongly oppose the rezoning application. PCFI is great. Nobody has threatened to tear them down. They're already zoned. They already operate as a cultural center with a cultural mission. The zoning request has nothing to do with developing cultural. It is actually a -- let me get into it. This proposal is not a mere rezoning request. It seeks to establish a high-intensity, high-usage seven night a week until 11 p.m. events venue in the middle of a residential area. We saw it with our own eyes on the map. It's surrounded by residential housing. It wasn't 30 years ago, but it is today.

And the Palm Traffic study confirms that the surrounding road infrastructure is -- is inadequate to support such activity. The land in question is encircled by thousands

of homes, protected wetlands, and areas that demands preservation, not disruption.

This is really similar to if a Tampa nightclub owner proposed building a similar venue here, in the middle of a residential neighborhood, it would be outright rejected. It is hiding under the guise of being Philippine. It is not, because none of these events are planning hosting have anything to do with Filipino cultural.

You may wonder why I describe it as a seven-night-a-week venue. Well, the application they have mentions limits, so it can be seven nights up until 11 p.m. Allow me to clarify a few points and how misleading and insufficient and deceptive this proposal seems.

Marilyn Martinez, director of administrative services of Hillsborough County Property Appraiser's Office has confirmed the following. The rezoning will strip the property of its current tax exemption. Under its 7500 nonprofit cultural classification, it currently enjoys a minimum tax rate of 3,500 annually on the 4.5 million valuation property. Rezoning for commercial activities and unrelated to its nonprofit cultural mission, will increase annual property tax to an estimated 75,000 dollars a year. The applicant is fully aware of the significant tax increase yet persists with the proposal. I have evidence to show you from the office of this being factual, and I will submit that.

How can they afford such a financial burden and that increased expense? Well, the answer is clear. They plan to host a high, high volume of very large scale events. But you might be thinking, well, the application restricts the number of large events. It actually doesn't. If you read the application, it does not restrict the number of large events.

The proposed limits are riddled with loopholes. The application defines a small event as up to 105 cars, which could easily translate to 400 or more attendees. Hardly small, especially when it's 60 feet from the nearest residential property. It's lunacy that this is -- is -- is being proposed --

HEARING MASTER: Alright, sir --

MR. HENDERSON: -- a medium event -- sorry. I would put my comments aside. A medium event would allow up to 317 cars, large events over 317. There is also another critical loophole. External parking spaces, they say in their application, will not count towards the onsite parking maximum. So this means small events could balloon to thousands of attendees. 105 cars on site. Lots and lots of people offsite that don't count towards the limit, apparently.

If this is approved, the rezoning would really have a horrendous impact on the residential character of our community.

HEARING MASTER: Alright. Thank you.

MR. HENDERSON: The financial implications --

HEARING MASTER: You've had two -- you were given two and a half minutes. You have taken three. I need your address for the record, please. And if you have a written statement there, you're welcome to submit it to the record.

MR. HENDERSON: I have a written statement.

HEARING MASTER: Okay.

MR. HENDERSON: The only way to make it financially viable would be to have hundreds of events per year.

HEARING MASTER: All right. I need --

MR. HENDERSON: So that's the deception of this.

HEARING MASTER: Please state your address on the record, sir.

MR. HENDERSON: 12115 San Chaliford. I will submit artifacts showing the financials and everything else that is --

MS. DESIANO: We also need your name for the record.

MR. HENDERSON: Fraser Henderson.

MS. DESIANO: Microphone, please.

MR. HENDERSON: Oh.

MS. DESIANO: Thank you.

MR. HENDERSON: Fraser Henderson, 12115 San Chaliford's, Tampa.

HEARING MASTER: Thank you sir. All right. Next speaker.

MR. RESTAINO: Hi. My name is John Restaino. I live at 14602 Tudor Chase Drive, 33626. I'm primarily rising in

opposition due to the traffic and safety concerns. As he said, nobody is saying that PhilFest should be stopped. And we're just looking to limit the changes that occur here. In the Palm Traffic Study, they themselves said -- because they were hired by the cultural center, that the proposed zoning modifications to bring the site into compliance with the established PD. We have seen firsthand that for 20 years plus that I've lived in this neighborhood, they have not complied. They have hosted other events outside their cultural heritage, and that's been a problem for years, even this year.

Currently, they're supposed to end music at 10. Both nights of the cultural fest, the music exceeded the ending hours. So we see constant violations. But PhilFest is a great event and should continue. It's about changing it to other things that we oppose.

As Fraser was mentioning, some of the things with the -- with the event parking. When I look at the county's estimate, existing zoning has a 24-hour, two-way volume of 19 currently. For the smallest event that can occur on any day of the year, the 24-hour volume will increase from 19 to 2,100. That's in the county's information. That is a substantial increase. Peak trip hours -- or peak hour trips currently, this document has it at 1, going to a minimum of 210 and up to possibly 334. That sounds like an incredible increase on a road that has four neighborhoods, two of which can only access via

Nine Eagles.

And most importantly, even if the event starts later in the day, the fact of the matter is, vendors, staff have to come in early and set up. At that time of day during the school year, there are two schools with probably in excess of 100 children that travel on their bikes, e-bikes, scooters, and every other device that they have. So I am very concerned for their safety, and I really think that it's too much on this road.

This road in the county report and that report has been listed as residential and substandard.

HEARING MASTER: Alright. Thank --

MR. RESTAINO: That's them saying it.

HEARING MASTER: Thank you, sir.

MR. RESTAINO: Thank you.

HEARING MASTER: And if you have a written statement, you can submit it to the clerk as well.

All right. Next speaker please? Remember two and a half minutes apiece, please. Thank you.

MS. SIFTAR: My name is Amanda Siftar. I live at 12016 Meridian Point Drive, Tampa 33626. I'm located about 800 feet from the Philippine Cultural Center.

What I would like to do is just clarify two things that were stated previously. One, in the previous presentation they stated that the buffer of 20-feet was not achievable, but

what they forgot to tell you was they cut down acres of trees. There's a permit from 2010 that stated they were supposed to leave a 20-foot buffer. I don't know why they did not.

And the second thing is Jim Porter stated that there would be no new construction. That is not true. Once the cellular tower is constructed that will be new construction.

What I'm going to take my two minutes to talk about is not land development, but just what the cultural center has given to the county over the years. In July 9th, 1999, the Board of Commissioners received a letter stating that they were going to build a event center so that they could can have house paintings of Filipino artists, cultural arts exhibits, and it would be a venue for touring artists and to display their arts.

Additionally, the Articles of Incorporation stated that the mission of incorporation is organized exclusively to teach Philippine cultural music, dance, art, traditions, and language, and to provide scholarships to deserving -- to deserving students. It doesn't say that they were developed to host proms, dances, be a public event center. None of that is in the Articles of Incorporation.

Additionally, they apply for a variance in 2013 for their signs. Whoever it was that applied, stated at that time, the mission for the signs would be to educate the general public of our Philippine culture through events -- cultural events and classes. Again, nothing about proms.

If you look through the entire history of the Hillsborough County Code Enforcement that has happened, they have never once mentioned that they are trying to host all of these other public events. This has just been done behind everybody's backs and against what the county had regulated in 2012.

They also have received millions of dollars from the State of Florida under their Cultural Grants division. They have restrictions that state that they are not supposed to lease their land or facilities; commercial is prohibited. On October 12th, 2023, we received a letter from Arnell Biglete, who was the chairman of the Philippine Cultural Foundation. He stated that their income only comes from limited use of the facility by Filipinos only, and that is not accurate. Over the years they have hosted proms, Alonzo (ph) Sickles (ph), Calvary (ph), they've hosted weddings. If you go on Google, you can search hundreds and hundreds of events.

I would also like to just say, for the record, that I personally, during PhilFest, went out there four different times with a decibel reader with ten-minute intervals, as according to Chapters 1 through 10 of the Environmental Protection Agency, and the lowest decibel reading I received in a ten-minute span was 82. It ranged from 70 to 92, and this is very often until 11 p.m. at night.

So it's not that we're telling them that they

shouldn't host events. What we're saying is that historically, they have not listened to what the county has said. They have events till 11 p.m. at night and is disturbing the residents.

HEARING MASTER: Ma'am, your time's up.

MS. SIFTAR: Okay.

HEARING MASTER: And we have other speakers that --

MS. SIFTAR: Okay.

HEARING MASTER: -- if you have a written statement with you.

MS. SIFTAR: Yeah. I'll give this to you.

HEARING MASTER: I'll submit it to the record. Thank you.

MS. SIFTAR: Thank you very much.

HEARING MASTER: All right. Next speaker, please? Two and a half minutes, please. Thank you.

MS. CRONIN: My name is Abigail Cronin. I reside at 12111 San Chaliford Court, Tampa 33626. I stand before you to adamantly oppose rezoning application PD 24-1116.

I submitted a letter which outlined several areas of concern, and tonight I would like to highlight the two most troubling: noise and traffic. Our community in northwest Hillsborough is a quiet suburban community. The Philippine Cultural Center is nestled among four community developments that share Nine Eagles Drive to access their front porches.

My family's home is within earshot of the Philippine

Cultural Center's annual PhilFest. Each spring we endure gridlock on Nine Eagles and 27 hours of their amplified sound system at full decibel levels, rattling our windows and making our backyard unusable.

Any additional outdoor events utilizing a sound system, regardless of attendance levels, would be a hardship for those that live in the surrounding residential communities and would deplete the enjoyability of our personal property, which we have a right to protect.

Secondly, I have grave concerns about the traffic that would be generated by additional events. Nine Eagles Drive is essentially a dead-end street. There are four communities that feed onto Nine Eagles Drive, are -- are -- which are gate-restricted, and the only one that is not is Westwood Lakes, which has only one ingress and one egress point.

In addition to the one way in, one way out dilemma, Nine Eagles Drive is highly trafficked by pedestrians. As mentioned, elementary and middle school, 2,000 children reside in those communities. They use that to access the schools in the morning and the late afternoon, early evening as well as recreational purposes outside of school hours.

The opposition was proposed to turn lane to relieve some congestion entering the property. All these people also have to leave the property, which entails crossing a sidewalk, going -- passing traffic, going opposite direction and turning

left into opposing traffic. So yes, more people can get in, but the same people have to get out. I don't understand how that safety is going to be mitigated.

I respectfully request the county deny any application to change zoning to designated that would allow for an increase in the frequency or size of events at this location. I welcome appropriate development and community engagement but not at the expense of the peace, safety, and quality of life of our neighborhood. Thank you.

HEARING MASTER: Thank you ma'am. All right. Are there any other speakers in the room? Okay. We'll go online then. I believe there are two online.

MS. SLEMENT: My name is Leigh Slement, 2753 State Road 580, Suite 202, Clearwater 33761.

As the Community Association Manager and agent of the Eagles Master Association, I confirm that the association did not receive any written notification of the Philippine Center's increased activity application. I am one of the designated representatives of the Eagles Master Association, which is a registered neighborhood organization within a one-mile radius of the site. And we should have been notified in writing and were not.

I understand that yellow notice boards have been placed at the site, but notices of this kind are frequently posted in the area and difficult to read whilst driving. The

Eagles is home to many cultures and fully supports cultural centers and what they stand for and offer communities, but not being afforded the opportunity to be able to respond to this request in an informed manner to meet this hearing deadline is extremely disappointing to the Board of Directors and the 12 -- 12,016 homeowners they represent and serve.

The Eagles has a manned entry gate, and the Eagles Site Access Control Supervisor at the main guardhouse attests to 2,600 vehicles entering the barcode residence lane on a daily basis. In addition, 14 sheets of 30 visitors per sheet are logged in daily, which adds 420 visitors and excludes large golf course tournaments.

On an entry level, there are over 3,000 vehicles entering the Eagles a day. The Eagles' exit lane is equally busy. We are not sure of the accuracy of the traffic study performed by the Philippine Center or the county, but the numbers the Eagles can offer are logged and reliable and speak for themselves.

As owners of sections of Nine Eagles Drive and located just over half a mile from the center, the Eagles deserves the courtesy of being able to examine the documents on your HZN site to make an informed decision --

HEARING MASTER: Okay, ma'am.

MS. SLEMENT: -- on whether or not to support an application, which adds a considerable increase in traffic on a

substandard collector roadway.

HEARING MASTER: Okay. Ma'am, your time is up. We need to go to the next speaker. We have the name and address on the record, don't we?

MS. DESIANO: Um-hum.

THE COURT: Okay. Thank you. Thank you ma'am. All right. We have one more speaker online.

MR. DERBY: Yes. My name is Bruce Derby. I live at 16301 Byrnwych Lane in Odessa, in the Eagles. And I'm president of the Eagles Master Association. Eagles is a large residential community located due north of the Philippines -- the Philippine Cultural Center, a couple of miles up Nine Eagles Drive.

The Eagles did not receive notification of the request, even though the changes will undoubtedly continue to have a direct impact on both our residential area, as well as the 36-hole golf course. We would appreciate a delay of a month or two to let us consult with the traffic engineer to suggest some changes to alleviate some of the problems we're anticipating.

Historically, we've had two problems which may get worse with the additional event dates, especially the extra medium size events. The first problem is the extra -- extra traffic which we'd like to have studied, but the second problem is also serious. Northbound vehicles inevitably end up needing to be turned around when they get to the Eagles, since the

Eagles does not provide an outlet for them. There is no through road through the Eagles.

Yet there -- there are constantly mistakes made going north out of the -- out of the cultural centers. So they often turn right, that is north when leaving the center, by mistake usually results in them having to turn around when they get to us. They enter a resident lane and visitor lanes, as well as turning around in the very front of the Eagles. It ends up being a tough situation for the guards to turn around so many people.

If there were a sign when leaving the cultural center indicating that going northbound provided no road outlet for northbound traffic, that would be a tremendous help. That sign would be inside the center just as you were exiting. You would -- it would simply have to say there's no outlet northbound.

Again, we're requesting a small delay so that we can consult with a traffic engineer. We're not -- we're not unhappy about having a -- the diversity that a cultural center represents for us. We like that idea. It's just that it is very difficult when trying to navigate that area. And now we're going to have some extra events as well, both for the golf course as well as for the residences. It -- delays are often a half-hour to an hour. The golf course experiences no shows on a regular basis during big events, and people can't get through,

so they -- they give up.

So we would like some extra time to consult with a traffic engineer to -- to see what we could suggest. So I thank you.

HEARING MASTER: Alright. Sir, I have a question for you and also for the person who -- the speaker who is with you there, on the camera. You stated you -- your organization received -- did not receive notice of this hearing. How were you made aware of this hearing, please?

MR. DERBY: We happened to see it a week ago. Somebody provided -- a couple of people, provided it to us from next door.

HEARING MASTER: Okay. Ma'am, same question to you, please?

MS. SLEMENT: I received an email that was forwarded to me by a board member who received notification of this on July 13th.

HEARING MASTER: Okay. That's fine. Thank you. Thank you very much. All right. I think that's all the speakers who were in opposition.

So we'll go back to Hillsborough County Development Services.

MS. HEINRICH: Michelle Montalbano, Development Services. I wrote down the name that the previous speakers mentioned, the Eagles Master Association. I pulled up the list

of the mailing that went out on 3/11, and there was a mailing to Westchase Master Property Owners' Association, Inc. If that is the same one?

MR. DERBY: It's not. That's not it.

HEARING MASTER: All right. I think they said Eagles Master Association.

MS. HEINRICH: Oh, Eagles?

HEARING MASTER: Eagles.

MS. HEINRICH: I didn't see Eagles on here, but the information that we get from Neighborhood Relations did not have that listed as a registered neighborhood or civic association.

HEARING MASTER: Okay. Thank you.

Development Services, anything further?

MS. HEINRICH: No, ma'am.

HEARING MASTER: All right. Applicant?

MR. DERBY: We're not registered?

MS. SLEMENT: I did. I think --

HEARING MASTER: No. Public comment is closed. We will hear from the applicant, please?

MR. PORTER: Thank you, Madam Hearing Officer. Again, for the record, Jim Porter with Ackerman, 401 East Jackson Street, Tampa.

I'll remind you, as you know, that your decision and ultimately the Board of decision -- County Commissioners' decision needs to be based on competent and substantial

evidence. Development Services' recommendation is competent and substantial evidence. The Planning Commission's finding of consistency is competent and substantial evidence. The expert testimony you heard from our team is also competent and substantial evidence.

The whole point of the rezoning tonight is to recognize uses that have been going on there and to make them allowable under -- under their zoning. So that's what's there.

If you look at the zoning -- proposed zoning conditions, Zoning Condition 3, which is a very extensive condition with a lot of subsets, on not only defines but restricts the types of uses and all the -- all the criteria that have to be met in order to have those. So that's really well thought out and well laid out in the zoning conditions.

Comments about tax exemption status have no place in a zoning hearing. This is a land use decision and that needs to be based on competent and substantial evidence.

Again, the cell tower is not part of this application and that is just on the site plan because it has to be under your -- your Code. I'm going to ask Michael Yates to talk about traffic, and if you have any questions, I'd be happy to answer them.

As far as notice goes, Ms. Heinrich said, we provide notice as directed by the staff and by the property appraiser, and we've met that burden of providing appropriate notice. I

will say also on the record that you asked the question of the two people who said they didn't get notice and they're here today participating, so they have actual notice of the hearing. But we do -- we did comply with our legal requirement to provide notice.

I'm going to ask Mr. Yates to just briefly address traffic, and then we'll close and respectfully ask for your approval. Thank you.

HEARING MASTER: Thank you.

MR. YATES: Good evening, Mike Yates with Palm Traffic, 4006 South MacDill Avenue. And I have been sworn.

I just want to go over some of the traffic comments that we received. We did do a traffic study. We did do a reconfiguration of the access points. We did move the inbound traffic to the northern driveway. We -- where we are providing a right turn lane. We made the southern driveway the exiting spot for the traffic. That will help with the traffic flow.

We have did an analysis of both the small events, medium events, and large events to show that the driveways will operate acceptable level of service with the proposed conditions of having an off-duty officer for the medium and large events to help regulate the traffic flow, and to allow the vehicle and pedestrian traffic to operate safely and functionally at that southern access point.

I'd be happy to answer any other questions, but all

that is contained in -- as part of the traffic study.

HEARING MASTER: I guess the only question is, as I understand it, these are ongoing uses. So the uses aren't changing. The purpose of the PD Zoning is more to comply the zoning with the actual use of the property; is that correct?

MR. YATES: I'm -- I'm not --

HEARING MASTER: And if Mr. Porter could address that. But my question to you, Mr. Yates, is the changes then to, I guess, the site for -- for the traffic that's based on the existing uses?

MR. YATES: I -- it is based on what we projected as a worst case for what the land use would allow. So we had to analyze the absolute worst case condition. We spent a lot of time in going over those potential worst case scenarios with staff to analyze those. So we analyzed probably a lot higher traffic than would be experienced out there today.

HEARING MASTER: Okay. Thank you.

MR. PORTER: And briefly answer your question, Madam Hearing Officer. Yes, these are uses that have been happening on site, as we testified and also that you heard from the neighbors. So the traffic was -- pattern was designed with that in mind.

HEARING MASTER: All right. That's my question. Thank you.

MR. PORTER: Thank you. We respectfully ask for your

approval. Thank you very much.

HEARING MASTER: All right. All right. This closes the hearing, then on rezoning PD 24-1116. Thank you.

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and
Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, March 24, 2025

TIME: Commencing at 6:02 p.m.
Concluding at 11:24 p.m.

LOCATION: Hillsborough County Commission
601 East Kennedy Boulevard,
Second Floor
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

April 15, 2025 ZHM Hearing.

Item A.2, PD 24-0921. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing.

Item A.3, PD 24-0924. This application is being continued by the applicant to the April 15, 2025 ZHM hearing.

Item A.4, PD 24-1013. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing.

Item A.5, PD 24-1116. This application is out of order to be heard and is being continued to the May 19, 2025 ZHM Hearing.

Item A.6, Major Mod 24-1141. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing.

Item A.7, Major Mod 24-1152. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing.

Item A.8, PD 24-1155. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing.

Item A.9, PD 24-1202. This application is being continued by the applicant to the May 19, 2025 ZHM Hearing.

Item A.10, PD 24-1240. This application is out of order to be heard and is being continued to the May 19, 2025 ZHM

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Tuesday, February 18, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 9:02 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660

withdrawals and continuance from the agenda.

HEARING MASTER: Okay.

MS. HEINRICH: The first one is Item A.1, PD 24-0591. This application is out of order to be heard and is being continued to the May 19, 2025 ZHM hearing.

Item A.2, Major Mod 24-0675. This application is out of order to be heard and is being continued to the March 24, 2025 ZHM hearing.

Item A.3, PD 24-1013. This application is being continued by the applicant to the March 24, 2025 ZHM hearing.

Item A.4, PD 24-1075. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM hearing.

Item A.5, PD 24-1116. This application is out of order to be heard and is being continued to the March 24, 2025 ZHM hearing.

Item A.6, PD 24-1139. This application is being continued by the applicant to the March 24, 2025 ZHM hearing.

Item A.7, PD 24-1147. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM hearing.

Item A.8, Major Mod 24-1152. This application is out of order to be heard and is being continued to the March 24, 2025 ZHM hearing.

Item A.9, PD 24-1169. This application is out of

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Tuesday, January 14, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 9:09 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard,
Second Floor
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660
DIGITAL REPORTER

continuances.

Item A.1 is application Rezoning 24-0591. The applicant is Allen Goins. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.2, Major Modification 24-0675. The applicant is Turkey Creeks Preserve, LLC, Dennis Carlton Senior. This application is out of order to be heard and is being continued to February 18, 2025 Zoning Hearing Master Hearing.

Item A.3, Rezoning 24-0858. The applicant is David Wright. This application has been withdrawn from the hearing process.

Item A.4, Rezoning 24-1013. The applicant is R and L Enterprises III of Tampa. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.5, Rezoning 20 -- 24-1075. The applicant is Ram A. Goel. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.6, Major Modification 24-1110. The applicant is Todd Pressman. This application is out of order to be heard and being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.7, Rezoning 24-1116. The applicant is

Philippine Cultural Foundation Incorporated. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.8, Rezoning 24-1135. The applicant is Provident Partners Real Estate, LLC. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.9, Major Modification 24-1137. The applicant is Eisenhower Property Group, LLC. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.10, Rezoning 24-1139 -- 39. The applicant is American I, LLC, American II, LLC. American Landings -- Land Holdings, LLC. This application is continued by the applicant to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.11, Major Modification 24-1141. The applicant is Todd Pressman. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.12, Major Modification 24-1152. The applicant is 17710 Highway 41, LLC. This application is out of order to be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing.

Item A.13, Rezoning 24-1289. Applicant is Holly M. Boyer. This application is out of order to be heard and is

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, December 16, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 9:07 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard, Second Floor
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660
Digital Reporter

order to be heard and is being continued to the January 14, 2025 ZHM Hearing.

Item A.8, PD 24-0921. This application is out order to be heard and is being continued to the March 24, 2025 ZHM Hearing.

Item A.9, PD 24-0924. This application is being continued by the applicant to the January 14, 2025 ZHM Hearing.

Item A.10, PD 24-1013. This application is out of order to be heard and is being continued to the January 14, 2025 ZHM Hearing.

Item A.11, PD 24-1075. This application is out of order to be heard and is being continued to the January 14, 2025 ZHM Hearing.

Item A.12, Major Mod 24-1110. This application is out of order to be heard and is being continued to the January 14, 2025 ZHM Hearing.

Item A.13, PD 24-1116. This application is out of order to be heard and is being continued to the January 14, 2025 ZHM Hearing.

Item A.14, PD 24-1135. This application is out of order to be heard and is being continued to January 14, 2025 ZHM Hearing.

Item A.15, Major Mod 24-1137. This application is out of order to be heard and is being continued to the January 14, 2025 ZHM Hearing.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Zoning Hearing Master

DATE: Tuesday, November 12, 2024

TIME: Commencing at 6:01 p.m.
Concluding at 8:42 p.m.

LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard, 2nd Floor
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660
Notary Public for the State of Florida

Item A.9. PD 24-1075. This application is out of order to be heard and is being continued to the December 16th, 2024 ZHM hearing.

Item A.10. Major Mod 24-1110. This application is out of order to be heard and is being continued to the December 16th, 2024 ZHM hearing.

Item A.11. PD 24-1116. This application is out of order to be heard and is being continued to the December 16th, 2024 ZHM hearing.

Item A.12. PD 24-1135. This application is out of order to be heard and is being continued to the December 16th, 2024 ZHM hearing.

Item A.13. Major Mod 24-1137. This application is out of order to be heard and is being continued to the December 16th, 2024 ZHM hearing.

Item A.14. PD 24-1139. This application is being continued by the applicant to the December 16th, 2024 ZHM hearing.

Item A.15. Major Mod 24-1141. This application is out of order to be heard and is being continued to the December 16th, 2024 ZHM hearing.

Item A.16. PD 24-1147. This application is out of order to be heard and is being continued to the December 16th, 2024 ZHM hearing.

Item A.17. Major Mod 24-1152. This application is

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO Susan Finch PAGE 1 OF 8

DATE/TIME: 7/21/25, 6PM HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
RZ-24-1155	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S #451 CITY St Pete STATE FL ZIP 33701 PHONE 727-804-1760
APPLICATION #	PLEASE PRINT
RZ 25-0867	NAME Annie Barnes MAILING ADDRESS 401 E Jackson St Ste 2100 Tampa CITY Tampa STATE FL ZIP 33602 PHONE 813-274-4800
APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME Jim Porter MAILING ADDRESS 401 E. Jackson St. Suite 17 CITY Tampa STATE FL ZIP 33602 PHONE (813) 340-0511
APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME Kayla Harrell MAILING ADDRESS 2841 Executive Drive Suite 220 CITY Clearwater STATE FL ZIP ____ PHONE ____
APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME JOSE H OMICA MAILING ADDRESS 1950 HAMMOCKS AVE CITY LUTZ STATE FL ZIP 33549 PHONE (813) 812-656
APPLICATION #	PLEASE PRINT
RZ 24-1116 US	NAME Ash Alonzo MAILING ADDRESS 2434 10th AVE N CITY St. Pete STATE FL ZIP 33713 PHONE 727-459-3283

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 2 OF 8

DATE/TIME: 7/21/25, 6PM HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME Jannelle Cubero MAILING ADDRESS 4004 N Branch A CITY Tampa STATE FL ZIP 33603 PHONE (813) 774-0001
APPLICATION # RZ 24-1116	NAME Jesse Felipe MAILING ADDRESS 6909 N Fremont Ave CITY Tampa STATE FL ZIP 33604 PHONE 813 4181848
APPLICATION # RZ 24-1116	NAME Julie Feliciano MAILING ADDRESS 2824 W. Union St. CITY Tampa STATE FL ZIP 33607 PHONE 8132023095
APPLICATION # RZ 24-1116 VS	NAME Sage Marcelin MAILING ADDRESS 8545 Central Ave CITY St. Pete STATE FL ZIP ____ PHONE ——
APPLICATION # RZ 24-1116	NAME FRASER HENDERSON MAILING ADDRESS 2115 SANFORD CT CITY TAMPA STATE FL ZIP 33626 PHONE 813 712 9824
APPLICATION # RZ 24-1116	NAME JOHN RESTAINO MAILING ADDRESS 14602 TUDOR CHASE DR CITY TAMPA STATE FL ZIP 33626 PHONE 813-766-936

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 3 OF 8

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
RZ 24-1116	NAME Amanda Siftar MAILING ADDRESS 12016 Meridian Point Pr. CITY Tampa STATE FL ZIP 33626 PHONE 813-857-9093
RZ 24-1116	NAME Abigail Cronin MAILING ADDRESS 12111 San Chalfont Ct CITY Tampa STATE FL ZIP 33626 PHONE 813/334-0747
RZ 24-1116 VS	NAME Leigh Slement MAILING ADDRESS 2753 State RD580 Suite 202 CITY Clearwater STATE FL ZIP 33761 PHONE 727-687-1894
RZ 24-1116 VS	NAME Bruce Derby MAILING ADDRESS 16301 Byrnwyck LN CITY Odessa STATE FL ZIP 33556 PHONE 813-956-7029
RZ 24-1116	NAME MICHAEL YATES, PALM TRAFFIC MAILING ADDRESS 4006 S. MACDILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 813 3598341
MM 25-0025	NAME Willin J Molloy MAILING ADDRESS 325 S Blvd CITY Tampa STATE FL ZIP 33[illegible] PHONE

SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO PAGE 4 OF 8

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
mm 25-0025	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr # 900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331-0976
APPLICATION # mm 25-0025 vs	NAME Erik Swart MAILING ADDRESS 9302 Barrington Oaks Dr CITY DOVER STATE FL ZIP 33527 PHONE 386 249 3021
APPLICATION # mm 25-0025	NAME Alexandra Swart MAILING ADDRESS 9302 Barrington Oaks Dr CITY DOVER STATE FL ZIP 33527 PHONE
APPLICATION # mm 25-0025	NAME MICHAEL YATES, PALM TRAFFIC MAILING ADDRESS 4006 S. MACDILL Ave CITY TAMPA STATE FL ZIP 33611 PHONE 8133598341
APPLICATION # RZ 25-0371	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd. St 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
APPLICATION # RZ 25-0371	NAME JOHN REGAN MAILING ADDRESS 5051 SANDY BROOK CIR E CITY WIMAUMA STATE FL ZIP 33598 PHONE 813-938-4058

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 5 OF 8

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
RZ 25-0371	NAME Augie Grace MAILING ADDRESS 15821 Cobble Mill Dr CITY Wimauma STATE FL ZIP 33598 PHONE 781-799-7299
RZ 25-0371	NAME Chris O'Kelley MAILING ADDRESS 3010 W Azeele St Ste 150 CITY Tampa STATE FL ZIP 33609 PHONE 813 223-3919
RZ 25-0452	NAME SIDNEY CALLOWAY MAILING ADDRESS 3201 E Busch Blvd Tampa CITY Tampa STATE FL ZIP 33 PHONE 954 843-8123
RZ 25-0452	NAME Alexander Baum MAILING ADDRESS 429 SW 195th Ave CITY Pembroke Pines STATE FL ZIP 33029 PHONE 954-383-0855
RZ 25-0452	NAME Danny Kushmer MAILING ADDRESS 6107 Adamsville RD CITY Gibsonton STATE FL ZIP 33534 PHONE 352 238-1956
RZ 25-0452	NAME JAMES KUSHMER MAILING ADDRESS 6123 ADAMSVILLE RD CITY GIBSONTON STATE FL ZIP 33534 PHONE 813-369-1370

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 6 OF 8

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY / STATE / ZIP / PHONE
RZ 25-0452	NAME Michele P. Sanchez MAILING ADDRESS 6101 Adamsville Rd. CITY Oldsmar STATE FL ZIP 34677 PHONE 207-72-9960
RZ 25-0457	NAME Justyna Gale MAILING ADDRESS 200 Pinewind Blvd CITY Oldsmar STATE FL ZIP 34677 PHONE 352-514-0150
RZ 25-0469	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd, Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
RZ 25-0469	NAME JOHN REGAN MAILING ADDRESS 6052 SANDY BROOK CIRCLE CITY WIMAUMA STATE FL ZIP 33598 PHONE 813-938-4058
RZ 25-0469	NAME Angie Grace MAILING ADDRESS 15821 Cobble Mill Dr CITY Wimauma STATE FL ZIP 33598 PHONE 781-799-7299
MM 25-0583	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO PAGE 7 OF 8

DATE/TIME: 7/21/2025, 6PM HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
RZ 25-0587	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr. # 900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY Tampa STATE FL ZIP 33602 PHONE 813-227-8424
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Colton Moran MAILING ADDRESS 11204 Riverview Dr. CITY Riverview STATE FL ZIP 33578 PHONE 727-218-2277
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Jacqueline L Dashle MAILING ADDRESS 7808 Calafia Dr. CITY Riverview STATE FL ZIP 33578 PHONE 813-765-0872
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Susan Moran MAILING ADDRESS 7508 Alafia Dr. CITY Riverview STATE FL ZIP 33578 PHONE 904-655-6609
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Richard Freelen MAILING ADDRESS 7428 Alafia dr CITY Riverview STATE FL ZIP 33578 PHONE 813-464-597

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 8 OF 8

DATE/TIME: 7/21/2025 6PM HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Patricia Moore MAILING ADDRESS 8204 Mays Ave CITY Riverview STATE FL ZIP 33578 PHONE 813-677-6924
APPLICATION #	PLEASE PRINT
MM 25-0694	NAME Steve Henry MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33607 PHONE 813-289 0039
APPLICATION #	PLEASE PRINT
RZ 25-0744	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
APPLICATION #	PLEASE PRINT
MM 25-0745	NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd Ste 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
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: July 21, 2025**

HEARING MASTER: Susan Finch/Pamela Jo Hatley **PAGE: 1 OF 1**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1155	Todd Pressman	1. Applicant Presentation Packet	No
RZ 24-1116	Kayla Harrell	1. Applicant Presentation Packet	No
RZ 24-1116	Fraser Henderson	2. Opposition Presentation Packet	No
RZ 24-1116	Amanda Siftar	3. Opposition Presentation Packet	No
MM 25-0025	Tim Lampkin	1. Revised Staff Report	Yes – Copy
MM 25-0025	Isabelle Albert	2. Applicant Presentation Packet	Yes – Copy
RZ 25-0371	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0371	John Regan	2. Opposition Presentation Packet	No
RZ 25-0371	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0371	Kami Corbett	4. Applicant Presentation Packet	No
RZ 25-0452	Sidney Calloway	1. Applicant Presentation Packet	No
RZ 25-0457	Justyna Gale	1. Applicant Presentation Packet	No
RZ 25-0469	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0469	John Regan	2. Opposition Presentation Packet	No
RZ 25-0469	Augie Grace	3. Opposition Presentation Packet	No
RZ 25-0469	Kami Corbett	4. Applicant Presentation Packet	No
RZ 25-0469	Jared Follin	5. Revised Staff Report	Yes – Copy
MM 25-0583	Kami Corbett	1. Applicant Presentation Packet	No
MM 25-0583	Chris Grandlienard	2. Revised Staff Report	Yes – Copy
MM 25-0694	Jacqueline Dashler	1. Opposition Presentation Packet	No
MM 25-0694	Susan Morris	2. Opposition Presentation Packet	No
RZ 25-0744	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0744	Jared Follin	2. Revised Staff Report	Yes – Copy
MM 25-0745	Kami Corbett	1. Applicant Presentation Packet	No
MM 25-0745	Jared Follin	2. Revised Staff Report	Yes – Copy

JULY 21, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 21, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:01 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS:

B.1. RZ-24-1155

▶ Michelle Heinrich, DS, called RZ-24-1155.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ-24-1155.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-25-0867

▶ Michelle Heinrich, DS, called RZ 25-0867.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 25-0867.

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

D.1. RZ 24-1116

▶ Michelle Heinrich, DS, called RZ 24-1116.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-1116.

D.2. MM 25-0025

- Michelle Heinrich, DS, called MM 25-0025.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0025.

D.3. RZ 25-0371

- Michelle Heinrich, DS, called RZ 25-0371.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0371.

D.4. RZ 25-0452

- Michelle Heinrich, DS, called RZ 25-0452.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0452.

D.5. RZ 25-0457

- Michelle Heinrich, DS, called RZ 25-0457.
- Testimony provided. ▶ Pamela Jo Hatley, ZHM, continued the case until later in the hearing. ▶ Pamela Jo Hatley, ZHM, resumed the application.
- Pamela Jo Hatley, ZHM, closed RZ 25-0457.

D.6. RZ 25-0469

- Michelle Heinrich, DS, called RZ 25-0469.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0469.

D.7. MM 25-0583

- Michelle Heinrich, DS, called MM 25-0583.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0583.

D.8. RZ 25-0587

- Michelle Heinrich, DS, called RZ 25-0587.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0587.

D.9. MM 25-0694

- Michelle Heinrich, DS, called MM 25-0694.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0694.

D.10. RZ 25-0744

- Michelle Heinrich, DS, called RZ 25-0744.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0744.

D.11. MM 25-0745

- Michelle Heinrich, DS, called MM 25-0745.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0745.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

- Pamela Jo Hatley, ZHM, adjourned the meeting at 10:06 p.m.

Rezoning PD 24-1116

PHILIPPINE CULTURAL CENTER

Application No. RZ 24-1116
Name: Kayla Harrell
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 7/21/2025

Team Introductions

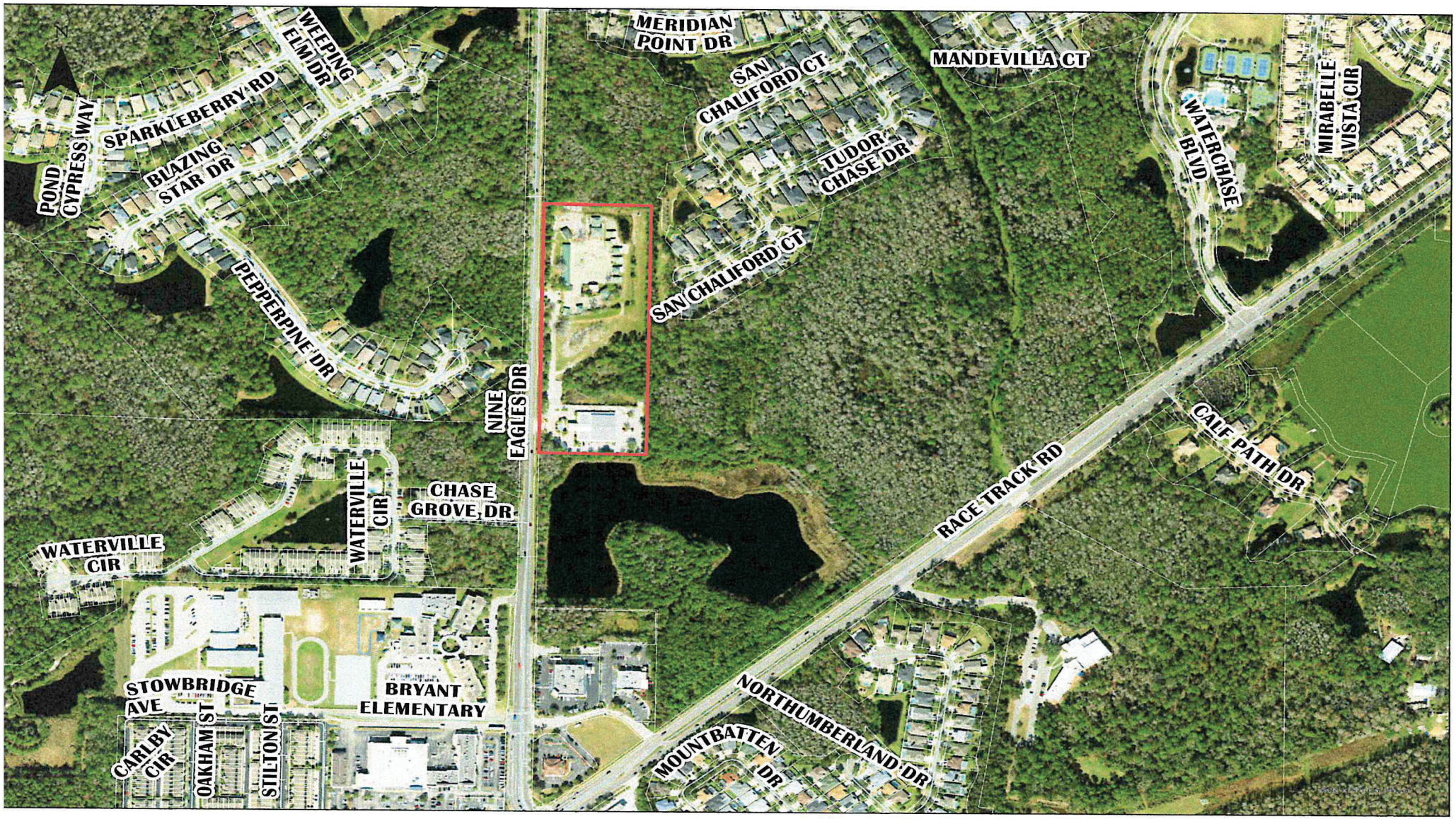
Philippine Cultural Foundation - Applicant

Jim Porter Esq. – Akerman LLP

Michael Yates – Principal Traffic Engineer – Palm Traffic

Jeremy Couch P.E. – Tampa Civil Design

Kayla Harrell B.S. – Land Use Planner – Tampa Civil Design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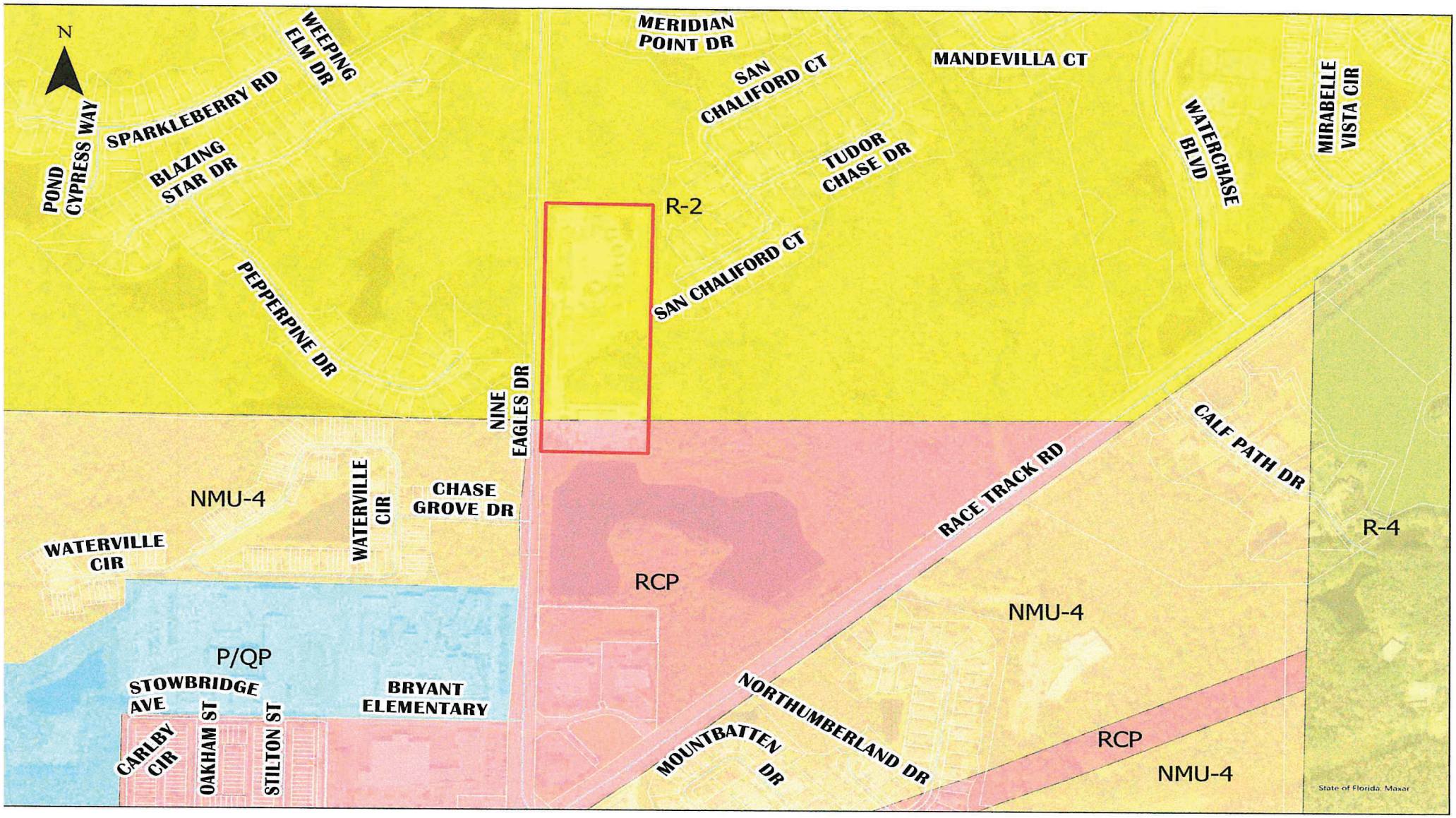
WEEPING ELM DR
SPARKLEBERRY RD
POND CYPRESS WAY
BLAZING STAR DR
PEPPERPINE DR
MERIDIAN POINT DR
SAN CHALIFORD CT
MANDEVILLA CT
TUDOR CHASE DR
WATERCHASE BLVD
MIRABELLE VISTA CIR
SAN CHALIFORD CT
NINE EAGLES DR
CALF PATH DR
RACE TRACK RD
WATERVILLE CIR
WATERVILLE CIR
CHASE GROVE DR
STOWBRIDGE AVE
BRYANT ELEMENTARY
CARLBY CIR
OAKHAM ST
STILTON ST
MOUNTBATTEN DR
NORTHUMBERLAND DR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BLAZING STAR DR
TUDOR CHASE DR
R-2
PEPPERPINE DR
SAN CHALIFORD CT
NINE EAGLES DR
CALF PATH DR
NMU-4
WATERVILLE CIR
WATERVILLE CIR
CHASE GROVE DR
RACE TRACK RD
R-4
RCP
NMU-4
P/QP
STOWBRIDGE AVE
BRYANT ELEMENTARY
CARLBY CIR
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STILTON ST
NORTHUMBERLAND DR
MOUNTBATTEN DR
RCP
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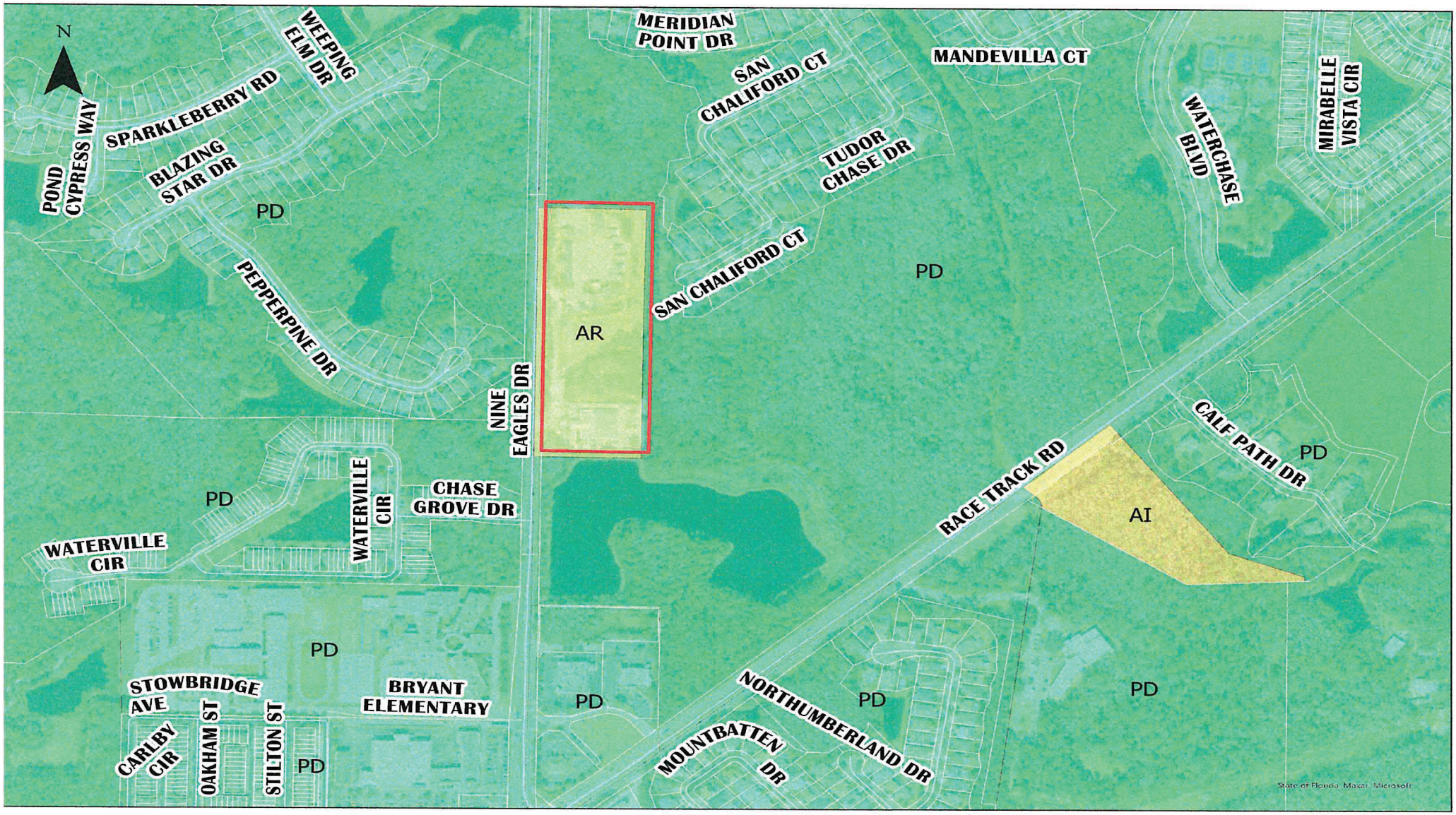
State of Florida, Maxar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WEEPING ELM DR
MERIDIAN POINT DR
SAN CHALIFORD CT
MANDEVILLA CT
MIRABELLE VISTA CIR
WATERCHASE BLVD
SPARKLEBERRY RD
POND CYPRESS WAY
BLAZING STAR DR
TUDOR CHASE DR
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PEPPERPINE DR
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SAN CHALIFORD CT
PD
NINE EAGLES DR
CALF PATH DR
PD
RACE TRACK RD
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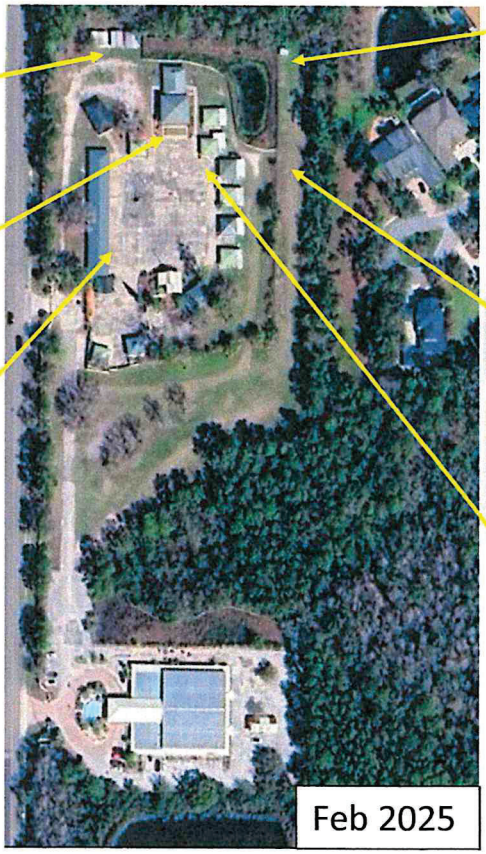
CHASE GROVE DR
WATERVILLE CIR
WATERVILLE CIR
PD
PD
STOWBRIDGE AVE
BRYANT ELEMENTARY
CARLBY CIR
OAKHAM ST
STILTON ST
PD
PD
NORTHUMBERLAND DR
PD
MOUNTBATTEN DR
PD
State of Florida, Maxar, Microsoft

Summary

- Property is 10.06 Acres
- Northwest Hillsborough Community Planning Area
- Within the Urban Service Area
- Request to Rezone to PD to allow for existing non-conforming special event uses occurring at the cultural center.
- Right turn lane to be constructed at northern entry
- Southern access point to be converted to exit only
- Site will have 105 paved parking spaces and can accommodate up to 317 with Grass parking area.

Philippine Cultural Center Northern Site Overview



PHILIPPINE CULTURAL FOUNDATION, INC.

Philippine Cultural Center Southern Site Overview

PHILIPPINE CULTURAL FOUNDATION, INC.

PROPOSED USES

- SPECIAL EVENT VENUE
  - Include:
    - Indoor and Outdoor Weddings
    - Highschool Proms
    - Neighborhood Fairs
    - Agricultural Stands (Philfest)
    - Banquet and Reception Hall

- USES TO REMAIN
- CULTURAL FACILITY USES

RESTRICTIONS

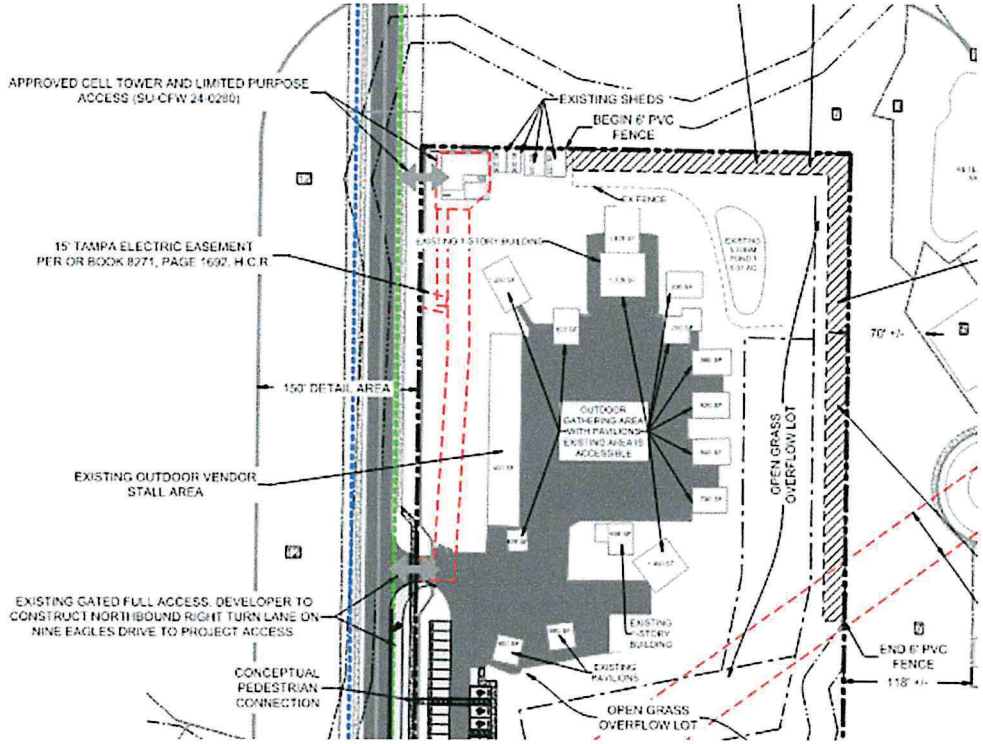
- SMALL EVENTS – NO FREQUENCY LIMITATIONS*
  - Include but are not limited to: Neighborhood and HOA meetings, small weddings, birthday celebrations etc.
  - Up to 105 cars per event; 105 paved spaces
  - Daily operation between 10am and 11pm
  - Occur primarily within 14,300 sq foot Multi-Purpose Building on southern area of property.
- MEDIUM EVENTS – UP TO 4 TIMES A YEAR***
  - Cultural performances, large weddings
  - Limited to 317 cars per event utilizing grass parking areas.
  - Restricted to Friday 5pm to 11pm, Saturday 10am to 11pm, Sunday 10am to 7pm.
- LARGE EVENTS – 1 TIME A YEAR***
  - Annual 3 Day Festival (PhilFest)
  - Up to 317 Cars on site per event; Additional parking provided offsite
  - Restricted to Friday 5pm to 11pm, Saturday 10am to 11pm, Sunday 10am to 7pm.

*No two events or uses will occur at the same time.

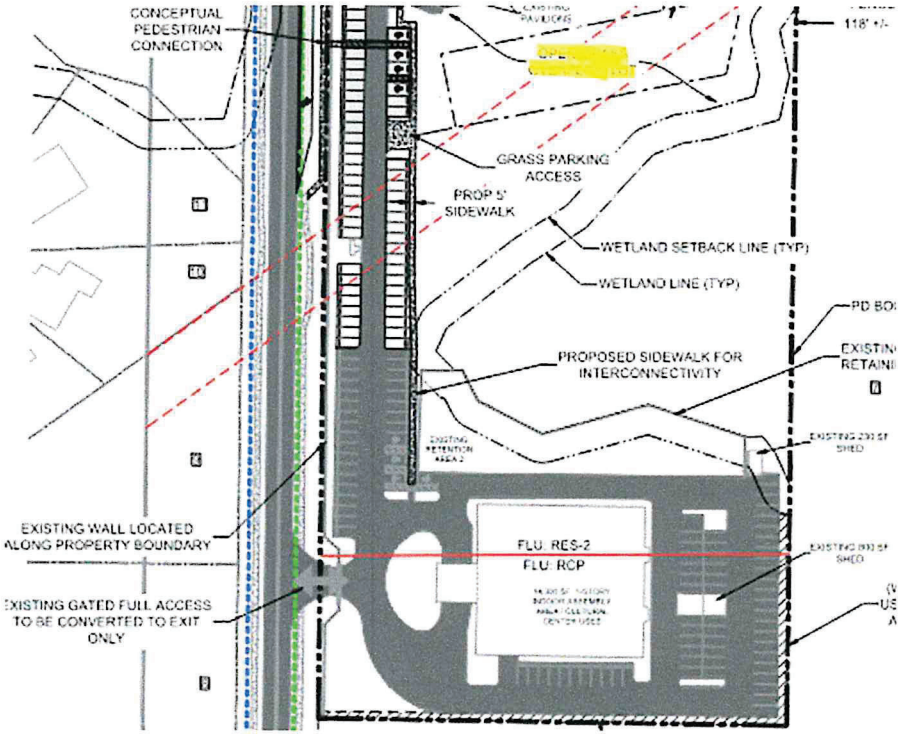
**Medium and Large Events over 150 cars will have off duty police officers navigating vehicles and guests to ensure safety and noise compliance.

PHILIPPINE CULTURAL FOUNDATION, INC.

PD Plan North End

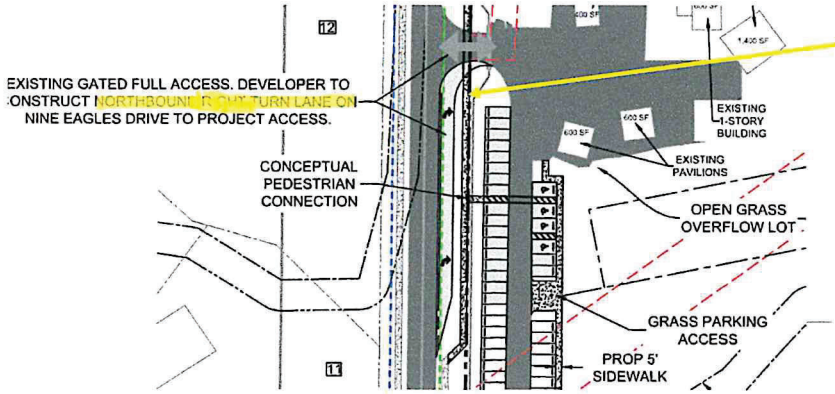


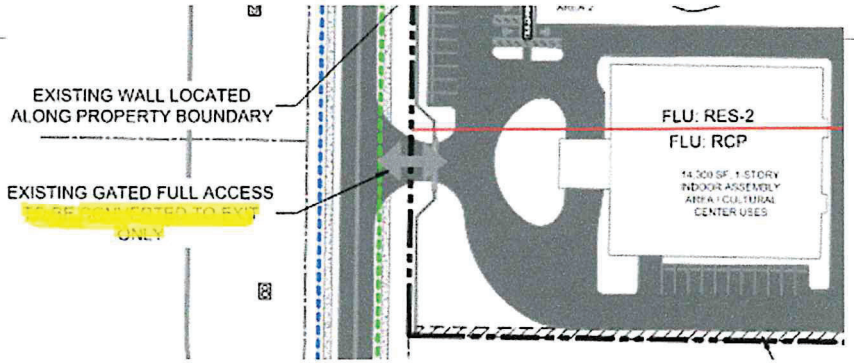
PD Plan South End



Transportation and Connectivity

- Right Turn Lane to be constructed at northern access point
- Southern access point to be converted to exit only
- Internal Sidewalk to connect to external sidewalk connection along Nine Eagles Road

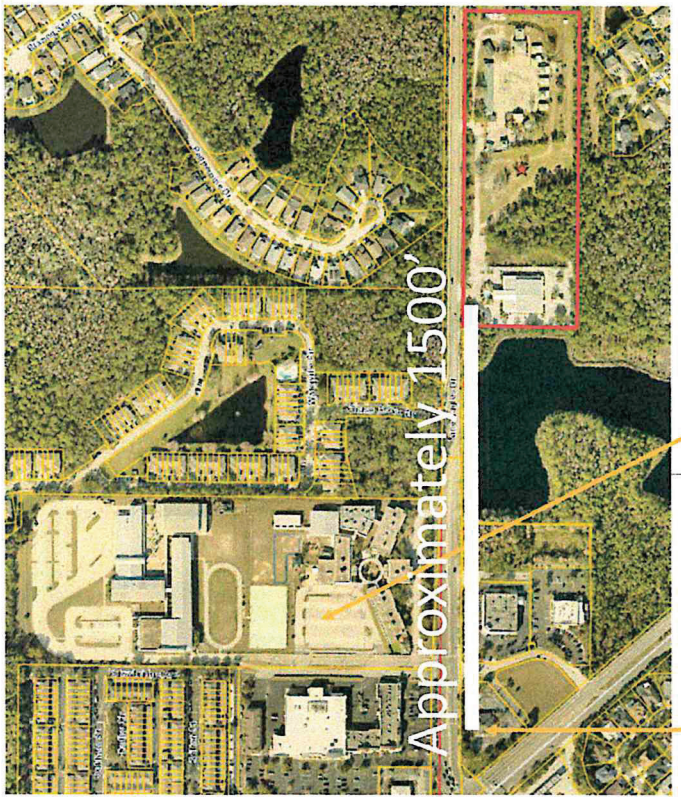




PHILIPPINE CULTURAL FOUNDATION, INC.

Variances

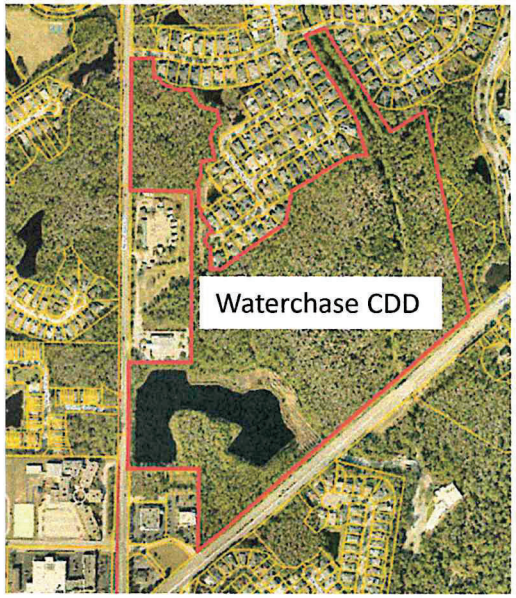
- Variance from the Parking and Loading Requirements for Off-Site Parking Pursuant to Section 6.05 of the LDC



Farnell Middle School and Bryant Elementary School

Nine Eagles Dental

0’ Buffer Approved under SU-CFW 24-0280



Proposed Enhanced Buffer

Variance: Reduction to Buffer Currently existing buffer ranges 6.9’ and 9’

20’ Type B Enhanced Buffer - Eastern Property Line

- In addition to the natural vegetated buffer, an enhanced Type B buffer will be provided on the eastern property line closest to the neighboring properties to include **red cedar trees planted 10’ apart, at 6’ high minimum at the time of planting and a 6’ vinyl fence** constructed pursuant to the Buffering and Screening requirements listed within Section 6.06.06 of the LDC.

Compatibility and Consistency

- Planning Commission Recommendation – Consistent
- Development Services Recommendation – Approvable

  - Objective 1.4: Provide diverse recreational programming opportunities that reflect community needs for all ages and abilities, facilitate athletic and outdoor activities, promote the overall health of the community, and support tourism while prioritizing programming and activities for residents.

  - Policy 1.4.5 To ensure adequate programming, inventory, analyze, and recommend specific programming responsibilities among various public and private organizations such as those focused on athletics, community improvement, health, the arts and nature.

Thank you

July 21th 2025 ZHM PD – 24 – 1116 Philippine Cultural Center Presentation

Presentation:

Slide 1 Introduction:

a. Good evening, my name is Kayla Harrell and I am a Land Use Planner with Tampa Civil speaking on behalf of the Philippine Cultural Foundation, I am at 2841 Executive Drive, suite 220, Clearwater FL 33762
b. First and foremost I would like to formally thank staff as it was a collaborative effort to get us this far.

The request before you today is a unique application request to rezone the property from its current zoning of AR (Agricultural Rural) to a Planned Development to bring special event uses into legal conformity.

- Some background on the site is that the sites location was strategically sought out back in 1995 to be in the middle of Hillsborough and Pinellas County to serve the overall Tampa Bay area. The site has operated as a cultural center since its opening and is part of a national network of cultural centers for the Filipino community and acts as an umbrella organization for smaller centers around the nation.
- Philippine Cultural Center promotes the county's goals of accommodating diverse cultural institutions and community centers that enhance the quality of life.

Slide 2: Introductions: The team with me today is Jim Porter with Akerman Law offices, Michael Yates with Palm Traffic, and Jeremy Couch, with Tampa Civil Design.

Slide 3 Aerial: This is an aerial of the property at 14301 Nine Eagles Drive, Tampa FL in North-West Hillsborough County and is approximately 10 acres in size. The site is located along Nine Eagles Drive and slightly north of Racetrack Rd. The site is surrounded on 3 sides by the Waterchase CDD which consists mostly of wetlands and open space with the closest residential development being approximately 70' east of the eastern property line.

The surrounding area is primarily neighborhood mixed uses with residential to the east and west, Schools to the Southwest and commercial/office to the south along racetrack road.

Slide 4 FLU : The Future Land Use of the property is split between R-2 which makes up approximately (8.74 acres) and Research – Corporate – Park (RCP) which makes up approximately (1.3 acres).

Typical uses in these categories are residential for R-2, and RCP typically entails Research/Development, educational, production, light manufacturing,

warehousing, offices or related uses. Surrounding Future Land uses include Neighborhood Mixed Uses and Public/ Quasi-Public that includes churches, clubs, hospitals, schools, recreation, or government owned facilities.

Slide 5 Zoning: The property is currently zoned as Agricultural Rural – (AR) and is surrounded on all sides by Planned Development (PD).

Slide 6 Summary: To summarize, the applicant requests to rezone the 10 acre property to a Planned Development District to allow for the continued operation of a Cultural Facility and bring its existing special event uses into legal conformity. I will present those uses on another slide.

Slide 7: Northern Overview of the Site: This slide is to provide context to how the northern area of the site is utilized for the centers largest annual event called Philfest.

Slide 8: Southern Overview of the Site: This slide is to provide context to how the southern area of the site is utilized for the smaller indoor events.

Slide 9 Uses : The proposed uses for the site are as follows. Special Event Venue to encompass weddings, high school proms, neighborhood fairs, agricultural stands in conjunction with the annual 3 day Philfest, as well as Banquet and Reception Hall. Existing Cultural Facility Uses are to remain.

Slide 10 Restrictions: The proposed uses on the site will be divided into three event sizes:

Small Events can operate daily between 10am and 11pm and are limited to the 105 parking spaces per event with operations primarily within the 14,300 square foot multi purpose building on the southern half of the site.

Medium Events can operate up to 4 times a year and are limited to 317 Cars per event by utilizing the grass parking areas. Operations are restricted to Fridays between 5pm to 11pm, Saturday 10am to 11pm, and Sundays 10am to 7pm.

Large Events occur up to once a year and this limitation is specifically for the Phlippine Cultural Centers Annual 3 Day Festival known as Philfest. This event is limited to the 317 cars onsite and utilizes offsite parking agreements with Bryant Elementary School, Farnell Middle School, and Nine Eagles Dental Care for additional parking. Operation of Philfest is limited to Fridays 5pm to 11pm, Saturday 10am to 11pm, and Sunday 10am to 7pm.

No two events or uses will occur at the same time and any event over 150 cars has off duty police officers navigating vehicles and guests to ensure safety and noise compliance.

Slide 11 PD Plan: This is PD plan separated into halves for viewing and clarity. The site will have 105 paved parking spaces and a total of 317 parking spaces with grass overflow spaces.

No changes to any existing structures are proposed.

This application is meant to increase site functionality between overall operations, parking and buffers.

Slide 12 Transportation and Connectivity: A traffic analysis was conducted for the site by Palm Traffic to study the current annual daily trips and traffic patterns. After working diligently with staff it was determined to construct a Right Turn Lane at the northern access point, and the Southern access point is to be converted to exit only. An Administrative variance was also applied for and found approvable by the county engineer regarding Nine Eagles Road. An Internal Sidewalk connection will be created to connect to the external sidewalk connection along Nine Eagles Road

Slide 13 Parking Variance: A variance from the parking and loading standards is requested for off-site parking pursuant to section 6.05 of the LDC. The current code requires that any off site parking locations shall be within 300' of the sites entrance. In this case the site exceeds the 300' distance due to being separated by the Waterchase CDD. This variance is only applicable to the annual Philfest event that occurs once a year and has previously operated under a conditional use permit. The center utilizes off site parking agreements with Farnell Middle School and Bryant Elementary as well as Nine Eagles Dental that have been in place for over 20 years to accommodate the number of attendees over this 3 day event. Shuttles are provided that operate every 15 minutes to transport guests to and from the offsite parking locations. Sidewalk connectivity is already existing along Nine Eagles Road for any guests that choose to walk from these off-site locations. Furthermore, the center also hires additional personnel and police officers to navigate traffic, parking, and safety.

Slide 14: Buffer Variances: The applicant is requesting a variance to the Landscaping and buffering requirements pursuant to Section 6.06 of the LDC along the northwestern corner of the site and along the southern and southeastern corner adjacent to the waterchase CDD as seen here. These areas of the site cannot currently accommodate the 20' Type B buffer because they were not required by the land development code at the original time of permitting and development.

The site is surrounded by the Waterchase CDD which is undevelopable land and will never be developed. Approval of these variations will not negatively impact the surrounding community since these areas of the site abut natural vegetation, open space, and

wetlands. The northwestern area of the site shown here is where the cell tower was approved and a previous 0' buffer was approved with that application. The south and southeastern areas of the site shown in red here currently have an existing buffer that ranges from 6.9' along the south and 9' along the southeastern portion of the property line. All other buffers will meet the 20' Type B Buffer requirement. Additionally, we held a neighborhood information meeting back in April to discuss concerns with the residents in San Chaliford ct that are 70' to the east of the property line. Based on feedback we are proposing an enhanced Type B Buffer along the eastern portion closest to the residents. The enhanced buffer will include a 6' high fence and additional red cedar tree plantings to fill in any gaps in the vegetation.

Slide 15: Variances These are just photos of what the current existing vegetation closest to the residents looks like to which we will be enhancing with this application.

Slide 16: Compatibility and Consistency; This application was found to be consistent by Planning Commission and was found approvable by Development services.

Additionally, this application is compatible with Objective 1.4 and policy 1.4.5 of the comprehensive plan.

This concludes my presentation, Thank you.

schools Paid Board

Opposition Speech for Zoning Application PD 24-1116

Good Evening, Commissioners. My name is Fraser Henderson, and I strongly oppose rezoning application PD 24-1116.

This proposal is not a mere rezoning request—it seeks to establish a high-intensity, seven-night-a-week events venue in a residential area, hosting large-scale events weekly. The Palm ~~Harbor~~ Traffic study confirms that the surrounding road infrastructure is inadequate to support such activity. The land in question is encircled by thousands of homes and protected wetlands, an area that demands preservation, not disruption. If a Tampa nightclub owner proposed a similar venue here, it would be rejected outright—and this application should face the same scrutiny.

You may wonder why I describe this as a seven-night-a-week events venue when the application mentions limits. Allow me to clarify: those limits are misleading, and insufficient.

Marilyn Martinez, Director of Administrative Services at the Hillsborough County Property Appraiser's Office, confirmed that approving this rezoning will strip the property of its current tax exemption. Under its "7500 Non-Profit" cultural classification, the property enjoys a minimal tax rate of approximately $3,500 annually. Rezoning for commercial activities unrelated to its nonprofit cultural mission will increase annual property taxes to an estimated $70,000 to $80,000. The applicant is fully aware of this significant tax increase yet persists with the proposal. How can they afford such a financial burden? The answer is clear: they plan to

Application No. RZ 24-1116
Name: Fraser Henderson
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 7/31/2025

host a high volume of large-scale events to generate substantial revenue. 20 events per year isn't enough 100's are needed to cover these expens

You might ~~assume~~ think the application restricts the number of large events. However, the proposed limits are riddled with loopholes. The application defines a "small" event as up to 105 cars, which could easily translate to 400 or more attendees—hardly small. A medium event allows up to 317 cars, and a large event exceeds 317 cars. While the application offers to cap medium and large events, there is no limit on the number of "small" events. This means the venue could operate nightly, hosting events with hundreds of attendees without restriction.

Moreover, the application contains a critical loophole: "External parking spaces and shuttles not parking within the PD shall not count towards the on-site parking maximum." This allows "small" events to balloon to thousands of attendees as long as only 105 cars park on-site, with additional vehicles shuttled from off-site locations. Without caps on both car and attendee numbers, the proposed limits are meaningless. If approved, this rezoning could transform the property into a de facto seven-night-a-week events venue, undermining the residential character of our community.

The financial implications further underscore this intent. To cover the $80,000 annual tax increase and generate profit for the cultural center's board, the venue would need to operate most nights, hosting frequent, high-capacity events. This is not speculation—it's a logical conclusion based on the applicant's willingness to absorb such a significant tax hike.

I would also like to point out the Board is not a voluntary Board. They draw Salaries

If you consider approving this application, I urge you to close these loopholes by imposing strict caps on both attendee numbers and total events, regardless of size. However, my heartfelt plea is that you deny this application entirely. The closest home to this property is just 70 ~~yards~~ feet from its boundary line. Approving this rezoning would negatively impact thousands of Hillsborough County homeowners and residents, subjecting them to noise, traffic, and disruption. Furthermore, it would contradict the cultural center's stated mission to strengthen relationships with the surrounding community, instead eroding trust and quality of life.

Thank you for your time and for prioritizing the well-being of our community.

Massive changes incompatible with objective 16 of the Hillsborough County comprehensive plan designed to protect residents a

Gmail

Fraser Henderson <fraser.henderson30@gmail.com>

RE: New submission from General Inquiry

Martinez, Marilyn <MartinezM@hcpafl.org> Tue, Mar 11, 2025 at 10:28 AM
To: "fraser.henderson30@gmail.com" <fraser.henderson30@gmail.com>

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Regards,

Marilyn Martinez, CFE, CSM, CPM
Director of Administrative Services
Representing Bob Henriquez, CFA I Hillsborough County Property Appraiser

P: (813) 276-8810 **M:** (813) 928-9955 **F:** (813) 276-8946

E: martinezm@hcpafl.org **W:** www.hcpafl.org

601 E. Kennedy Blvd., 15th Floor I Tampa, FL 33602

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NANCY C. MILLAN
HILLSBOROUGH COUNTY
TAX COLLECTOR

hillstaxfl.gov

2024 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0035170050

Account Name/Address: PHILIPPINE CULTURAL FOUNDATION INC
14301 NINE EAGLES DR
TAMPA, FL 33626-3042

Legal Description:
COMM AT SW COR OF SEC 5 RUN N 00 DEG 51 MIN 12 SEC
E 1993.43 FT N 54 DEG 30 MIN
See Additional Legal on Tax Roll

Property Location:
14301 NINE EAGLES DR,
TAMPA,
33626

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	4,264,944	4,264,944	0	5.6026	0.00
ENVIRONMENTAL LAND	813-272-5890	4,264,944	4,264,944	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	4,264,944	4,264,944	0	4.4745	0.00
LIBRARY-SERVICE	813-273-3652	4,264,944	4,264,944	0	0.5583	0.00
PARK BONDS - UNINCORPORATED	813-272-5890	4,264,944	4,264,944	0	0.0259	0.00
SCHOOL - LOCAL	813-272-4064	4,264,944	4,264,944	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	4,264,944	4,264,944	0	3.1400	0.00
PORT AUTHORITY	813-905-5132	4,264,944	4,264,944	0	0.0770	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	4,264,944	4,264,944	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	4,264,944	4,264,944	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	4,264,944	4,264,944	0	0.1909	0.00

Total Millage: 17.3365 **Total Ad Valorem Taxes:** $0.00

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
STORMWATER MANAGEMENT	813-635-5400	3,007.22
SOLID WASTE DISPOSAL	813-272-5680	180.19
SOLID WASTE COLLECTION	813-272-5680	297.70

Total Non-Ad Valorem Assessments: $3,485.11 **Combined Taxes & Assessments:** $3,485.11

Detach below portion and return it with your payment.

Nancy C. Millan, Hillsborough County Tax Collector — 2024 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0035170050	Tax District: U	Escrow:	Assessed Value: 4,264,944	Exemptions: EX

ONLY PAY ONE AMOUNT
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Dec 31, 2024	$0.00

SAVE A STAMP & PAY ONLINE!
SCAN QR CODE WITH SMARTPHONE

Remember to write your account number on your check.
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

PHILIPPINE CULTURAL FOUNDATION INC
14301 NINE EAGLES DR
TAMPA, FL 33626-3042

HILLSBOROUGH COUNTY
PROPERTY APPRAISER

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Folio: 003517-0050

Site Address:
14301 NINE EAGLES DR, TAMPA, FL

Enter purchase price of home: 4339300 *Please do not enter commas or a dollar sign*

Do you intend to apply for Homestead Exemption on this property? ○ **Yes** ◉ **No**

Your unofficial estimated taxes are: $63,944.03- $75,228.27

version: v20250422A

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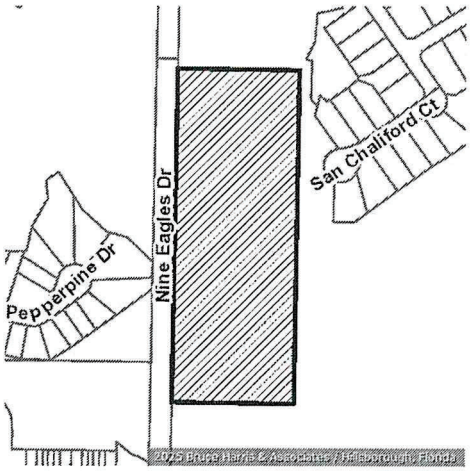
12/04/2024ective Date 12/02/202⁴ Receipt # 24-630-002598 $3,345.71 Paid

Bob Henriquez
Hillsborough County Property Appraiser

https://www.hcpafl.org/
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 003517-0050



Owner Information

Owner Name	PHILIPPINE CULTURAL FOUNDATION INC
Mailing Address	14301 NINE EAGLES DR TAMPA, FL 33626-3042
Site Address	14301 NINE EAGLES DR, TAMPA
PIN	U-05-28-17-ZZZ-000000-26830.0
Folio	003517-0050
Prior PIN	
Prior Folio	003517-0000
Tax District	U - UNINCORPORATED
Property Use	7500 NON-PROFIT SERV
Plat Book/Page	/
Neighborhood	210012.00 I Waterchase
Subdivision	ZZZ I UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	$4,339,300	$4,339,300	$4,339,300	$0
Public Schools	$4,339,300	$4,339,300	$4,339,300	$0
Municipal	$4,339,300	$4,339,300	$4,339,300	$0
Other Districts	$4,339,300	$4,339,300	$4,339,300	$0

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional $25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
8347 / 1285	96279881	10	1996	QC	Unqualified	Vacant	$100
8347 / 1288	96279882	10	1996	QC	Unqualified	Vacant	$100
8347 / 1292	96279884	10	1996	WD	Qualified	Vacant	$50,000
7818 / 1518	95155968	07	1995	QC	Unqualified	Vacant	$100
7818 / 1523	95155970	07	1995	QC	Unqualified	Vacant	$100
7818 / 1525	95155971	07	1995	WD	Unqualified	Vacant	$75,400

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SCHOOL - LOCAL	813-272-4064	4,264,944	4,264,944	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	4,264,944	4,264,944	0	3.1400	0.00
PORT AUTHORITY	813-905-5132	4,264,944	4,264,944	0	0.0770	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	4,264,944	4,264,944	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	4,264,944	4,264,944	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	4,264,944	4,264,944	0	0.1909	0.00

Total Millage: 17.3365 **Total Ad Valorem Taxes:** $0.00

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
STORMWATER MANAGEMENT	813-635-5400	3,007.22
SOLID WASTE DISPOSAL	813-272-5680	180.19
SOLID WASTE COLLECTION	813-272-5680	297.70

Total Non-Ad Valorem Assessments: $3,485.11 **Combined Taxes & Assessments:** $3,485.11

↓ Detach below portion and return it with your payment. ↓

Nancy C. Millan, Hillsborough County Tax Collector — 2024 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0035170050	Tax District: U	Escrow:	Assessed Value: 4,264,944	Exemptions: EX

ONLY PAY ONE AMOUNT
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Dec 31, 2024	$0.00

SAVE A STAMP & PAY ONLINE!
SCAN QR CODE WITH SMARTPHONE

Remember to write your account number on your check.
Make checks payable in US funds to:

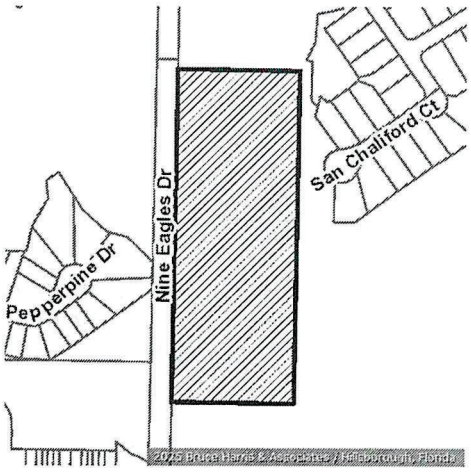
Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

PHILIPPINE CULTURAL FOUNDATION INC
14301 NINE EAGLES DR
TAMPA, FL 33626-3042

Bob Henriquez
Hillsborough County Property Appraiser

https://www.hcpafl.org/
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 003517-0050



Owner Information

Owner Name	PHILIPPINE CULTURAL FOUNDATION INC
Mailing Address	14301 NINE EAGLES DR TAMPA, FL 33626-3042
Site Address	14301 NINE EAGLES DR, TAMPA
PIN	U-05-28-17-ZZZ-000000-26830.0
Folio	003517-0050
Prior PIN	
Prior Folio	003517-0000
Tax District	U - UNINCORPORATED
Property Use	7500 NON-PROFIT SERV
Plat Book/Page	/
Neighborhood	210012.00 I Waterchase
Subdivision	ZZZ I UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	$4,339,300	$4,339,300	$4,339,300	$0
Public Schools	$4,339,300	$4,339,300	$4,339,300	$0
Municipal	$4,339,300	$4,339,300	$4,339,300	$0
Other Districts	$4,339,300	$4,339,300	$4,339,300	$0

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional $25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

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Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
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7818 / 1518	95155968	07	1995	QC	Unqualified	Vacant	$100
7818 / 1523	95155970	07	1995	QC	Unqualified	Vacant	$100
7818 / 1525	95155971	07	1995	WD	Unqualified	Vacant	$75,400

Gmail

Fraser Henderson <fraser.henderson30@gmail.com>

RE: New submission from General Inquiry

Martinez, Marilyn <MartinezM@hcpafl.org> Tue, Mar 11, 2025 at 10:28 AM
To: "fraser.henderson30@gmail.com" <fraser.henderson30@gmail.com>

Good morning,

The property is currently zoned as agriculture according to county records. The 7500 Non-Profit is a code our office assigned based on the use of the property and ownership by the non-profit. You ask if the change in use will affect the tax exemption status, yes, it would actually lose its the status and will have to pay taxes based on the full value.

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Representing Bob Henriquez, CFA I Hillsborough County Property Appraiser

P: (813) 276-8810 **M:** (813) 928-9955 **F:** (813) 276-8946

E: martinezm@hcpafl.org **W:** www.hcpafl.org

601 E. Kennedy Blvd., 15th Floor I Tampa, FL 33602

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To: Martinez, Marilyn <MartinezM@HCPAFL.org>
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HILLSBOROUGH COUNTY
PROPERTY APPRAISER

/www.hcpafl.org)

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Folio: 003517-0050

Site Address:
14301 NINE EAGLES DR, TAMPA, FL

Enter purchase price of home: 4339300 *Please do not enter commas or a dollar sign*

Do you intend to apply for Homestead Exemption on this property? ○ **Yes** ◉ **No**

Your unofficial estimated taxes are: $63,944.03- $75,228.27

version: v20250422A

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Live chat

NANCY C. MILLAN
HILLSBOROUGH COUNTY
TAX COLLECTOR

hillstaxfl.gov

2024 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0035170050

Account Name/Address: PHILIPPINE CULTURAL FOUNDATION INC
14301 NINE EAGLES DR
TAMPA, FL 33626-3042

Property Location:
14301 NINE EAGLES DR,
TAMPA,
33626

Legal Description:
COMM AT SW COR OF SEC 5 RUN N 00 DEG 51 MIN 12 SEC
E 1993.43 FT N 54 DEG 30 MIN
See Additional Legal on Tax Roll

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	4,264,944	4,264,944	0	5.6026	0.00
ENVIRONMENTAL LAND	813-272-5890	4,264,944	4,264,944	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	4,264,944	4,264,944	0	4.4745	0.00
LIBRARY-SERVICE	813-273-3652	4,264,944	4,264,944	0	0.5583	0.00
PARK BONDS - UNINCORPORATED	813-272-5890	4,264,944	4,264,944	0	0.0259	0.00
SCHOOL - LOCAL	813-272-4064	4,264,944	4,264,944	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	4,264,944	4,264,944	0	3.1400	0.00
PORT AUTHORITY	813-905-5132	4,264,944	4,264,944	0	0.0770	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	4,264,944	4,264,944	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	4,264,944	4,264,944	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	4,264,944	4,264,944	0	0.1909	0.00

Total Millage: 17.3365 **Total Ad Valorem Taxes:** $0.00

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
STORMWATER MANAGEMENT	813-635-5400	3,007.22
SOLID WASTE DISPOSAL	813-272-5680	180.19
SOLID WASTE COLLECTION	813-272-5680	297.70

Total Non-Ad Valorem Assessments: $3,485.11 **Combined Taxes & Assessments:** $3,485.11

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Nancy C. Millan, Hillsborough County Tax Collector — 2024 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0035170050	Tax District: U	Escrow:	Assessed Value: 4,264,944	Exemptions: EX

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PHILIPPINE CULTURAL FOUNDATION INC
14301 NINE EAGLES DR
TAMPA, FL 33626-3042

12/04/2024ective Date 12/02/202⁴ Receipt # 24-630-002598 $3,345.71 Paid

Bob Henriquez
Hillsborough County Property Appraiser

https://www.hcpafl.org/
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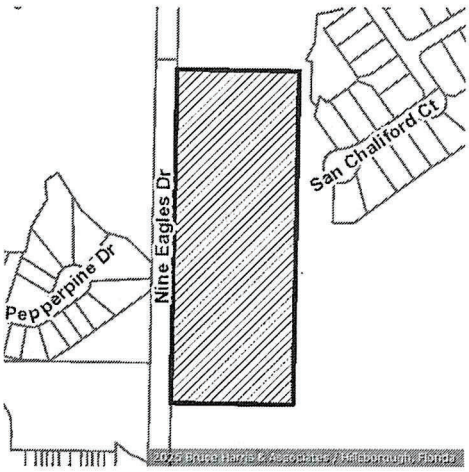
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 003517-0050



Owner Information

Owner Name	PHILIPPINE CULTURAL FOUNDATION INC
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Site Address	14301 NINE EAGLES DR, TAMPA
PIN	U-05-28-17-ZZZ-000000-26830.0
Folio	003517-0050
Prior PIN	
Prior Folio	003517-0000
Tax District	U - UNINCORPORATED
Property Use	7500 NON-PROFIT SERV
Plat Book/Page	/
Neighborhood	210012.00 I Waterchase
Subdivision	ZZZ I UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
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7818 / 1525	95155971	07	1995	WD	Unqualified	Vacant	$75,400

Gmail

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[Quoted text hidden]

HILLSBOROUGH COUNTY
PROPERTY APPRAISER

(//www.hcpafl.org)

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Folio: 003517-0050

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14301 NINE EAGLES DR, TAMPA, FL

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Do you intend to apply for Homestead Exemption on this property? ○ **Yes** ◉ **No**

Your unofficial estimated taxes are: $63,944.03- $75,228.27

version: v20250422A

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Live chat

NANCY C. MILLAN
HILLSBOROUGH COUNTY
TAX COLLECTOR

hillstaxfl.gov

2024 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0035170050

Account Name/Address: PHILIPPINE CULTURAL FOUNDATION INC
14301 NINE EAGLES DR
TAMPA, FL 33626-3042

Property Location:
14301 NINE EAGLES DR,
TAMPA,
33626

Legal Description:
COMM AT SW COR OF SEC 5 RUN N 00 DEG 51 MIN 12 SEC
E 1993.43 FT N 54 DEG 30 MIN
See Additional Legal on Tax Roll

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
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LIBRARY-SERVICE	813-273-3652	4,264,944	4,264,944	0	0.5583	0.00
PARK BONDS - UNINCORPORATED	813-272-5890	4,264,944	4,264,944	0	0.0259	0.00
SCHOOL - LOCAL	813-272-4064	4,264,944	4,264,944	0	2.2480	0.00
SCHOOL - STATE	813-272-4064	4,264,944	4,264,944	0	3.1400	0.00
PORT AUTHORITY	813-905-5132	4,264,944	4,264,944	0	0.0770	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	4,264,944	4,264,944	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	4,264,944	4,264,944	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	4,264,944	4,264,944	0	0.1909	0.00

Total Millage: 17.3365 **Total Ad Valorem Taxes:** $0.00

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Taxing Authority	Telephone	Tax Amount
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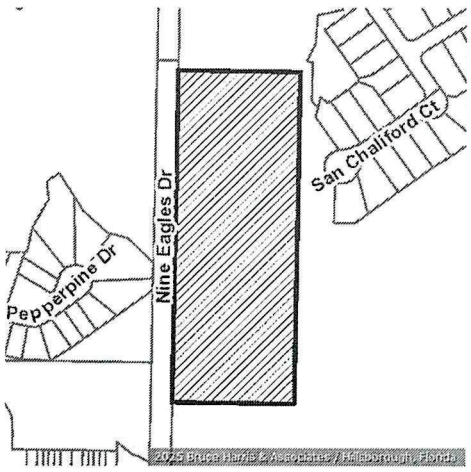

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Owner Name	PHILIPPINE CULTURAL FOUNDATION INC
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Tax District	U - UNINCORPORATED
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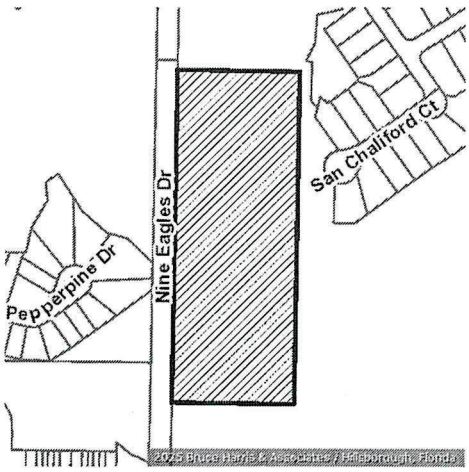

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Prior Folio	003517-0000
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Plat Book/Page	/
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Municipal	$4,339,300	$4,339,300	$4,339,300	$0
Other Districts	$4,339,300	$4,339,300	$4,339,300	$0

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional $25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
8347 / 1285	96279881	10	1996	QC	Unqualified	Vacant	$100
8347 / 1288	96279882	10	1996	QC	Unqualified	Vacant	$100
8347 / 1292	96279884	10	1996	WD	Qualified	Vacant	$50,000
7818 / 1518	95155968	07	1995	QC	Unqualified	Vacant	$100
7818 / 1523	95155970	07	1995	QC	Unqualified	Vacant	$100
7818 / 1525	95155971	07	1995	WD	Unqualified	Vacant	$75,400

Application No. RZ 24-1116
Name: Amanda Siftar
Entered at Public Hearing: ZHM
Exhibit # 3 Date: 7/21/2025

Granting the request will increase the intensity of the current use of the building and the land.

The request for increased intensity of events would occur in the buildings and on the land and will increase vehicular traffic and noise concerns for the residents surrounding the facilities.

Turn Restrictions – The only ingress and egress is to go South on Nine Eagles Road from the Bayahanian Events Center. Exiting North will dead-end into residential neighborhoods.

Density it appears that there is over 105,000 square feet of greenspace that has been converted to concrete or building structures.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members.

The neighbors should not be subject to the consequences of such a miscalculation. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, and the events center has expanded and changed significantly since their initial request to the County in 1999.

History of the Center and Restrictive Grants

On July 9, 1999 the Board of Commissioners received a letter from the Philippine Cultural Foundation, Inc. ("PCF") with their request to build the events center. The letter contained the following statement:

"The Center is planned to have a small retractable stage on an approximately 8,000 sq. ft. of hall/museum, a historical library, a small administrative office, restrooms, and a reasonably large kitchen for banquets and social activities. **The Center is intended to house paintings of Filipino artists from here and the Philippines, and cultural arts and exhibits, etc. The Center will also be used as a venue for touring artists to display their arts."**

State of Florida - Articles of Incorporation

Their Articles of Incorporation state the purpose of the corporation is: organized **exclusively** to teach Philippine culture, music, dance, arts, custom, traditions or language; to provide scholarships to deserving students; or to operate exclusively as an educational, religious or charitable organization within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended. Their Operational limitations state the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code.

Philippine Cultural Foundation, a not-for-profit 501(c) tax-exempt corporation, is classified by the Internal Revenue Service under the category of "Arts, Culture and Humanities/Cultural, Ethic Awareness."

Grant and Land Restrictions

The grant has restrictive covenants that does not allow them to rent out their land.

The grant states that over 85% of the use is directly related to cultural activities.

In 2000, PCF received a grant in the amount of $500,000 from the State of Florida's Division of Cultural Affairs to build a community arts center.

In 2006, PCF received another grant in the amount of $200,000 from the Department of Cultural Affairs to add to its cultural facilities. Department of Cultural Affairs to add to its cultural facilities. The grant has restrictive covenants that does not allow them to rent out their land and a a cultural facility as defined by Section 265.701(4).

In 2023, PCF applied for a new grant in excess of $224,000 from Department of Cultural Affairs to add to its cultural facilities. The grant has restrictive covenants that requires a bond and they are not allowed to lease the land or facilities.

History of Improper Use and Code Enforcement

Has been cited them at various times for improper use because it has repeatedly rented the Arts Center to persons and/or organizations with no affiliation to culture.

The Zoning Interpretation "under Section 2.02.02, found in the 2000 edition of the Land Development Code that **business and commercial uses are categorically prohibited** for cultural centers.

6/12/2025	HC-CB-25-000745	Citizen Board Support Code
6/6/2025	HC-CB-25-000714	Citizen Board Support Code
5/20/2025	HC-CE-25-006050	Enforcement Proactive
4/7/2025	HC-CB-25-000405	Citizen Board Support Code
4/3/2025	HC-CE-25-003812	Enforcement Complaint
4/25/2024	CE24005909	Enforcement Complaint
4/25/2024	CE24005909-CBS	Citizen Board Support Code

2012/2023 Code Enforcement Zoning Interpretation and Hearing

False Statement

On October 12, 2023 Rich Reidy received a letter from Arnell Biglete, Chairman of the Philippine Cultural Foundation and in that letter asking for permission to use the facility for the "general public" he even made the statement: "Our revenues only come from donations from the community and from fundraising events...and the occasional and limited **use of our facility by Filipinos only.** This letter is another example of giving what appears to be a

false statements to the County. A quick Google search shows all of the concerts, proms, dances, and weddings that have been held over the years.

Noise

The residents have filed noise complaints with the local HOA boards, police department, and the County since 2008. The events have been allowed to go to 11pm. The PCF has consistently ignored the rules that the Environmental Protection Agency has regulated under Chapters 1-10.

Decibels shall not exceed 60 during the day and 55 after 10pm.

The neighbors have recorded videos that are over 10 minutes long with decibel ratings from 75-92 decibels. Our homes have vibrated from the noise, and homes over 2,000 feet away from the outdoor stage can hear the music in their homes until 11 pm for outdoor events.

Traffic and Road Conditions – Ingress/Egress

Nine Eagles Road is classified as a "substandard road." It is the only road that allows access into the residential neighborhoods of Westwood Lakes and Hampton Chase. It is also the main entry into the the residential neighborhood of the Eagles, the second entrance is a 4-mile detour. Nine Eagles Road also serves as the resident entry access into the residential neighborhood of Waterchase. That Road services approximately 3,000 homes. It is also the only road to Mary Bryant Elementary School and Farnell Middle School. Both schools serves over 2,000 students each day.

Other banquet halls and event center venues have access to multiple roads for ingress and egress, unlike the PCF

Minor Modification under 5.02.00

d. Changes in location, or type of pedestrian or vehicular access or circulation, or any increase or decrease in the number of pedestrian or vehicular accesses.

e. Any increase in density or intensity within 500 feet of the zoning lot boundaries or within 200 feet of any part of the planned district which has been constructed or sold to an owner or owners different from the applicant requesting the change.

Major Modification under 5.02.00

a. Any increase in intensity of use shall be considered to be an increase of more than five percent usable floor area

e. Any increase in traffic generation by more than ten percent.

Substandard Road and Sidewalks

Section 5.05.04 Roadway facilities providing access to new development are required to bring substandard roadways up to County standards pursuant to Section 5.04.04 of this Code.

Section 6.02.08 or 6.03.02 of this Code, such sidewalk shall be physically located in accordance with the applicable TTM Typical Section.

Sec. 5.08.04. Allowed Uses

Sec. 5.10.09. - Parking

B. Parking lots shall be located at the rear or at the side of buildings, or to the interior of a block. Not more than two rows of parking shall be located to the side of a building.

Compatibility – Policy 1.4

Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise.

FLUE Goal 12: Design Compatibility Policy 12-1.1 & 12-1.2

Design neighborhoods which are related to the predominant character of the surroundings. OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood. POLICIES 12-1.1: Lots on the edges of new developments that have both a physical and visual relationship to adjacent property that is parceled or developed at a lower density should mitigate such impact with substantial buffering and/or compatible lot sizes. 12-1.2: Walls and buffering used to separate new development from the existing,

lower density community should be designed in a style compatible with the community and should allow pedestrian penetration.

Policy 9.2 - Compliance with LDC regulations

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.

Section, 2.02.02 Commercial Use Prohibited

Business and Commercial uses of the land are categorically prohibited under paragraph 10.

Neighborhood Protection – Objective 16 Policy 16.1 & 16.2 & 16.3

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.

Gradual transition 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

Philippine Cultural Foundation, Inc.

Project Title: PCFI Barangay Pavilion Renovation
Grant Number: 24.c.cf.200.466
Date Submitted: Wednesday, June 1, 2022
Request Amount: $224,948.00

A. Applicant Profile

Applicant Information

a. Organization Name: Philippine Cultural Foundation, Inc.
b. FEID: 59-3308069
c. Phone number (with extension if applicable): 813.925.1232
d. Principal Address: 14301 Nine Eagles Drive Tampa, 33626
e. Mailing Address: 14301 Nine Eagles Drive Tampa, 33626
f. Website: http://www.pcfitampa.org
g. Organization Type: Nonprofit Organization
h. Organization Category: Cultural Organization
i. County: Hillsborough
j. UEI number:
k. Fiscal Year End Date: 03/31

1. Grant Contact *

First Name
Nicolas

Last Name
Pacis

Phone 813.317.5319
Email nhick@nhick.com

2. Chief Financial Officer for the Applicant *

First Name
Frank

Last Name
Butron

Phone 813.453.6364
Email frankbutron@yahoo.com

3. Official with Authority to contract for the Applicant *

First Name
Arnelll

Last Name
Biglete

Phone 813.482.7319
Email chairman@pcfitampa.org

4. Official with Authority to contract for the Property Owner *

First Name
Vivian

Last Name
Dudgeon

Phone 727.776.2904
Email info@bayanihanartscenter.org

5. National Endowment for the Arts Descriptors

5.1. Applicant Status

Organization - Nonprofit

5.2. Institution Type

Cultural Series Organization

5.3. Applicant Discipline

Multidisciplinary

B. Introduction

1. What is the legal status of the applicant *

○ Public Entity

◉ Florida Nonprofit, Tax-Exempt

○ Other (not an eligible response)

2. Applicant Mission Statement *

To preserve and present the Philippine heritage and culture as legacy to future generations and as contribution to the diversity of this region and the State by

1. Presenting performances and exhibitions of Philippine artists
2. Organizing events to the public
3. Providing cultural education about Filipino culture
4. Provide a facility for Florida artists and other cultural providers
5. Supporting cultural activities of other ethnicities
6. Expanding educational opportunities about Philippine culture

3. Describe the facility that you will acquire, renovate or build:

3.1. Is the cultural facility?: *

◉ A purpose-built or single use facility that will solely be used for the programming, production, presentation, exhibition of any of the arts and cultural disciplines (Section 265.283(7), Florida Statutes) at least 85% of the time. These disciplines include music, dance, theatre, creative writing, literature, architecture, painting, sculpture, folk arts, photography, crafts, media arts, visual arts, and programs of museums. You must provide documentation of your organization's mission and arts and cultural programming as an attachment. See Guidelines: Attachments and Support Materials. This type of facility includes theatres, performance centers, museums (including, aquariums, botanical gardens, history centers, zoos, etc.) and art centers. The maximum request amount for this type of facility is $500,000.

○ A multi-purpose facility that will be used for the programming, production, presentation, exhibition of any of the arts and cultural disciplines (Section 265.283(7), Florida Statutes) LESS than 85% of the time. These disciplines include music, dance, theatre, creative writing, literature, architecture, painting, sculpture, folk arts, photography, crafts, media arts, visual arts, and programs of museums. You must provide documentation of your organization's mission and arts and cultural programming as an attachment. See Guidelines: Attachments and Support Materials. This type of building includes community centers, recreation centers, civic centers and municipal buildings. The maximum request amount for this type of facility is $200,000. Project costs must be directly related to the arts and cultural portion of the facility.

3.1.1. If the facility is a multi-purpose building, describe the OTHER activities that take place in the facility.

N/A

3.2. How many days per week/hours per day is this facility open to the public? *

The facility is open to the public six days per week, at least eight hours per day.

3.3. How many of the days per week/hours per day that the facility is open are arts and cultural programming, production, and administration taking place?* *

The facility is used for arts, cultural programming, production, and administration six days per week, at least eight hours per day.

3.4. Describe the types of arts and cultural programming, production, and administration that take place within the facility. *

The Philippine Cultural Foundation, Inc. provides a variety of cultural programs to the community through its thrust project, the Music, Theater, Dance and Art Program. This major undertaking includes free classes provided by its

cultural arms, the Philippine Performing Arts Company, Inc., Musikong Kawayan Bamboo Ensemble, Philippine Choral Group and Indak Pambata. These groups also represent not only the Foundation but the entire Filipino heritage in various events, festivals, shows and concerts in the Tampa Bay Area, surrounding cities and counties in the State of Florida as well as out of state. These groups also offer outreach performances to assisted living facilities, private and government offices, inter-cultural events and the like.

PCFI also offers cultural events at its 10-acre facility, the Philippine Cultural Enrichment Complex where the Bayanihan Arts and Events Center is situated. The facility is located at 14301 Nine Eagles Drive in Tampa. These events include *PhilFest* (Philippine festival), *Pasko* (Christmas Festival), Sampaguita Ball (Annual Ball), *Barrio Fiesta* (Philippine Festival), *Ihaw-Ihaw* (Food Festival), Youth Recital, art and language classes, and other festivals in cooperation with its member organizations. These Philippine festivals and events, offered to Filipinos and non-Filipinos alike, generate more than 15,000 attendance every year.

The Foundation also has other programs like Classical Concert Series, Pop Concert Series, Annual Youth

Recital, Youth Leadership Programs and others, all engaging the community experience Philippine culture. It also connects to the public online through its website and through various social media platforms.

The Foundation, being an umbrella organization for 18 Filipino-American organizations in the Tampa Bay Area, also provides venue for the events of these organizations. These events are simple organizational meetings and socials to large organization events like fundraisers and festivals.

The Philippine Cultural Enrichment Complex has two major venues: the Bayanihan Arts and Events Center (BAEC) and the Philippine Village (also known as PhilFest Grounds). BAEC is used for PCFI's indoor events while the Philippine Village is an outdoor area, complete with a stage, *Bahay Kubo* (Philippine bamboo house) and pavilions are for outdoor activities.

3.5. Who is responsible for the programming, production, and administration of the arts and cultural activities of the facility? Is there a qualified professional expert in the subject matter on staff either paid or volunteer? What are their qualifications? *

The bulk of the cultural work throughout the season is delegated to PCFI's Cultural Committee which works in close cooperation with the Publicity and Communications Committees that deal with various marketing arrangements. The main artistic and cultural personnel include:

JOEY OMILA, Cultural Director
Director, Philippine Performing Arts Company, Inc. (PPAC)
Education & Work History: BA Fine Arts, University of Sto. Tomas, Manila
Job Description: Designs, oversees and approves all cultural projects of the foundation and administrator and choreographer of PPAC

NHICK RAMIRO PACIS, Assistant Cultural Director
Conductor, Musikong Kawayan Bamboo Ensemble (MK)
Director, Philippine Theater Company of Tampa (PTCT)
Education & Work History: Bachelor of Music, University of the Philippines; member University of the Philippines Concert Chorus, Master Chorale of Tampa Bay; composer, arranger and pianist Job Description: Assists in the design and execution of all cultural projects of the foundation, prepares, composes and arranges musical scores to be used by resident performers as well as conducts, rehearses and administers performances of MK and PTCT.

CONNIE CHANRASMI, Conductor, Philippine Choral Group
Education & Work History: University of the Philippines, member Philippine Madrigal Singers Job Description: Rehearses and determines repertoire and performances of the Philippine Choral Group.

JUDY SIBAYAN, Artistic Director, Indak Pambata
JAEC Center for Health Research
University of New Mexico
Alumnus of the Philippine Performing Arts Company, Inc.

ARNEL ARTUS, ARTE Painting Program
Art instructor at Michael's Art and Craft Store under Grumbacher Paint.
Freelance portrait artist, muralist and landscape, still life and pet artist.
Illustrator of Dreams of Tealan children's book
Muralist at St. Paul's Catholic Church in Tampa, Florida.

3.6. Accessibility, Equity, and Inclusion are important to the programming, production, and

administration of arts and cultural activities. Briefly describe the actions that your organization has taken to make activities accessible to all audiences. Accessibility includes other factors besides physical. Be sure to include efforts to provide programming welcoming and available for all members of your community.*

The Philippine Cultural Foundation, Inc.'s prides itself with the variety of cultural programs it provides to the community through its thrust project, the Music, Theater, Dance and Art Program. These major undertaking include free classes provided by its cultural arms, the Philippine Performing Arts Company, Inc., Musikong Kawayan Bamboo Ensemble, Philippine Choral Group and Indak Pambata. These groups also represent not only the Foundation but the entire Filipino heritage as a whole in various events, festivals, shows and concerts happening in the Tampa Bay Area, surrounding cities and counties in the State of Florida as well as out of state. These groups also offer outreach performances to assisted living facilities, private and government offices, inter-cultural events and the like.

PCFI also offers cultural events at its facility, the Philippine Cultural Enrichment Complex, at 14301 Nine Eagles Drive. These events include PhilFest (Philippine festival), Pasko (Christmas Festival), Sampaguita Ball (Annual Ball), Barrio Fiesta (Philippine Festival), Ihaw-Ihaw (Food Festival), Youth Recital, art and language classes, and other festivals in cooperation with its member organizations. These Philippine festivals and events, offered to Filipinos and non-Filipinos alike, generate more than 15,000 attendance every year.

The Foundation also has other programs like Classical Concert Series, Pop Concert Series, Annual Youth Recital, Youth Leadership Programs and others, all engaging the community experience Philippine culture.

The Philippine Cultural Enrichment Complex is a 10-acre property consisting of the Bayanihan Arts and Events Center (BAEC) and the Philippine Village. BAEC is used for PCFI's indoor events while the Philippine Village is an outdoor area, complete with a stage, Bahay Kubo (Philippine bamboo house) and pavilions are for outdoor activities. All these are ADA compliant facilities.

PCFI also connects to the public online through its website and through various social media platforms.

3.7. Describe the Diversity of your staff, volunteers, and board members or the steps that you have taken to achieve greater Diversity.*

The following graphs show the current demographics of the Philippine Cultural Foundation, Inc.'s board, staff, volunteers and creative personnel, including the community that it serves in Hillsborough County.

INTERNAL DEMOGRAPHICS

	Board	Staff	Volunteers	Creatives
Total Number	36	3	316	5
Female	22	2	184	3
Male	14	1	132	2
Transgender	0	0	3	0
Asian/Asian American	34	0	242	0
Black/African American	0	0	23	0
Hispanic/Latino/Latina	0	0	17	0
White	2	0	32	0
Multi-racial or multi-ethnic (2+ races/ ethnicities)	8	0	31	0
Persons with a disability	6	0	12	0

POPULATION SERVED AND DIVERSITY

	Last Completed Fiscal Year	Current Fiscal Year
Total attendance	22350	20577
Total attendance in Hillsborough County	18500	15000
Total attendance in City of Tampa	8000	7500
Paid admissions in Hillsborough County	15	22
Free admissions in Hillsborough County	6	5
Children/Youth (0-18 years)	2750	1600
Adults (19-24 years)	5500	4300

Adults (25-64 years)	11000	11918
Older Adults (65+ years)	3100	2759
Persons with a disability	45	35
Veterans	85	60
American Indian/Alaskan Native	20	15
Asian/Asian American	12000	12500
Black/African American	1800	1500
Hispanic/Latino/Latina	3500	2800
Native Hawaiian/Other Pacific Islander	30	46
White	5000	3716
Multi-racial or multi-ethnic (2+ races/ethnicities)	3000	2500
Other	75	50

Although PCFI has a statewide reach for Filipino-Americans, other nationalities are also involved and are encouraged to participate as the organization's goals invoke. This applies to both its internal makeup and the community it serves.

In the end, a greater diversity is achieved and encouraged in the community that the Foundation caters to. The festivals, more especially, (Barrio Fiesta, PhilFest and Pasko) are attended and participated in by various nationalities and races. At PhilFest, for example, Youth Night would require the assimilation of Philippine dances in the inter-university dance competition attended by university students from different ethnic backgrounds. The festival also features "PhilFest Goes Latin" which is participated in my several Latin Dance Groups in the Tampa Bay Area.

The use of the Bayanihan Arts and Events Center is open to all for every kind of event including festivals of other races and many more. This includes hosting multi-cultural events like Vietnamese Lunar Festivals, Indian ceremonies, and others.

4. Cultural Facilities Grant Status *

○ Yes

◉ No

4.1. If yes, list grant numbers for any open Cultural Facilities and Fixed Capital Outlay grants.

N/A

5. $224,948.00

6. Project Type *

○ Acquisition

Acquisition is the purchase of land or building for the purpose of using or building a cultural facility.

◉ Renovation

Renovation is the act or process of giving a property a state of increased utility or returning a property to a state of utility through repair, addition, or alteration that makes possible a more efficient use.

○ New Construction

New Construction is constructing a Cultural Facility on property where no building previously existed.

7. Project Title

PCFI Barangay Pavilion Renovation

8. **Project Synopsis** *

Briefly summarize the project. Indicate how you will use grant funds, the major work items involved and the end product.

The Philippine Cultural Foundation, Inc. is asking for a $224,948 support grant to renovate the Barangay Pavilion, one of the Foundation's open pavilions at the Philippine Cultural Enrichment Complex in Tampa, Florida into an enclosed rehearsal hall/ classroom for use of its four resident performing groups. The Barangay Rehearsal Hall as it will be named, with an estimated cost of $449,897 will have wooden floors, built-in storage for costumes and props, restrooms and break room to accommodate the much-needed needs of students, volunteer performers and staff members of the Foundation's cultural programs.

This project was already applied for and approved in 2019. However, due to the COVID-19 pandemic that adversely affected not only the state of Florida but the entire USA and even globally, the budget that was published by the legislature for fiscal years 2020-2021 and 2021-2022 did not include any Cultural Facilities Grant applications from the approved and ranked list. Lastly, the 2022-2023 approved budget was not fully funded allowing for only the top 23 approved applications to qualify.

PCFI was therefore advised by the Department of State to reapply.

9. **Project Physical Location** *

Street Address

14301 Nine Eagles Drive

City

Tampa

State

FL

Zip

33626

County

Hillsborough

10. **Will the acquisition, renovation, or construction of your project only occur between July 1 of the first year of the grant period and June 1 of the second year of the grant period (23 months)?** *

- (●) Yes (required for eligibility)
- ( ) No

11. **What was your Total Support and Revenue for the last completed fiscal year?** *

Include the amount reported by a review, audit, or detailed operating budget that provides a statement of comprehensive income, revenue and expense. Documentation of this number must be provided as an attachment. See Guidelines: Total Support and Revenue for details.

$205,704

C. Project Documents

1. Current Architectural Plans certified by a licensed architect or engineer (or contractor project proposals or working drawings if no architectural plans are required for the completion of the project) are... *

- ◉ Complete (required for eligibility)
- ○ Not complete

2. Construction documents are... *

- ◉ Complete
- ○ Not complete

Project Land and Building

3. Are you leasing the project land or building? *

- ◉ No (If NO, proceed to question 4.)
- ○ Yes, the land and the building
- ○ Yes, the building
- ○ Yes, the land (If YES, skip question 3.2).

3.1. If leasing: How many years will remain on the land lease as of July 1 of the award year?

0

3.2. If leasing: How many years will remain on the building lease as of July 1 of the award year?

0

4. Who currently owns the land? *

Philippine Cultural Foundation, Inc.

5. Who currently owns the building? *

Philippine Cultural Foundation, Inc.

6. How old is the building in years? *

22

D. Scope of Work

1. Project Description

Describe what you are going to build, what you are doing to renovate the building, or what are you acquiring. Indicate how grant funds and match will be spent. Provide a timeline of when grant funds and match will be expended. Discuss any grants applied for or received from the Division of Historical Resources for the grant period. The Cultural Facility Program is a bricks and mortar program. State funding is not to be used for the fabrication or design of exhibits, or for commercial projects. State funding may be used for parking facilities, sidewalks, walkways and trails, as long as those items do not comprise the entirety of the scope of work.

1.1. Construction/Renovation/Acquisition *

Only one of these categories may be funded through a single Cultural Facilities application.
What are you constructing, renovating, or acquiring? Be specific. (Example: 500 sq ft Visitor Center)

The Division of Cultural Affairs Cultural Facilities Grant is being applied for to renovate the Barangay Pavilion, an existing open pavilion in the Philippine Cultural Enrichment Complex in Tampa, Florida into an enclosed 2000 sq ft Rehearsal Hall that will be used as rehearsal and classroom for the Philippine Cultural Foundation, Inc.'s resident performing groups namely

1. Philippine Performing Arts Company - Youth and adult dance company for Philippine Folk Dances established in 1991

2. Musikong Kawayan Bamboo Ensemble - Instrumental performing ensemble using native Asian and Philippine musical instruments made of bamboo. Established in 2003, Musikong Kawayan Bamboo Ensemble has been a one-of-a-kind musical group in the entire state of Florida.

3. Philippine Choral Group - A vocal ensemble specializing in Philippine choral music formed in 1996

4. Indak Pambata - Children's dance company for Philippine folk dances, especially formed for children fifteen years and below

With a projected cost of $450,000, the Barangay Rehearsal Hall, as it will eventually be named, will be used primarily for classes, rehearsals and management office of PCFI's Music, Theater, Dance and Art Program. The building has been designed to have Philippine architectural touches like glazed capiz windows to match the structural design of the other structures in the complex like the Bahay Kubo (traditional Philippine Bamboo House) which houses traditional Philippine furniture and is being used to house language classes. Since the structure is at ground-level, Barangay Rehearsal Hall will be accessible via wheelchair and will have ADA-compliant hardwood dance flooring. There will also be wall-to-wall storage areas for props, costumes and equipment. Restrooms and a small kitchenette will also be included in the structure, as well as additional exit door on the structure's west wall.

The renovation process has been designed to make efficient use and reuse of the already existing pavilion to minimize cost. At present, the Barangay Pavilion is only composed of a concrete foundation, metal roofing and steel posts.

The 10-acre Cultural Enrichment Complex in Tampa, Florida is owned by the Philippine Cultural Foundation, Inc. and all the structures in the complex, including the $1.2 million Bayanihan Arts and Events Center have been fully paid off and mortgage-free so the Foundation is again equipped and looking forward, with grant support from the Division of Cultural Affairs Cultural Facilities Grant, to the construction of the Barangay Rehearsal Hall.

This project was initially applied for in 2019, but due to the COVID-19 pandemic, the State of Florida has halted support for cultural facilities grant for 2020 and 2021. In 2022, it passed the grant review and legislative approval but did not make it to the governor's final approval in the state budget due to budget cut.

1.2. Spending Plan *

Indicate how grant funds and match will be spent. (Examples: permitting, site preparation, flooring, windows, HVAC, signage, lighting). Discuss any grants applied for or received from the Division of Historical Resources for the grant period.

Rome, Ashley

From: Hearings
Sent: Tuesday, October 24, 2023 12:39 PM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: RZ-PD 23-0583
Attachments: RZ PD 23-0583 Request for Relief.pdf

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>
Sent: Tuesday, October 24, 2023 9:48 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RZ-PD 23-0583

Please include the attached document into the case file for RZ Pd 23-0583

Rich Reidy, *sdg*
Office of Commissioner Hagan, Chairman
Hillsborough BOCC
601 E Kennedy Blvd, 2nd Flr
Tampa, FL 33602
O: 813/272-5452
E: reidyr@hcflgov.net

Received October 24, 2023
Development Services

Philippine Cultural Foundation, Inc.

"Our legacy to future generations"

Bayanihan Arts and Events Center
14301 Nine Eagles Drive
Tampa, FL 33626

Tel. (813) 925-1232
Fax. (813) 818-9599

October 12, 2023

FROM: **ARNELL BIGLETE**
Chairman of the Board
Philippine Cultural Foundation, Inc.
14301 Nine Eagles Drive
Tampa, FL 33626

TO: **RICHARD REIDY**
601 E. Kennedy Blvd
Tampa, FL 33602

DEAR MR. REIDY:

Thank you for having taken my call. As per our conversation on Monday, October 9, 2023, here is a list of our concerns related to our application: No. RZ-PD 23-0583.

Please see the items addressed below:

On July 19, 2023, the county conducted a virtual rezone application sufficiency meeting on our application, at which meeting James Ratcliff (813- 307-1924) of the county transportation department made twenty-three (23) sufficiency requirements. We wish to request, through your kind assistance, that six (6) of these 23 requirements be waived for the following reasons:

1. SRI-6. "Per Sec. 6.03.02 of the LDC, an ADA compliant minimum 5-foot-wide internal sidewalk network is required which connects all buildings and use areas within the site to each other, as well as to the sidewalk along the project's Nine Eagles Dr. frontage."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility was built and permitted by the county way back in 2001.**

2. SRl-17. "The PD narrative references that an Administrative Variance or Design Exception for substandard roads is being requested; however, no such request is on file. Also, incorrect sections are referenced. Staff believes you meant to state a Sec. 6.04.02.B Administrative Variance from the Sec. 6.04.03.1.requirement. Regardless, the applicant must choose an option and must not specify that you mayapply to both (i.e., the narrative must specify what you are proposing to do, not what you may do."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility will apply for administrative variance.**

3. SRl-19. "Staff does not support the requested waiver. The applicant is introducing a special event to the PD, which will have an impact on project trip generation. The traffic analysis must follow DRPM requirements and will be used to support any substandard road Transportation Related Administrative Review (TRAR) requests (e.g. Design Exceptions) and must also be to determine whether turn lanes are warranted pursuant to Sec. 6.04.04.D. of the LDC. The traffic study must follow the format and content requirements per the DRPM."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility was built in 2001 and at that time there was hardly any development surrounding it; therefore traffic or road improvements should have been required from the surrounding developments, not from our facility.**

4. SRI-20. "Nine Eagles Rd. is a substandard collector roadway, as such the applicant must address substandard roadway as provided for in the DRPM."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility was built in 2001 andat that time there was hardly any development surrounding it; therefore traffic or road improvements should have been required from the surrounding developments, not from our facility.**

5. SRI-21. "All Transportation Related Administrative Review (TRARs) must be accompanied by a Supplemental Information for Transpiration-Related Administrative Reviews (SITRAR) Form per DRPM."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility was built in 2001 andat that time there was hardly any development surrounding it; therefore traffic or road improvements should have been required from the surrounding developments, not from our facility.**

6. SRl-23. "Requests can take up to 30 days for staff review and issuance of findings by the County Engineer (whose findings are due on or before the revised plan deadline for the hearing date being targeted.) These must be filed through zoning intake by the sufficiency deadline. Submitting additional requests after this deadline may result in a continuance. It is the applicant's responsibility to coordinate the review and ensure the above deadlines can be met (including County Engineer's findings). If you have not heard from Sheida Tirado, the Transportation Review Section Manager who acts as the liaison to the County Engineer for AV and DE requests, within 2 weeks of initial submittal staff strongly advises you reach out to her to check on review status."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility will apply for administrative variance.**

As mentioned above, our facility was built in 2001, and the county granted the site permit, there being scarcely no development at that time in and around Nine Eagles Road in western Hillsborough County. Subsequently, however, as growth progressed, the level of service (LOS)

Received October 24, 2023
Development Services

on said road had increased caused by the coming-after-our-facility large private commercial and residential developments (the "late-comers"). The county should have required at that time the late-comers to improve the road. Instead, it is us who are being required by the county to do at this time a traffic impact study that will result in us constructing a driveway and interior and exterior improvements. These requirements are unfair to us who, unlike the late-comers with deep pockets, we, as a non-profit organization, have limited funding. Our revenues only come from donations from the community and from fundraising events, such as our annual festival and the occasional and limited use of our facility by Filipinos only. With this rezoning application to PD, we hope to be allowed by the county to use our facility as a banquet hall, not only by Filipinos but also by the general public, so we may generate much-needed funds for the maintenance and upkeep of our facility.

We will appreciate it very much if you could help us so our requested waiver can be granted. Your favorable assistance in this matter will mean so much to the Filipino community. We will be eternally grateful.

Sincerely,

ARNELL BIGLETE
Chairman of the Board 2022-2024
Philippine Cultural Foundation, Inc.

Cc: Vivian Dudgeon, Business Executive Director, Bayanihan Arts and Events Center

PHILIPPINE CULTURAL FOUNDATION, INC.
Philippine Cultural Center and Library
"Our legacy for future generations"

16409 Ashwood Drive, Tampa, FL 33624-1152
Tel. (813) 963-7648 Fax * (813) 963-7840*

July 9, 1999

Hon. Jan Platt
Hillsborough County Commission Chairman
P.O. Box 1110
Tampa, FL 33601

Dear Chairman Platt:

First, allow me to introduce myself. I am the Secretary and Legal Adviser of the Philippine Cultural Foundation, Inc. (PCFI), a Florida not for profit corporation and a Section 501(c)(3) organization here in Tampa Bay. I am also an Assistant City Attorney of Tampa. I am your constituent and supporter.

May we ask you a favor. The Philippine Cultural Foundation, Inc. (PCFI), a Florida not for profit corporation and a Section 501(c)(3) organization, is applying for a $500,000 cultural facilities grant from the Florida Department of State. The grant will be used to build a Community Arts Center (Center) on the PCFI's 10-acre property at 14301 Nine Eagles Drive, Tampa, Florida, in Hillsborough County off Race Track Road.

The Center will be open to the general public. The Center is planned to have a small retractable stage on an approximately 8,000 sq. ft. of hall/museum, a historical library, a small administrative office, restrooms, and a reasonably large kitchen for banquets and social activities. The Center is intended to house paintings of Filipino artists from here and the Philippines, and cultural arts and exhibits, etc. The Center will also be used as a venue for touring artists to display their arts.

As you know, the grant's requirement is that for every $1.00 state money, the applicant should match it with $2.00. Thus, for the $500,000 being applied for, the PCFI should match it with $1 million. This $1 million need not be all in cash. The first $500,000 may be in in-kind services such as the services which architects, engineers, electricians, plumbers, carpenters, workers, etc. had donated or will donate. The next $250,000 may be in land that the PCFI already owns and in the buildings and improvements that the PCFI had already constructed or will construct. The remaining $250,000 shall be in pledges to donate cash and actual cash on hand.

Ang Bisaya of Florida
Association of Filipino Students
Bicol Association of Southern Florida
Ang Kaliwat Boi-Anon Sa Florida
Filipino-American Club of Pinellas, Inc.
Filipino International Christian Church
Ilocano USA
Maharlika Society of Florida
Philippine Association of Ladies of MacDill

Phil-Am Sports League
Philippine-American Basketball Conference
Philippine Choral Group
Philippine Medical Auxiliary
Philippine Medical Society
Philippine Performing Arts Company, Inc.
Philippine Nurses Association
Pilipino-American Association of Tampa Bay, Inc.
Pilipino-American Political Aggregation, Inc.

We believe that the PCFI can easily satisfy the $1 million match required. Our community is lucky to have an abundance of civic-minded volunteers who have donated their services for Phase I of the Complex (we have already built Phase I of the Complex, such as the gate/fence, the Starbright Outdoor Theater, the Dance Pavilion, the Children's Playground, the Nipa Hut waterfall, and the Bicol Pavilion). They will continue to donate their services for Phase II of the Complex (the construction of the Center). These past and future donation of services can easily reach the $500,000 in-kind services requirement. With respect to the $250,000 land/building/improvement match, we believe that our 10-acre fully paid land and the current buildings and improvements thereon will easily reach said $250,000 match. Regarding the $250,000 pledge/cash match, we believe we can easily reach this amount from pledges and donations from the community and from the PCFI's fundraising events such as the highly financially successful annual Philippine Festival, $100/per person black-tie charity ball, Philippine Independence Day benefit celebration, concerts and theater/pavilion rental.

It is because of our belief that we can satisfy the grant requirements and that the Center, when built, will benefit the entire community that we wish to ask from you a letter supporting the PCFI's application for said state grant. Thank you, and please be assured of our continued loyalty and support.

Sincerely,

Roberto R. Ruelo
Secretary/Legal Adviser

BOARD OF COUNTY COMMISSIONERS

Chairman
Jan K. Platt, District 6

Vice Chairman
Chris Hart, District 5

Ben Wacksman, District 1
Jim Norman, District 2
Thomas Scott, District 3
Ronda Storms, District 4
Pat Frank, District 7

Hillsborough County
Florida

P.O. Box 1110
Tampa, Florida 33601
(813) 272-5660

Daniel A. Kleman
County Administrator

August 18, 1999

Roberto R. Ruelo, Esq
Secretary/Legal Adviser
Philippine Cultural Foundation, Inc.
16409 Ashwood Drive
Tampa, FL 33624

Dear Mr. Ruelo:

The Board of County Commissioners, in regular session on August 18, 1999, received your letter requesting a letter of support for the Philippine Cultural Foundation, Inc.'s application for a state grant from the Florida Department of State. The $500,000 cultural facilities grant is to be used to build a Community Arts Center on the PCFI's 10-acre property at 14301 Nine Eagles Drive, Tampa, Florida.

The Board of County Commissioners believes the project, as proposed in your letter of July 9, 1999, has merit. The BOCC supports the allocation of the cultural facilities grant, with the understanding that other not-for-profit organizations will be afforded the use of the facility at no cost.

The BOCC wishes you success in this endeavor.

Sincerely,

Jan K. Platt, Chairman
Board of County Commissioners

An Affirmative Action/Equal Opportunity Employer

E-3a

HILLSBOROUGH COUNTY ARTS COUNCIL DIVISION COMMUNITY ARTS IMPACT GRANT PROGRAM AWARD AGREEMENT

THIS GRANT AGREEMENT dated this 1st day of DECEMBER, 2023, is entered into by and between HILLSBOROUGH COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "County"; and PHILIPPINE CULTURAL FOUNDATION, INC., hereinafter referred to as "Awardee."

WHEREAS, the Hillsborough County Board of County Commissioners (the "BOCC") adopted Ordinance 21-16 finding that it is in the public interest to increase the appreciation of the performing and visual arts among Hillsborough County's citizens; and

WHEREAS, the Board finds that it is also in the public interest to create and maintain an atmosphere conducive to the fullest expression of all forms of the performing and visual arts to provide artistic satisfaction to artists, and to enrich the lives and fill the leisure time of the citizens of Hillsborough County; and

WHEREAS, the Council is to encourage and implement opportunities for County residents to participate in the performing and visual arts; and

WHEREAS, the Council is to promote the development of Hillsborough County artists, institutions and community organizations sponsoring performing and visual arts activities; and

WHEREAS, the Council is to support and implement the preservation and growth of the County's artistic resources; and

WHEREAS, Awardee applied to County for a grant under the Program for reimbursement of approved expenses of activities described in the grant application narrative, that the Awardee shall provide for the residents of Hillsborough County; and

WHEREAS, Awardee submitted a Project Budget, which provides the basis for reimbursement; and

WHEREAS, the Awardee acknowledges that the COVID-19 pandemic is a known risk to any event or program's success and;

WHEREAS, the Awardee will comply with all local, state and federal COVID-19-related public health requirements during their grant period; and

WHEREAS, on September 5, 2023, the Arts Council of Hillsborough County met and made funding recommendations for the BOCC to consider, which the BOCC approved at its November

15, 2023 Regular Meeting and included funding to PHILIPPINE CULTURAL FOUNDATION, INC. in the amount of $5,000.00; and

WHEREAS, acceptance and distribution of such grant award is contingent upon execution of a grant agreement with County.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the Awardee agree as follows:

ARTICLE 1

Recitals

The aforesaid recitals are true and correct and are incorporated herein by reference.

ARTICLE 2

Scope of Agreement

Awardee shall utilize grant funds for project support as detailed in the grant application narrative and budget.

ARTICLE 3

Term of Agreement

This Agreement shall remain in effect from November 1, 2023, to terminate on August 15, 2024, unless sooner terminated in advance thereof pursuant to the provisions of this Agreement.

ARTICLE 4

Award Payment

A. The Arts Council will disburse grant funds on a reimbursement basis in response to invoices submitted for expenditures incurred and paid during the grant period in accordance with the Grant Proposal Budget submitted with Awardee's Grant Application. All grant payments are requested by completing online forms for the Invoice for Payment, Grant Invoice Detail for Reimbursement, Organization Status Report and uploading proper documentation of the related paid expenses. Required documentation must be uploaded as PDF files.
B. Up to 5 reimbursements may be submitted during the grant funding year. (Nov 1, 2023 – Aug 15, 2024):
C. County shall not be liable to any vendor, supplier or subcontractor of Awardee for any expenses or liabilities incurred in connection with the Scope of Services and Awardee shall be solely liable for any such expenses and liabilities.

D. Requests for payment submitted after August 15, 2024, will not be eligible for payment.

ARTICLE 5

Maintenance and Review of Records

Awardee shall maintain all records and accounts, including property, personnel and financial records, contractual agreements, memoranda of understanding, subcontracts, proof of insurance, and any other records related to or resulting from the Scope of Services to assure a proper accounting and monitoring of all funds awarded.

With respect to all matters covered by this Agreement, records will be made available for examination, audit, inspection or copying purposes at any time during normal business hours. Awardee will permit same to be examined and excerpts or transcriptions made or duplicated from such records, and audits made of all contract, invoices, materials, records of personnel and of employment and other data relating to all matters covered by this Agreement.

Awardee shall retain all records and supporting documentation applicable to this Agreement for three (3) years from the date of payment to Awardee. If any litigation, claim, negotiation, audit, monitoring, inspection or other action has been started before the expiration of the required record retention period, records must be retained until completion of the action and resolution of all issues which arise from it, or the end of the required period, whichever is later. This Article shall survive the expiration or earlier termination of this Agreement.

ARTICLE 6

Indemnification

Awardee shall indemnify, hold harmless, and defend County from and against any and all liabilities, losses, claims, damages, demands, expenses and actions, either at law or in equity, including court costs and attorney's fees (at the trial and all appellate levels), that may hereafter at any time be made or brought by anyone on account of personal injury, property damage, loss of monies, or other loss, allegedly caused or incurred, in whole or in part, as a result of any negligent, wrongful, or intentional act or omission, or based on any act of fraud or defalcation by Awardee, its agents, subcontractors, assigns, heirs, and employees resulting from or arising under this Agreement.

ARTICLE 7

Equal Opportunity; Non-Discrimination

Awardee shall comply with Hillsborough County, Florida – Code of Ordinance and Laws, Part A, Chapter 30, Article II (Hillsborough County Human Rights Ordinance) as amended, which prohibits illegal discrimination on the basis of actual or perceived race, color, sex, age, religion, national origin, disability, marital status, sexual orientation, or gender identity or expression, in

employment, public accommodations, real estate transactions and practices, County contracting and procurement activities, and credit extension practices.

Awardee shall also comply with the requirements of all applicable federal, state and local laws, rules, regulations, ordinances and executive orders prohibiting and/or relating to discrimination, as amended and supplemented. All of the aforementioned laws, rules, regulations, and executive orders are incorporated herein by reference.

ARTICLE 8

Compliance With Applicable Laws

Awardee shall comply with the requirements of all applicable federal, state and local laws and the rules and regulations promulgated thereunder, including but not limited to, Florida's Public Records Act, Chapter 119, Florida Statutes. It shall be the responsibility of the Awardee to obtain all required permits or property rights necessary for completion of the Scope of Services.

ARTICLE 9

Headings

Article headings have been included in this Agreement solely for the purpose of convenience and shall not affect the interpretation of any of the terms of this Agreement.

ARTICLE 10

Waiver

No waiver of any term, condition, default or breach of this Agreement shall be effective unless in writing and executed by the party granting such waiver, and no such waiver shall operate as a waiver of such term, condition, default or breach on any other occasion. No delay or failure to enforce any provision of this Agreement shall operate as a waiver of such provision or any other provision herein or in any document related hereto.

ARTICLE 11

Severability

In the event that any provision of this Agreement is held to be invalid, illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall not be affected by such determination and shall remain in full force and effect.

ARTICLE 12

Survivability

Any term, condition, covenant or obligation which requires performance by either party subsequent to termination of this Agreement shall remain enforceable against such party subsequent to such termination.

ARTICLE 13

Crediting

Awardee must display the Hillsborough County wordmark logo on all printed and digital promotional materials. Credit for the Hillsborough County BOCC must be provided on all communications – all news releases; print, radio and television advertising; curtain/event speeches; publications; and other marketing materials. Samples of the materials showing the wordmark logo should be attached to the Final Report. On websites, the Awardee must display the Hillsborough County logo wordmark and link to the Hillsborough County website. It is preferred to display the logo, however, when it is not possible to display images, credit should be given through a text statement in the same font size or larger as any other sponsors. Proper text-only credit would read: "With the Support of the Hillsborough County Board of County Commissioners". In all publicity, websites, printed or production materials related to the grant project, the recipient must credit the Hillsborough County Board of County Commissioners for their support in the same font size, or larger, as any other sponsors. The logo (wordmark) of Hillsborough County should be used where possible. The logo will be provided on request as needed and with the Agreement.

ARTICLE 14

Third Party Beneficiaries

This Agreement is for the benefit of County and Awardee. No third party is an intended beneficiary so as to entitle that person to sue for an alleged breach of this Agreement. Awardee acknowledges and agrees that it is not acting as an agent, officer or employee of County in performing its obligations hereunder. In no event shall any provision of this Agreement make County liable to any person or entity that contracts with or provides goods or services to Awardee. There is no contractual relationship, either express or implied, between County and any person or entity supplying any work, labor, services, goods or materials to Awardee.

ARTICLE 15

Amendment; Merger; Modifications

This writing embodies the entire agreement and understanding between the parties hereto and there are no other agreements and/or understandings, oral or written, with respect to the subject matter hereof, that are not merged herein and superseded hereby. This Agreement may be amended only by a written instrument executed by County and Awardee.

ARTICLE 16

Termination of Agreement

A. In addition to the exercise of any other remedies available to it at law or in equity, County may terminate this Agreement for Awardee's non-performance, as solely determined by County, upon no less than twenty-four (24) hours written notice to Awardee.
B. In the event that a project or program for which Awardee has received funds is canceled and not replaced with an approved revised project or program, or in the event the Awardee ceases to exist, or ceases or suspends its operation for any reason, Awardee shall repay to the County all funds received by it for such canceled project or program and the County shall have no further funding obligation to Awardee. The determination that the Awardee has ceased or suspended its operation shall be made solely by County and Awardee agrees to be bound by the County's determination.
C. The Awardee shall repay County for all unauthorized, illegal or unlawful expenditures of grant funds, including unlawful and/or unauthorized expenditures discovered after the expiration of the grant period. The Awardee shall also be liable to reimburse the County for any lost or stolen grant funds.
D. Grant funds which are to be repaid to the County pursuant to this Article are to be repaid by delivering to the County a certified check for the total amount due, payable to the HILLSBOROUGH COUNTY FLORIDA BOARD OF COUNTY COMMISSIONERS within ten (10) days of the Council's written demand.
E. The above provisions do not waive any rights of the County or preclude the County from pursuing any other remedy which may be available to it under law. Nothing contained herein shall act as a limitation of the County's right to be repaid in the event Awardee does not produce or complete and project or program as described in Exhibit A.

ARTICLE 17

Availability of Funds

The obligations of County under this Agreement are subject to the availability of funds lawfully appropriated annually for such purposes. In the event sufficient funds to fund this Agreement become reduced or unavailable, County shall notify Awardee of such occurrence, and County may terminate this Agreement, without penalty or expense to County, upon no less than twenty-four (24) hours written notice to Awardee. County shall be the final authority as to the availability of funds and how available funds will be allotted.

ARTICLE 18

Governing Laws; Venue

This Agreement shall be governed by the laws, rules, and regulations of the State of Florida, and venue shall be in Hillsborough County, Florida.

ARTICLE 19

Special Conditions

Pursuant to BOCC Policy No. 10.04.00.00, the Awardee shall make available to the County similar sponsorship benefits as it offers to other sponsors including recognition for the County on event collateral and at the event. The Awardee will work with the County to obtain the proper County logo.

At no charge to the County, the Awardee shall provide access to the events or programs, including reasonable parking access if available, for a maximum of five (5) staff for purposes of monitoring consistency and compliance with this Agreement.

The County may request, at its sole discretion, to be provided a presence at the event (i.e. a vendor table, if applicable) similar to other sponsors and/or vendors to promote County activities, programs and/or items of interest to visitors and residents (the "Event Presence"). This Event Presence will be provided by the Awardee at no charge to the County.

ARTICLE 20

Notice

Any notice required or permitted to be given hereunder shall be sent by United States certified mail, return receipt requested, overnight delivery service or personal delivery with signature verification, to the attention of the following representatives of the parties:

A. If to County:
Martine Collier, Division Director
Hillsborough County Arts Council Division
601 E. Kennedy Boulevard, 20th floor
Tampa, FL 33602

B. If to Awardee:
Philippine Cultural Foundation, Inc.
Nhick Ramiro Pacis, Cultural Director
14301 Nine Eagles Dr.
Tampa, FL 33626

IN WITNESS WHEREOF, the Parties have caused their respective authorized representative to execute this Agreement effective as of the date first above written.

ATTEST: **COUNTY**: HILLSBOROUGH COUNTY, FLORIDA

By: Ronald D. Barton

Assistant County Administrator

Date: 12/01/2023

ATTEST: For the AGENCY
(Witness required)

Witness

VIVIAN F. DUDGEON

Print Name

AGENCY:

By:

Authorized Representative

NHICK RAMIRO PACIS

(Printed Name of Signer)

CULTURAL DIRECTOR

(Title)

12/1/23

(Date)

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. **23-1360A**

Application Number: 12-0031

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?
The Philippine Cultural Foundation, Inc (PCFI) has a unique long frontage that entitles it to have three signs. Spacing the signs 150 feet apart would put one of the signs in front of a vacant land, which serves no purpose.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.
The literal requirements of the LDC would deprive PCFI of fully advertising its property and function by proper signage.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.
The variance being requested will not interfere or injure the rights of others because it is still within the intent of Article 7 Section C(2)(c), such as, two signs may be combined. Although the two signs are not combined, their total area is still less than the area required for combined signs.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan *(refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).*
The total area of the signs at the same location (pole sign = 24 SF & wall sign = 54 SF) is only 78 SF. Two signs if combined are allowed 100 SF per side. This serves the general intent of the LDC and the Comprehensive Plan.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.
The requested variance is not a result of an illegal act. It is just logical that we have them in that location. And, since we already have the fence/wall, it is more cost effective to have the company sign on the wall and have a pole sign for advertising.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.
Allowing the variance will give us (PCFI) the ability to have our company sign on the wall and a pole sign for advertising. It would enable us to generate more income and in turn, we would be able to better fulfill our mission of educating the general public of our Philippine culture through cultural events and classes.

12-0031

PARTY OF RECORD

Rivas, Keshia

From: corinne@adamsaddress.com
Sent: Monday, February 10, 2025 11:10 AM
To: Ball, Fred (Sam)
Subject: Opposition to rezoning Philippine Cultural Center - application number is 24-1116

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

Regarding application number 24-1116, as a next door neighbor to the Philippine Cultural Center, located at 14301 Nine Eagles Drive, Tampa, FL 33626, I am in opposition to 1. the 195 foot cellular tower (which has been addressed separately), 2. rezoning the PCC to allow for non-cultural events and 3. adding parking spaces to the PCC.

Rezoning

The Philippine Cultural Center is a non-profit business and as a non-profit events should be culturally based and they should not be allowed to host events including weddings, fairs, parties and so forth that are outside of their cultural purpose and which will be allowed to run until 11pm. The requested changes by the PCC are misaligned with the purpose of the foundation.

The Philippine Foundation's purpose is to:

- Preserve and present Philippine heritage and culture as its legacy for future generations and to contribute to the diversity of this region and the State of Florida.
- To present high quality performances and exhibitions of Philippine traditional and contemporary artists, both professional and community based, national and international.
- Organize special events for the Filipino community that are open to the general public, county, and state wide.
- Provide cultural education, including language, folk arts, and good citizenship for children and adults, American-born Filipinos and individuals of various backgrounds who are interested in Filipino culture.

Any variance to the Foundation's purpose should be denied. The Foundation was granted its non-profit status based on its original purpose. Allowing the Center to expand its purpose to for-profit purposes undermines the Foundation's core purpose and creates legal, financial, taxation and ethical issues. Our neighborhood and the surrounding area which includes an elementary school and middle school is not zoned for nightclub activities.

Parking

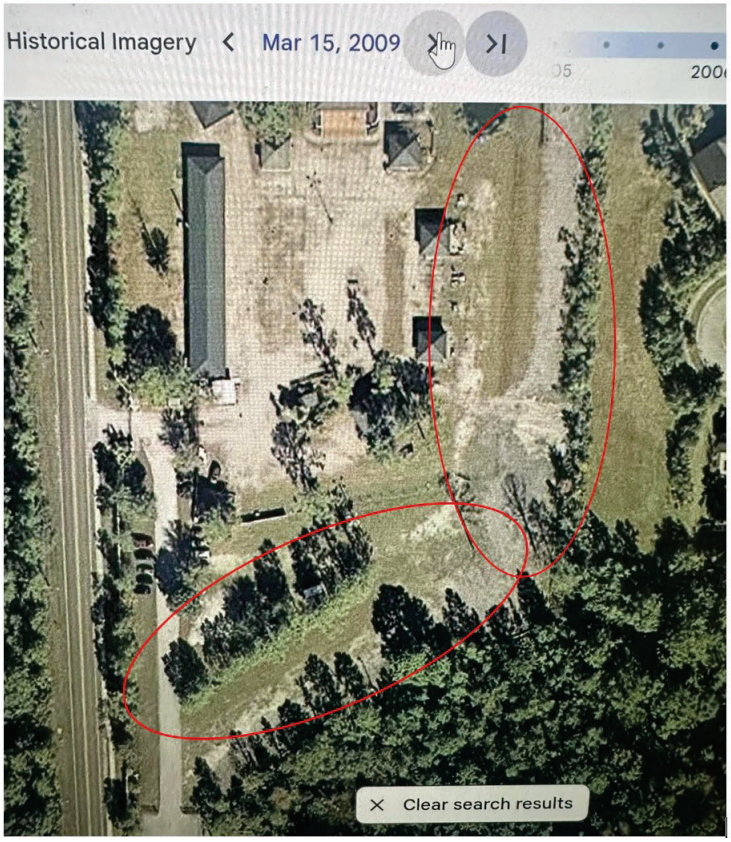
The request to accommodate new parking spaces so the Center can allow for parking of an additional 327 cars must be denied. Any additional parking would attract more vehicles, exacerbating traffic congestion in the surrounding areas, particularly during large events. The new parking spaces would run right up to the CDD land and our neighborhood, creating congestion, noise and security issues. Access to the Center is off of Nine Eagles Drive, which can barely handle the traffic it currently has, furthermore the road **cannot** be widened. The annual Philippine Festival the Center hosts once a year is an exact indication of the traffic problems that would be incurred due to the expansion of parking and use of the Center. The Foundation's request to waive the traffic survey must also be denied, a traffic survey is imperative to evaluate the issues arising from the potential additional traffic which would caused by allowing the Center to expand its allowed events and parking at the Center.

Current Violation

Furthermore the Philippine Cultural Center is already in violation of significant tree removal without permits and should be required to make restitution and replant the illegally removed trees which would also help with reviving the local ecosystem and creating a noise barrier to their existing non-profit events.

BEFORE TREE REMOVAL

NOW



Corinne Adams JD, LL.M
President, United Fight Alliance
www.UnitedFightAlliance.com
Facebook, Instagram, Twitter, YouTube
@UnitedFightAlliance1
310-704-0930

Rivas, Keshia

From: corinne@adamsaddress.com
Sent: Tuesday, February 11, 2025 11:34 AM
To: Ball, Fred (Sam)
Subject: RE: Opposition to rezoning Philippine Cultural Center - application number is 24-1116
Attachments: getImageServlet.png

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

I've just come to find out that the trees and plants that were illegally removed from the Philippine Cultural Center were part of the **protected wetlands**. What are you going to do to enforce penalties for the illegal removal of the large amount of trees and foliage?

Removing trees from wetlands can have serious ecological, hydrological, and climatic consequences. Some key impacts:

1. **Loss of Habitat** – Wetland trees provide essential habitats for birds, amphibians, mammals, and insects. Their removal disrupts ecosystems, leading to a decline in biodiversity.
2. **Increased Flooding** – Trees help absorb and slow down water flow. Without them, water moves more rapidly, increasing the risk of flooding in surrounding areas.
3. **Erosion and Sedimentation** – Tree roots stabilize soil and prevent erosion. Removing trees can lead to increased sediment runoff into water bodies, which can degrade water quality and disrupt aquatic ecosystems.
4. **Reduced Water Filtration** – Wetlands act as natural water filters. Trees and vegetation help trap pollutants and excess nutrients, keeping water clean. Their removal diminishes this ability, leading to poorer water quality.
5. **Altered Water Table** – Trees help regulate groundwater levels by absorbing and releasing water. Cutting them down can cause water levels to fluctuate unpredictably, potentially drying out wetlands or making them too saturated.
6. **Climate Change Impact** – Trees in wetlands store significant amounts of carbon. Removing them releases carbon dioxide, contributing to climate change and reducing the wetland's ability to act as a carbon sink.
7. **Temperature and Microclimate Changes** – Tree canopies provide shade and regulate temperatures. Their loss can lead to higher water temperatures, affecting species adapted to cooler environments.
8. **Disruption of Nutrient Cycles** – Trees play a role in nutrient cycling within wetlands. Removing them can alter soil composition, reduce organic matter availability, and impact the overall productivity of the ecosystem.

In short, cutting down trees in wetlands weakens their ability to support wildlife, regulate water, and mitigate climate change. Conservation efforts are crucial to maintaining these vital ecosystems.

Removing trees from wetlands can result in **legal liability**. Wetlands are **protected areas** due to their ecological importance, and unauthorized tree removal can lead to **fines, penalties, and restoration requirements**.

1. Federal Laws (U.S.)

- **Clean Water Act (CWA)** – The U.S. Army Corps of Engineers regulates wetlands under **Section 404**. If tree removal leads to dredging, filling, or altering the wetland, a permit may be required.
- **Endangered Species Act (ESA)** – If protected species rely on the trees or wetland, harming their habitat could result in legal action.

2. State and Local Laws

- **States** and **municipalities** have additional wetland protection laws. Some require **permits** for any work in wetlands, including tree removal.
- **Conservation Easements** or **protected land agreements** may impose restrictions on private landowners.

3. Potential Consequences

- **Fines & Penalties** – Violating wetland laws can lead to **hefty fines** (sometimes thousands to millions of dollars).

- **Restoration Orders** – Authorities may require you to **restore the wetland** by replanting trees or restoring damaged areas.
- **Civil & Criminal Charges** – In severe cases, illegal destruction of wetlands can lead to **lawsuits** or even **criminal charges**.

Corinne Adams
310-704-0930

From: corinne@adamsaddress.com <corinne@adamsaddress.com>
Sent: Monday, February 10, 2025 11:10 AM
To: 'BallF@hcfl.gov' <BallF@hcfl.gov>
Subject: Opposition to rezoning Philippine Cultural Center - application number is 24-1116

Regarding application number 24-1116, as a next door neighbor to the Philippine Cultural Center, located at 14301 Nine Eagles Drive, Tampa, FL 33626, I am in opposition to 1. the 195 foot cellular tower (which has been addressed separately), 2. rezoning the PCC to allow for non-cultural events and 3. adding parking spaces to the PCC.

Rezoning

The Philippine Cultural Center is a non-profit business and as a non-profit events should be culturally based and they should not be allowed to host events including weddings, fairs, parties and so forth that are outside of their cultural purpose and which will be allowed to run until 11pm. The requested changes by the PCC are misaligned with the purpose of the foundation.

The Philippine Foundation's purpose is to:

- Preserve and present Philippine heritage and culture as its legacy for future generations and to contribute to the diversity of this region and the State of Florida.
- To present high quality performances and exhibitions of Philippine traditional and contemporary artists, both professional and community based, national and international.
- Organize special events for the Filipino community that are open to the general public, county, and state wide.
- Provide cultural education, including language, folk arts, and good citizenship for children and adults, American-born Filipinos and individuals of various backgrounds who are interested in Filipino culture.

Any variance to the Foundation's purpose should be denied. The Foundation was granted its non-profit status based on its original purpose. Allowing the Center to expand its purpose to for-profit purposes undermines the Foundation's core purpose and creates legal, financial, taxation and ethical issues. Our neighborhood and the surrounding area which includes an elementary school and middle school is not zoned for nightclub activities.

Parking

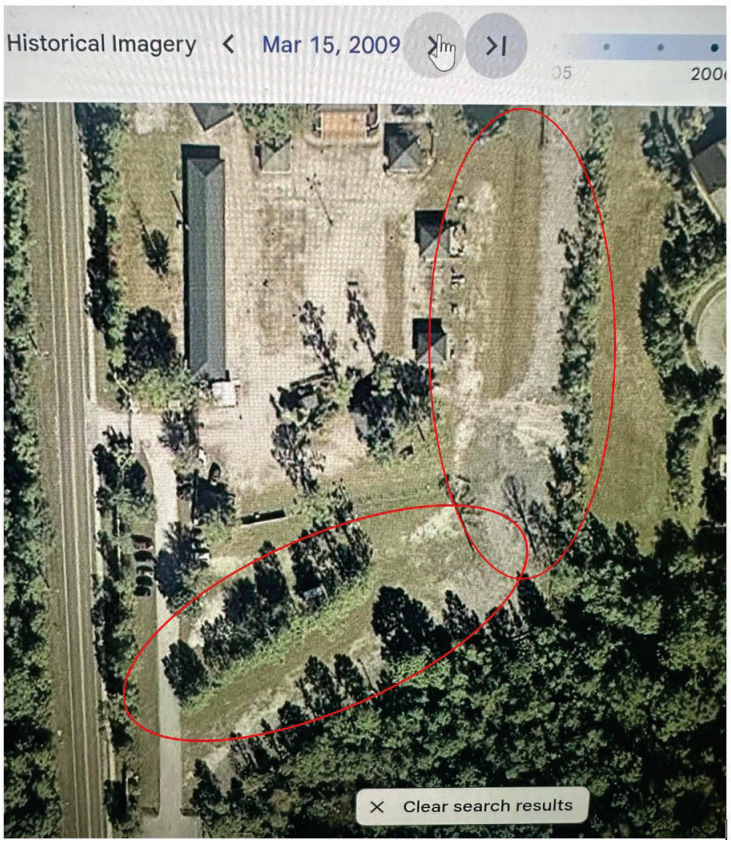
The request to accommodate new parking spaces so the Center can allow for parking of an additional 327 cars must be denied. Any additional parking would attract more vehicles, exacerbating traffic congestion in the surrounding areas, particularly during large events. The new parking spaces would run right up to the CDD land and our neighborhood, creating congestion, noise and security issues. Access to the Center is off of Nine Eagles Drive, which can barely handle the traffic it currently has, furthermore the road **cannot** be widened. The annual Philippine Festival the Center hosts once a year is an exact indication of the traffic problems that would be incurred due to the expansion of parking and use of the Center. The Foundation's request to waive the traffic survey must also be denied, a traffic survey is imperative to evaluate the issues arising from the potential additional traffic which would caused by allowing the Center to expand its allowed events and parking at the Center.

Current Violation

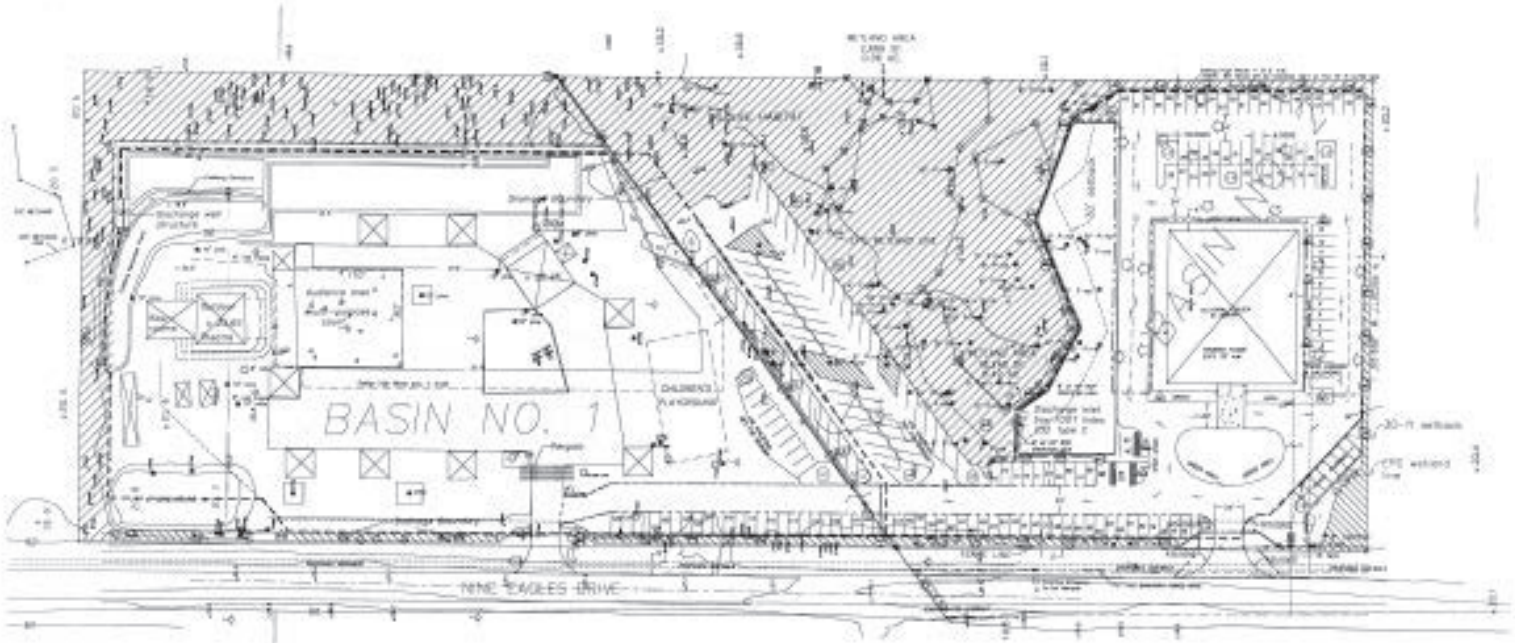
Furthermore the Philippine Cultural Center is already in violation of significant tree removal without permits and should be required to make restitution and replant the illegally removed trees which would also help with reviving the local ecosystem and creating a noise barrier to their existing non-profit events.

BEFORE TREE REMOVAL

NOW



Corinne Adams JD, LL.M
President, United Fight Alliance
www.UnitedFightAlliance.com
Facebook, Instagram, Twitter, YouTube
@UnitedFightAlliance1
310-704-0930



EXISTING SITE PLAN

CALUSA CONSTRUCTION CO

Rivas, Keshia

From: jordan@unitedfightalliance.com
Sent: Monday, February 10, 2025 12:49 PM
To: Ball, Fred (Sam)
Subject: Dear Hillsborough County Land Use Authority, Opposition to rezoning Philippine Cultural Center - application number is 24-1116

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

Regarding application number 24-1116, as a next door neighbor to the Philippine Cultural Center, located at 14301 Nine Eagles Drive, Tampa, FL 33626, I am in opposition to 1. the 195 foot cellular tower (which has been addressed separately), 2. rezoning the PCC to allow for non-cultural events and 3. adding parking spaces to the PCC.

Rezoning

The Philippine Cultural Center is a non-profit business and as a non-profit events should be culturally based and they should not be allowed to host events including weddings, fairs, parties and so forth that are outside of their cultural purpose and which will be allowed to run until 11pm. The requested changes by the PCC are misaligned with the purpose of the foundation.

The Philippine Foundation's purpose is to:

- Preserve and present Philippine heritage and culture as its legacy for future generations and to contribute to the diversity of this region and the State of Florida.
- To present high quality performances and exhibitions of Philippine traditional and contemporary artists, both professional and community based, national and international.
- Organize special events for the Filipino community that are open to the general public, county, and state wide.
- Provide cultural education, including language, folk arts, and good citizenship for children and adults, American-born Filipinos and individuals of various backgrounds who are interested in Filipino culture.

Any variance to the Foundation's purpose should be denied. The Foundation was granted its non-profit status based on its original purpose. Allowing the Center to expand its purpose to for-profit purposes undermines the Foundation's core purpose and creates legal, financial, taxation and ethical issues. Our neighborhood and the surrounding area which includes an elementary school and middle school is not zoned for nightclub activities.

Parking

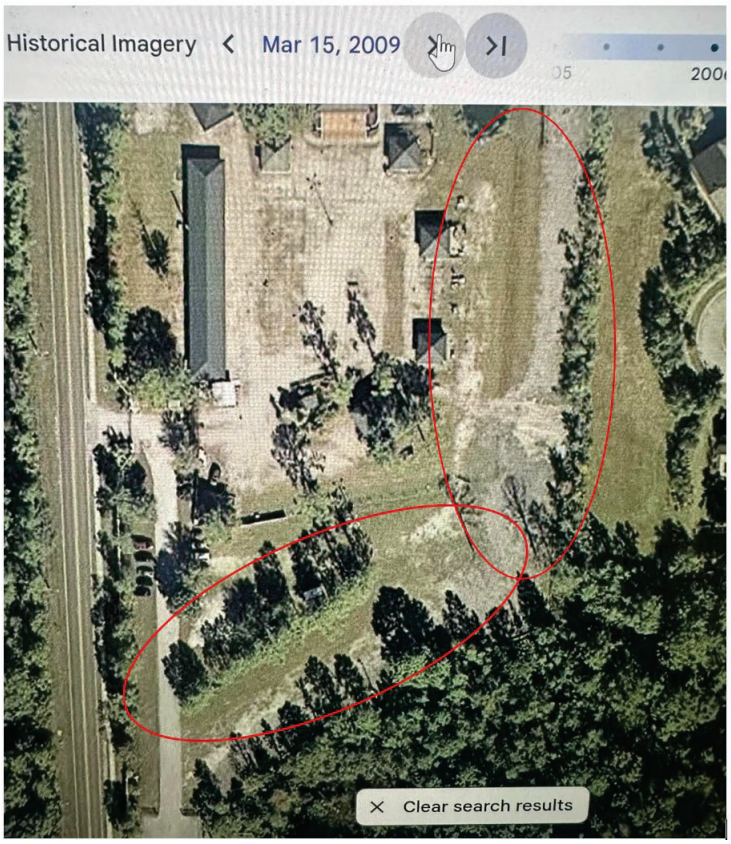
The request to accommodate new parking spaces so the Center can allow for parking of an additional 327 cars must be denied. Any additional parking would attract more vehicles, exacerbating traffic congestion in the surrounding areas, particularly during large events. The new parking spaces would run right up to the CDD land and our neighborhood, creating congestion, noise and security issues. Access to the Center is off of Nine Eagles Drive, which can barely handle the traffic it currently has, furthermore the road **cannot** be widened. The annual Philippine Festival the Center hosts once a year is an exact indication of the traffic problems that would be incurred due to the expansion of parking and use of the Center. The Foundation's request to waive the traffic survey must also be denied, a traffic survey is imperative to evaluate the issues arising from the potential additional traffic which would caused by allowing the Center to expand its allowed events and parking at the Center.

Current Violation

Furthermore the Philippine Cultural Center is already in violation of significant tree removal without permits and should be required to make restitution and replant the illegally removed trees which would also help with reviving the local ecosystem and creating a noise barrier to their existing non-profit events.

BEFORE TREE REMOVAL

NOW



Respectfully,

Jordan Jay Adams
CEO
ARNG Veteran
UNITED FIGHT ALLIANCE
www.UnitedFightAlliance.com
Facebook, Instagram, Twitter, YouTube

Virus-free.www.avg.com

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 3:42 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, July 13, 2025 11:37 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/13/25 11:36 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Barbara Ahmad
Address:	12505 Blazing Star Dr Tampa, FL 33626
Your Message	
Your Subject (required)::	Plz OPPOSE RZ 24-1116

Your Message (required)::	Please oppose the re-zoning request by the Philippine Cultural Center, application # RZ 24-1116. The center is located in a residential area and the proposed changes will severely overburden our narrow two lane Nine Eagles drive. Keep in mind, Nine Eagles Drive is the ONLY way in and out of three large residential communities , there is no going around the traffic burden. In addition, just steps from the community center is our local elementary and middle schools. Bringing additional traffic to this small street will also endanger the many children who walk and bike to school as well as school bus/parent pick up traffic. The re-zoning request will also allow noisy events DAILY until 11 pm. I don't mind hearing the loud music inside my house in April when the center hosts its annual event because it is a cultural event and just once a year. We live in a peaceful, safe, and quiet community and want to keep it that way. The proposed changes will have a very negative impact on the property values of all the hardworking families living in the nearby communities. Please place yourselves in our shoes and oppose RZ 24-1116 on Monday, July 21st and any future meeting dates. Thank you!
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 4:30 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: Oppose RZ 24-1116

From: Barbara Ahmad <ahmadb@bellsouth.net>
Sent: Sunday, July 13, 2025 12:22 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Oppose RZ 24-1116

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

To whom it may concern:
My name is Barbara Ahmad and I reside at 12505 Blazing Star Drive in the Westwood Lakes Community.

I OPPOSE. RZ 24 -1115 re-zoning request made by the Philippine Cultural Center .

The center is located in a residential area and the proposed changes will severely overburden our narrow two lane, Nine Eagles Dr. Keep in mind, Nine Eagles Dr. is the only way in and out of three large residential communities, there is no alternate route in and out of our communities which have hundreds of homes. In addition, just steps away from the cultural center are our local elementary and middle schools. Bringing additional traffic to this small street will endanger the many school children who walk and bike to and from school as well as hinder school bus and parent pick up traffic. The rezoning request will also allow NOISY events DAILY UNTIL 11 PM. I really don't mind hearing the loud music inside of our house in April when the center hosts its annual event because it is a cultural event and just once a year. We live in a peaceful , safe, and quiet community and want to keep it that way. The proposal changes will have a very negative impact on the property values of all the hard-working families living in this area.

Approval will tremendously overburden narrow, two lane, Nine Eagles Drive . Nine Eagles Drive

Sent from AT&T Yahoo Mail for iPad

Received 07-16-25
Development Services

Rivas, Keshia

From: Kenneth Alweis <kalweis6216@gmail.com>
Sent: Wednesday, July 16, 2025 9:51 PM
To: Hearings
Subject: Application for Re-Zoning PD24-1116
Attachments: Re-Zoning letter.docx

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

Sent from my iPad

24-1116

Received 07-16-25
Development Services

Kenneth M. Alweis
Karen B. Alweis
12562 Leatherleaf Drive
Tampa, Florida 33626

July 16, 2025

Hearing Master
Hillsborough County

Re: Application PD 24-1116

Dear Hearing Master–

We are homeowners in the Westwood Lakes community and are adamantly opposed to the proposed rezoning of the Philippine Cultural Foundation. Simply put, the proposed re-zoning is unwarranted and would dramatically change the characteristics and safety of the of the surrounding neighborhoods.

The proposed re-zoning is inconsistent with the Hillsborough County Comprehensive Plan. Nine Eagles Road is bordered by wooded areas, wetlands and ponds. The proposal calls for a dramatic increase in vehicular traffic on a narrow, two-lane, already heavily trafficked road. The proposed re-zoning would certainly increase the pollution caused by the increase in traffic, inevitable litter and noise pollution.

Entry into Westwood Lakes consists of a single point of entry at its intersection with Nine Eagles Road. The application calls for significant traffic congestion during the various events the applicant intends to hold. During those periods, the ability of fire departments, ambulances, and other first responders to reach the community will be significantly impacted.

The zoning of the property was addressed in 2013. The uses were interpreted, and the applicant was restricted to those identified uses. The applicant has shown absolutely no justification for a change to those permitted uses.

There is no demand for expansion of the uses of the applicant's property. The applicant has demonstrated that it is incapable of absorbing and supporting the proposed plan. Despite the fact that it claims that it will only hold "medium" events four times a yar, the reality is that the applicant will seek to maximize attendance whenever possible. In all likelihood, attendees at the applicant's event will try to park on the streets of Westwood Lakes. We did not buy our home with the expectation that our street would become a parking lot for an entertainment venue. Westwood Lakes would eventually have to become a gated community with a security guard and gate. That will necessarily result in increased Homeowner's Association feess for the residents and a drop in home values.

Received 07-16-25
Development Services

The proposed re-zoning does not serve a legitimate public purpose. Instead, the proposal calls for the creation and/or expansion of an entertainment venue. The applicant has not demonstrated that there is a need for an entertainment in a residential neighborhood. The only entity served by the proposed re-zoning is the applicant.

A re-zoning is supposed to occur only when the change is for the benefit of the community. Here, the sole beneficiary of the re-zoning is the applicant.

The application should be denied.

Sincerely,

Kenneth M. Alweis

Karen B. Alweis

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 14, 2025 7:59 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 7:58 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Edrik Araniego
Address:	16304 Armstrong Place Tampa, FL 33647
Your Phone Number::	(813) 903-0726
Your Email Address::	earaniego@msn.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Edrik Araniego and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you and God Bless.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Joey Araniego <jaranieg@gmail.com>
Sent: Monday, July 14, 2025 11:18 PM
To: Hearings
Subject: PD 24-1116 Support of PCFI

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

I am Segismond Araniego and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Respectfully,
Segismond Araniego

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 9:00 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, July 13, 2025 7:38 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD24-6111). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/13/25 7:38 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	2 | Commissioner Ken Hagan (District 2)
Your Information	
Your Name::	Lara Araniego
Address:	16304 Armstrong Place Tampa, FL 33647
Your Phone Number::	(813) 494-7190
Your Email Address::	laraniego@hotmail.com
Your Message	

Your Subject (required)::	Rezoning of Philippine Cultural Foundation Inc.
Your Message (required)::	Dear Ken, I am writing to express my strong support for the rezoning request submitted by the Philippine Cultural Foundation, Inc. (PCFI). For over 25 years, PCFI has been a cornerstone of the Tampa Bay community, serving as a second home for countless Filipino Americans and their families. My own family has been deeply involved in supporting and promoting this vital organization, which plays a crucial role in preserving and celebrating our cultural heritage. Through its events, programs, and outreach, PCFI fosters a sense of belonging and pride among Filipino Americans, while also enriching the broader Tampa community. Filipino Americans contribute significantly to Tampa's success, particularly in fields such as healthcare, engineering, and hospitality. The rezoning will enable PCFI to host future events that generate essential funding to sustain its mission and expand its impact. This request is not just about land use—it's about honoring the legacy of hardworking Filipino Americans and ensuring that future generations can continue to connect with their roots and contribute meaningfully to our shared community. I respectfully urge your support in approving this rezoning request for the benefit of our community. Sincerely, Lara Araniego
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD24-6111

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Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:50 AM
To: Rome, Ashley; Rivas, Keshia; Ball, Fred (Sam)
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 10:31 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 10:31 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Segismond Araniego
Address:	10416 Beneva Dr Tampa, FL 33647-3226
Your Phone Number::	8133004024
Your Email Address::	joey@thecjc.org

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am Segismond Araniego and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance

	with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 11:26 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 11:25 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am Arnel G. Artus and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. As a Director of Ang Bisaya of Florida, Inc and as a resident Artist/ Art Instructor- PCFI became a sanctuary for many years in sharing different forms of art from exhibits of different artist and a place

for learning for art enthusiast .
For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you

Arnel G. Artus
President of Ang Bisaya of Florida, Inc.
Resident Artist/Art Instructor

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 11:37 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 11:37 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Arnel Artus
Address:	24025 Madaca Lane unit 201 Port Charlotte, FL 33954
Your Phone Number::	(727) 506-9368
Your Email Address::	arnelgartus@yahoo.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I am Arnel G. Artus and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.
As a Director of Ang Bisaya of Florida, Inc and as a resident Artist/ Art Instructor- PCFI became a sanctuary for many years in sharing different forms of art from exhibits of different artist and a place for learning for art enthusiast .
For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you

	Arnel G. Artus President of Ang Bisaya of Florida, Inc. Resident Artist/Art Instructor
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 11:53 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 11:53 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Alma Asuncion
Address:	7020 50th Ave N Saint Petersburg, FL 33709
Your Phone Number::	(727) 642-8407
Your Email Address::	almest1102@hotmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Alma Asuncion and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 11:55 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 11:55 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Carlos Asuncion
Address:	7020 50th Ave N Saint Petersburg, FL 33709
Your Phone Number::	(727) 686-4745
Your Email Address::	carlos.asuncion@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Carlos Asuncion and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 11:51 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 11:51 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jessica Asuncion
Address:	7020 50th Ave N Saint Petersburg, FL 33709
Your Phone Number::	(727) 331-2126
Your Email Address::	jessica.b.asuncion@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Jessica Asuncion Bañez and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 11:57 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 11:57 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jayar Banez
Address:	7020 50th Ave N Saint Petersburg, FL 33709
Your Phone Number::	(813) 313-6789
Your Email Address::	jcbanez@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Jayar Banez and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:48 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 10:28 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 10:27 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Joseph Baruta
Address:	1208 Magnolia Woods Ct Lutz, FL 33558
Your Phone Number::	(813) 928-7306
Your Message	

Your Subject (required)::	PD 24-1116 PCFI rezoning
Your Message (required)::	I am Joseph Baruta and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

	Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 5:39 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD241116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 5:38 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Message	
Your Subject (required)::	Bayanihan Center Rexoning
Your Message (required)::	Subject: Support for Application Number PD 24-1116 I hope this message finds you well. On behalf of the Philippine Cultural Foundation, Inc. I am reaching out to respectfully ask for your support in the upcoming rezoning process for our Bayanihan Arts and Events Center, located at 1401 Nine Eagles Drive in Tampa. The application in question seeks to rezone our property to Planned Development status to formally allow the continued use of the BAEC as a banquet and events venue that serves the broader public. While our Center has always opened its doors to

	the community, this zoning adjustment is necessary to align with both current county regulations and the intent of the original grant that made the BAEC a reality. Funded by a grant from the Florida Department of State, Division of Cultural Affairs, the BAEC was built not only as a cultural hub for the Filipino-American community, but also as a civic space for the people of Hillsborough County and beyond. Over the years, our facility has hosted a wide range of activities—from cultural celebrations and public school proms to voter precinct duties and naturalization ceremonies. It's not only a cultural venue—it's a true community resource. In addition to its cultural and civic contributions, the BAEC is also an economic driver. PCFI's major annual event, PhilFest, held each April, fills hotel rooms across the area for several days and brings thousands of attendees to the Westchase area. Its annual fundraiser Sampaguita Ball each October welcomes guests from various states and promotes regional tourism, all while celebrating Filipino-American heritage. This letter is seeking your support to ensure the future of this facility. The zoning hearing before the Zoning Hearing Master, originally set for June 16, 2025, has been moved to July 21, 2025. The final decision by the Board of County Commissioners is scheduled for August 12, 2025. I firmly believe that formalizing the Center's use as a banquet and events facility accessible to everyone will help the foundation better serve the public. Restricting its use only to Filipino-related events would not only be contrary to the goals of the organization—it may also risk its 501(c)(3) standing by appearing exclusive, which it is not. The Bayanihan Center was built on the principle of inclusiveness and unity—bayanihan itself means "community spirit." I hope that spirit continues through your support of the foundation's request. Thank you for considering this matter. I am grateful for your dedication to the people of Hillsborough County and would be honored to have your support in this important step for our community.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD241116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 1:55 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:13 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:13 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Chichi Beavers
Address:	273 Diogenes St. Dunedin, FL 34698
Your Phone Number::	(727) 218-8054
Your Email Address::	chi2xbb@aol.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am Chichi and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 11:07 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 11:07 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Reian Beltran
Address:	7432 Yale Harbor Dr Wesley Chapel, FL 33545
Your Phone Number::	8132974629
Your Email Address::	reianmb@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116

Your Message (required)::	I am Reian, and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 9:10 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, July 13, 2025 10:11 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD24-6111). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/13/25 10:10 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jilar Beltran
Address:	7432 Yale Harbor Drive Wesley Chapel, FL 33545
Your Phone Number::	(813) 297-4718
Your Email Address::	jilarmbeltran@gmail.com

Your Message	
Your Subject (required)::	Case # PD24-6111
Your Message (required)::	Dear Commissioners, I am writing to express my deep appreciation for the Philippine Cultural Foundation, Inc. (PCFI) and to emphasize the vital role it plays in preserving and promoting Filipino heritage within our community. PCFI is more than just a cultural organization—it is a living bridge between generations and cultures. Through its festivals, educational programs, language classes, and community events, PCFI provides Filipino-Americans and the broader public with a deeper understanding of Philippine history, values, and traditions. It fosters pride, inclusion, and belonging, especially among youth who are learning to connect with their roots while growing up in a multicultural society. Organizations like PCFI not only enrich the cultural landscape of our county, but also promote unity and diversity—values that are essential in building a vibrant, resilient community. I respectfully urge you to continue supporting PCFI's initiatives and recognize its impact on cultural education, community cohesion, and public engagement in our region. Thank you for your time and continued service. Sincerely, Jilar Beltran
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD24-6111

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:56 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 10:44 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 10:43 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Arnell Biglete
Address:	4210 W GRAY ST UNIT 4 TAMPA, FL 33609-2262
Your Phone Number::	(813) 482-7319
Your Email Address::	arnellbiglete@me.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	My name is Arnell J.P. Biglete and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization,

	and the Filipino American community in general. Respectfully Yours, Arnell J.P. Biglete Chairman of the Board The Philippine Cultural Foundation
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Arnell Biglete <arnellbiglete@me.com>
Sent: Tuesday, July 15, 2025 11:47 AM
To: Hearings
Subject: Support for Application No. PD 24-1116

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

The Zoning Hearing Master
Department of Developmental Services
Hillsborough County
Fred Karl County Center
601 Kennedy Blvd., 16th Floor
Tampa, Florida 33602

Re: Support for Application No. PD 24-1116:

Dear Sir/Madam:

My name is Arnell Jose Paulino Biglete, and I am the Chairman of the Board of The Philippine Cultural Foundation, a Florida not-for-profit corporation, whose current address is 14301 Nine Eagles Drive; Tampa, Florida 33626

The Philippine Cultural Foundation (PCFI) owns and operates the Bayanihan Arts and Events Center (BAEC), a 14,300 square foot air-conditioned and fully furnished cultural center built and inaugurated on September 22, 2001, on the PCFI's 10-acre property at 14301 Nine Eagles Drive, Tampa, Hillsborough County 33626, Florida. The PCFI is applying for a planned development (PD) rezoning for BAEC as a banquet hall so the public may use the facility, Instead, its use is limited to Filipinos only.

On behalf of the foundation and myself, please note that we are supporting the application. Our reasons for supporting the rezoning application include, but are not limited to, the following:

The subject of this rezoning request from agricultural rural (AR) to PD is not the entire 10 acres. The property is an acre, but only the existing BAEC building is included. The BAEC, funded by a state grant from the Florida Department of State, Division of Cultural Facilities, has a state-mandated nondiscriminatory policy in that it does not discriminate based on age, sex, religion, national origin, race, or color. The BAEC has a library of Filipino American reading materials, and it has been used historically and generally by the public, such as the U.S. Citizenship & Immigration Services for holding swearing-in ceremonies of new American citizens, and Hillsborough County Supervisor of Elections for a polling place during regular and primary elections, Hillsborough County high schools for graduation ceremonies and proms, and the Nine Eagles Homeowners
Association for meetings.

However, on 04/25/2012, the Hillsborough County Code Enforcement Board limited the use of BAEC only "to those directly hosted by the Philippine Center and connected with Filipino culture," to the exclusion of the "general public" (the "zoning interpretation"). We respectfully Submit that the zoning interpretation, as applied to BAEC, is discriminatory and ultra vires as contravening (1) the Supremacy Clause of the United States Constitution as expressed in Internal Revenue Code Sections 501(a) and 501(c)(3), and the (2) Pre-exemption Clause of the Florida Constitution as expressed in Florida Statutes Section 265.703.
As a result of the zoning interpretation, the PCFI and BAEC suffered and will continue to suffer irreparable loss, harm, and injury, including, but not limited to, the possible revocation of its Section 501(c)(3) tax-exempt status for being forced to adopt a discrimination policy on the use of The facility.

The PCFI is applying for a variation of only the use of the inside of the BAEC, not of its outside use because BAEC was built in 2001, and all applicable Land Development Code requirements have been previously complied with at that time.

The PCFI requests a Section 6.04.02.8 Administrative Variance from the Section 6.04.03.1 requirement (in the case the applicant is seeking a waiver of substandard road requirements), or a Design Exception in accordance with Section 1.7.2. and other applicable sections of the Transportation Technical Manual (TTM), in the event the applicant is seeking relief from a TypicalSections standard found within the TTM, notwithstanding the request for waiver of substandard roads, the BAEC is complying with the requirements relative to traffic and road-right-of-way, as shown in the report of the engineering firm of Tampa Civil Design, LLC.

We respectfully submit the objections to the subject application by some neighbors of the PCFI are directed to the construction of the cell tower on the northern end of the PCFI property, which objections are now moot and academic as the result of the settlement of the lawsuit in the Circuit Court of Hillsborough County Case No. 24-CA-006627). Given the foregoing, we would appreciate it if you could approve the PD 24-1116
application.

Sincerely,

Arnell Jose Paulino Biglete
Chairman of the Board
The Philippine Cultural Foundation
Dated: July 15, 2025

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 9:14 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, July 13, 2025 11:35 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/13/25 11:35 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Lissa Biglete
Address:	4210 West Gray Street, Unit #4 Tampa, FL 33609
Your Phone Number::	(813) 909-6470
Your Email Address::	ibiglete624@icloud.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
	I am _____ and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. Good morning, I am Lissa Biglete and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.
Your Message (required)::	For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and

	BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 2:08 PM
To: Rivas, Keshia; Rome, Ashley; Ball, Fred (Sam)
Subject: FW: BOCC Contact Form - Zoning Application Comment ("PD 24-1116"). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 1:07 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ("PD 24-1116"). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 1:07 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	EDGARDO BILBAO
Address:	20832 CEDAR BLUFF PL LAND O' LAKES , FL 34638
Your Phone Number::	(813) 323-0454
Your Email Address::	sugar27b@gmail.com

Your Message	
Your Subject (required)::	"PD 24-1116 Support of PCFI"
Your Message (required)::	Dear Honorable County Commissioners: I am writing to respectfully request your support for the Philippine Cultural Foundation's application to rezone the Bayanihan Arts and Events Center (BAEC) at 1401 Nine Eagles Drive, Tampa, FL 33626, into a planned development banquet hall. This 14,301 sq. ft. air-conditioned facility was established through a grant from the Florida Department of State Division of Cultural Affairs. Since its founding in 1991, the BAEC has served the broader Hillsborough community—hosting events for 21 Filipino organizations, school proms, citizenship ceremonies, and even serving as an election precinct. Major events like PhilFest and the Sampaguita Ball have significantly contributed to the local economy and cultural landscape. Our rezoning application, initially scheduled for hearing on June 16, 2025, has been continued to July 21, 2025 before the Zoning Hearing Master, with the BOCC meeting remaining on August 12, 2025. We ask for your support in this process. Broadening access to the facility aligns with the inclusive conditions of our state grant and safeguards our 501(c)(3) status. Restricting usage to Filipinos only would be contrary to these values and potentially discriminatory. Thank you for your ongoing leadership and consideration. Your favorable response would mean a great deal to our organization and the Filipino American community. Sincerely, Edgardo A. Bilbao
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	"PD 24-1116"

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 2:07 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:51 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:50 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Andrew Bosma
Address:	12507 Blazing Star Dr Tampa, FL 33626
Your Message	
Your Subject (required)::	Vote No on Culutral Center Re-Zoning

Your Message (required)::	Dear Hillsborough commissioners, I am writing to OPPOSE the re-zoning request from the Philippine Cultural Center in Westchase, FL. I have a young family that live this area of Westchase. We are extremely concerned about the re-zoning plans and do not agree with this proposal. The elementary and middle school children are extremely close to this cultural center - not only are parents traveling frequently on Nine Eagles, but the children are always on the sidewalk, just feet from an already very busy road. I cannot harbor allow my children to continue using these roads alone if increased traffic and people are present in the area. This re-zoning will endanger kids walking, biking and busing to/from school. This narrow 2 lane Nine Eagles Dr is the only way in and out of 1 of the 3 large communities in here. We are very concerned for the potential increased traffic and occupancies traveling in this small area of Westchase. I do not agree with this re-zoning in zip code 33626. We are not interested in raising our family in this area if this re-zoning occurs due to concern for our children's safety. Thank you, Andrew Bosma
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 2:06 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - 24-1116 Zoning Application Comment ( ). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:48 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:47 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Devin Bosma
Address:	12507 Blazing Star Dr Tampa, FL 33626
Your Phone Number::	(616) 994-2442
Your Email Address::	bosmadevin@gmail.com

Your Message	
Your Subject (required)::	Vote No on Cultural Center Re-Zoning
Your Message (required)::	Dear Hillsborough commissioners, My name is Devin Bosma and I am writing to oppose the re-zoning request from the Philippine Cultural Center. We are a young family with small children and live this area of Westchase as we raise our children. However we are extremely concerned about the re-zoning plans and do not agree with this proposal. The elementary and middle school children are extremely close to this cultural center - not only are parents traveling frequently on Nine Eagles, but the children are always on the sidewalk, just feet from an already very busy road. This re-zoning will endanger kids walking, biking and busing to/from school. This narrow 2 lane Nine Eagles Dr is the only way in and out of 1 of the 3 large communities in here. We are very concerned for the potential increased traffic and occupancies traveling in this small area of Westchase. I do not agree with this re-zoning in zip code 33626. We are not interested in raising our family in this area if this re-zoning occurs due to concern for our children's safety. Thank you for your attention and concern. Sincerely. Devin Bosma
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 7:44 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 7:43 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Generoso Buan
Address:	7865 Tuscany woods drive Tampa, FL 33647
Your Phone Number::	(813) 765-1267
Your Email Address::	generosobuan01@yahoo.com
Your Message	
Your Subject (required)::	PD24-1116 Support of PCFI

Your Message (required)::

I am Generoso Buan, parent, and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general.

Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Received 07-11-25
Development Services

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 2:58 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: Rezoning Appeal
Attachments: Re-zoning email to Rezoning Master frm PPAC.docx

From: Rein Candelario <tj090303@yahoo.com>
Sent: Friday, July 11, 2025 8:05 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Rezoning Appeal

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

Ren Candelario RN BSN
PPAC Co-Choreographer
813-451-0688
tj090303@yahoo.com

24-1116

Received 07-11-25
Development Services

The Zoning Hearing Master (email to: **hearings@hcfl.gov**)
Department of Developmental Services
Hillsborough County
Fred Karl County Center
601 Kennedy Blvd., 16th Floor
Tampa, Florida 33602

Re: Support for Application No. PD 24-1116:

Dear Sir/Madam:

My name is Renato Candelario, and I am the President of PHILIPPINE PERFORMING ARTS COMPANY, INC. (PPAC), a Florida not-for-profit corporation, whose current address is 1950 Hammocks Avenue, Lutz, FL 33549.

My community organization is one of the 19 member organizations of the mother organization, the Philippine Cultural Foundation, Inc. (PCFI), Florida, a profit corporation and a Section 501 (c) (3) tax-exempt organization under the Internal Revenue Code.

The Philippine Cultural Foundation (PCFI) owns and operates the Bayanihan Arts and Events Center (BAEC), a 14,300 square foot air-conditioned and fully furnished cultural center built and inaugurated on September 22, 2001, on the PCFI's 10-acre property at 14301 Nine Eagles Drive, Tampa, Hillsborough County 33626, Florida. The PCFI is applying for a planned development. (PD) rezoning for BAEC as a banquet hall so the public may use the facility,
Instead, its use is limited to Filipinos only.

On behalf of my organization and myself, please note that we are supporting the application. Our reasons for supporting the rezoning application include, but are not limited to, the following:

The subject of this rezoning request from agricultural rural (AR) to PD is not the entire 10-
The property is an acre, but only the existing BAEC building is included. The BAEC, funded by a state grant from the Florida Department of State, Division of Cultural Facilities, has a state-mandated nondiscriminatory policy in that it does not discriminate based on age, sex, religion, national origin, race, or color. The BAEC has a library of Filipino American reading materials, and it has been used historically and generally by the public, such as the U.S. Citizenship & Immigration Services for holding swearing-in ceremonies of new American citizens, and Hillsborough County. Supervisor of Elections for a polling place during regular and primary elections, Hillsborough county high schools for graduation ceremonies and proms, and the Nine Eagles Homeowners Association for meetings.

However, on 04/25/2012, the Hillsborough County Code Enforcement Board limited the use of BAEC only "to those directly hosted by the Philippine Center and connected with Filipino culture," to the exclusion of the "general public" (the "zoning interpretation"). We respectfully Submit that the zoning interpretation, as applied to BAEC, is discriminatory and ultra vires as

contravening (1) the Supremacy Clause of the United States Constitution as expressed in Internal Revenue Code Sections 501(a) and 501(c)(3), and the (2) Pre-exemption Clause of the Florida Constitution as expressed in Florida Statutes Section 265.703.

As a result of the zoning interpretation, the PCFI and BAEC suffered and will continue to suffer irreparable loss, harm, and injury, including, but not limited to, the possible revocation of its Section 501(c)(3) tax-exempt status for being forced to adopt a discrimination policy on the use of The facility.

The PCFI is applying for a variation of only the use of the inside of the BAEC, not of its outside use because BAEC was built in 2001, and all applicable Land Development Code requirements have been previously complied with at that time.

The PCFI requests a Section 6.04.02.8 Administrative Variance from the Section 6.04.03.1 requirement (in the case the applicant is seeking a waiver of substandard road requirements), or a Design Exception in accordance with Section 1.7.2. and other applicable sections of the Transportation Technical Manual (TTM), in the event the applicant is seeking relief from a Typical Sections standard found within the TTM, notwithstanding the request for waiver of substandard roads, the BAEC is complying with the requirements relative to traffic and road-right-of-way, as shown in the report of the engineering firm of Tampa Civil Design, LLC.

We respectfully submit the objections to the subject application by some neighbors of the PCFI are directed to the construction of the cell tower on the northern end of the PCFI property, which objections are now moot and academic as the result of the settlement of the lawsuit in the Circuit Court of Hillsborough County Case No. 24-CA-006627).
Given the foregoing, we would appreciate it if you could approve the PD 24-1116 application. Thank you.
Sincerely,

Renato Candelario
PPACPresident
Dated: July 11, 2025

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 4:58 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD-24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 4:57 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Annamaria Caputo
Address:	2800 4th St S Apt 32 Saint Petersburg , FL 33705
Your Phone Number::	(609) 346-6852
Your Email Address::	anna.caputo08055@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I am _____ and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD-24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: Jason Carney <jason_carney@yahoo.com>
Sent: Tuesday, June 10, 2025 6:15 PM
To: Hearings
Cc: Ball, Fred (Sam)
Subject: Concerns: Rezoning Request RZ-PD 24-1116

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

June 10, 2025

Hillsborough County Development Services
Re: Objection to Rezoning Request by Philippine Cultural Center (Application RZ-PD 24-1116)

Dear Members of the Planning Commission:

I write as a resident of the Waterchase neighborhood to express my strong concerns regarding the Philippine Cultural Center's rezoning application. While I appreciate the Center's mission, I believe that this rezoning would have significant negative impacts on our community:

1. **Traffic Congestion**
   - The proposed expansion\rezoning would generate a substantial increase in vehicular traffic, particularly during evenings and weekends when cultural events are held.
   - Our local streets (Nine Eagles Drive, and Race Track Road) already experience bottlenecks during peak hours. Additional event-related traffic would exacerbate delays and impede emergency vehicle access - in particular to the neighborhoods of Westwood Lakes and Hampton Chase, where access is solely via Nine Eagles Drive.
2. **Public Safety**
   - Narrow, two-lane residential roads are ill-suited for high volumes of passenger cars and commercial vehicles.
   - Increased traffic raises the risk of accidents involving pedestrians—especially children walking to both nearby schools (Farnell and Bryant Elementary, both located on Nine Eagles Drive) — and bicyclists who use these quiet neighborhood streets.
3. **Inadequate Road Infrastructure**
   - There are no turning lanes, or traffic-calming measures currently in place on the routes leading to the Center.
   - There is a minimal grass buffer area between the edge of the road and sidewalks, with no appropriate protective measures in place.
   - Without substantial road upgrades—which are not included in the rezoning proposal—the neighborhood cannot absorb the additional load safely or efficiently.
4. **Noise and Lighting Impacts**
   - Evening concerts, cultural performances, and other large scale events \ banquets often run past dusk. Amplified sound would intrude on the peace of adjacent homes in the Waterchase, Westwood Lakes, and Hampton Chase neighborhoods
   - Parking-lot and other property lighting installed to support expanded operations will cast into adjacent properties, diminishing residential privacy.
5. **Proximity to a Residential Neighborhood**
   - The Cultural Center property directly abuts single-family homes on San Chaliford Court, and Pepperpine Drive.

- Rezoning to allow larger assemblies and commercial activities is incompatible with the neighborhood's established residential character and planned development area.

6. **Environmental Concerns**
   - The Center's property borders a protected conservation area home to native wildlife and sensitive wetlands.
   - Increased impervious surfaces and stormwater runoff from expanded parking and drive aisles risk polluting these habitats.
   - Night lighting and amplified noise can disturb nocturnal species and disrupt ecological balance in the adjacent preserve.

For these reasons, I respectfully request that the Commission deny the rezoning application until a thorough traffic impact study, road-safety improvements, a full environmental assessment (including habitat protection and stormwater controls) and noise-mitigation measures are completed—and even then, only consider a less-intensive zoning category that better protects our community's residential fabric.

Thank you for considering these concerns. I trust the Commission will prioritize the safety, tranquility, environmental impacts, and quality of life of existing residents as you evaluate this proposal.

Sincerely,

Jason Carney

11604 Bristol Chase Drive
Tampa, FL 33626
jason_carney@yahoo.com

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 14, 2025 7:38 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 7:37 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Andrew Chanrasmi
Address:	1522 STURGUS AVE S SEATTLE,, WA 98144
Your Phone Number::	(727) 641-2084
Your Email Address::	andrew.chanrasmi@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Andrew and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 14, 2025 7:41 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 7:40 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Tony Chanrasmi
Address:	10377 56th St N Pinellas Park, FL 33782
Your Phone Number::	(727) 641-3639
Your Email Address::	chanrasmi@outlook.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Tony and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 4:54 PM
To: Rome, Ashley; Rivas, Keshia; Ball, Fred (Sam)
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, July 13, 2025 2:52 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/13/25 2:51 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Consuelo Chanrasmi
Address:	10377 56th Street N Pinellas Park, FL 33782
Your Phone Number::	(727) 643-7520
Your Email Address::	chanrasmi@yahoo.com

Your Message	
Your Subject (required)::	Request to support our rezoning to PD banquet hall
Your Message (required)::	Dear Commissioners, I wish to request your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanhian Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m. (copy of zoning heating master letter of notice enclosed), was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025 (copy of continuance notice enclosed). In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with

	this request will mean a great deal to me, my organization, and the Filipino-American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 3:00 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Saturday, July 12, 2025 8:51 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/12/25 8:50 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	2 | Commissioner Ken Hagan (District 2)
Your Information	
Your Name::	Erica Cirilla
Address:	14538 Mirabelle Vista Cir Tampa 33626
Your Phone Number::	(518) 522-0251
Your Email Address::	ericamartin16@gmail.com
Your Message	

Your Subject (required)::	PD 24-1116
Your Message (required)::	I hope this message finds you well. I am writing as a concerned resident of district 2 regarding the ongoing rezoning process and activities at the Filipino cultural center. While I support the center's cultural mission, I am deeply troubled by reports of unpermitted activities, including tree removal and plans to build a parking lot adjacent to residential neighborhoods, as well as efforts to expand events beyond the center's stated cultural purpose. These actions appear to lack transparency and proper permitting, raising questions about compliance with local regulations and their impact on our community. According to PD 24-1116 if zoning changes and activities such as tree removal or construction require permits and community input. However, it seems the cultural center has proceeded without obtaining necessary approvals or engaging adequately with residents. The proposed parking lot and expanded events could increase traffic, noise, and environmental concerns, particularly for nearby neighborhoods. Additionally, the lack of clarity around these activities suggests a need for greater oversight to ensure the center adheres to its cultural mission and respects community interests. I respectfully urge you to investigate these activities, ensure compliance with all zoning and permitting requirements, and hold public hearings to address resident concerns. Transparency is critical to maintaining trust and protecting our community's quality of life. Could you please provide an update on the rezoning process and any steps being taken to address these issues? Thank you for your attention to this matter and your commitment to serving district 2. I look forward to your response.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 3:01 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Saturday, July 12, 2025 9:01 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/12/25 9:00 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	2 | Commissioner Ken Hagan (District 2)
Your Information	
Your Name::	Erica Cirilla
Address:	14538 Mirabelle Vista Cir Tampa 33626
Your Phone Number::	(518) 522-0251
Your Email Address::	ericamartin16@gmail.com
Your Message	

Your Subject (required)::	PD 24-1116
Your Message (required)::	I am writing as a concerned resident of our neighborhood neighboring the Filipino cultural center. We would like to bring to your attention unauthorized activities at the Filipino cultural center. It has come to the attention of residents that the center is attempting to expand its property use to host events beyond its designated cultural purpose, despite being situated in a residential subdivision surrounded by families and children who bike to school. These actions appear to violate local zoning regulations and threaten the safety and quality of life in our community. According to Hillsborough County's Land Development Code, properties zoned for cultural or institutional use in residential areas are restricted to specific activities and require permits for expansions like hosting non-cultural events or altering the property (e.g., tree removal or parking lot construction). However, the Filipino cultural center has been pursuing these activities without apparent approval, including plans to open the property to various non-cultural events. This raises serious concerns about increased traffic, noise, and safety risks for children and residents in the surrounding neighborhoods. We respectfully request that you: 1. Investigate whether the Filipino cultural center has obtained necessary permits for its current and proposed activities. 2. Enforce compliance with Tampa's zoning ordinances and halt any unpermitted events or construction. 3. Hold a public hearing to allow residents to voice concerns and ensure transparency in the rezoning or permitting process. The safety of our children and the preservation of our neighborhood's residential character are paramount. We urge you all to act swiftly to address these violations and protect our community. Please provide an update on the status of this matter and any planned actions. I am deeply concerned about the Filipino cultural center's apparent disregard for tax codes and zoning regulations governing their property and non-profit status. As a designated cultural center, they benefit from tax exemptions and land use privileges under Florida law, yet they are pursuing unpermitted expansions, such as hosting non-cultural events and altering their property in a residential subdivision. These actions violate the conditions of their tax-exempt status and local zoning ordinances, which are meant to protect our community's residential character and ensure safety, particularly for children in the area.

	How is the center able to proceed with these activities without repercussions? It appears that oversight by elected officials and relevant departments is insufficient, allowing the center to operate without accountability. I urge you to investigate these violations, enforce compliance with all applicable tax and zoning regulations, and ensure proper oversight to prevent further unauthorized actions.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 7:57 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 7:57 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Mirope Cleek
Address:	14747 Morning Drive Lutz, FL 33559-3258
Your Phone Number::	7275656509
Your Email Address::	mcleek@verizon.net
Your Message	
Your Subject (required)::	Support for Rezoning Application PD 24-1116" or any relevant subject.

Your Message (required)::	Subject: Support for Application Number PD 24-1116 I write to you today not only as a representative of the Philippine Cultural Foundation, Inc., but also as someone who has witnessed, time and again, how a building can become a home—not just for one community, but for many. The Bayanihan Arts and Events Center at 1401 Nine Eagles Drive is more than a structure of walls and a roof. It is a symbol of unity, culture, belonging, and shared hope. It was built with the support of a grant from the State of Florida through the Department of State, Division of Cultural Affairs, and for years, it has served as a place where stories are shared, milestones are celebrated, and diversity is honored. I am asking for your support as PCFI applies to rezone the BAEC to a Planned Development designation (Application Number PD 24-1116) so it can continue to serve the broader community—openly, proudly, and legally. Within those walls, young students have danced at their proms, couples have said “I do,” families have gathered to remember loved ones, and proud immigrants have raised their right hand and become American citizens. The building has served as a polling place, a concert hall, a classroom, and a cultural bridge. It has given space to over fifteen Filipino-American organizations, but it has never closed its doors to others. Each April, our PhilFest brings thousands of guests from all over the country. For one weekend, the BAEC and the surrounding Bayanihan property are filled with laughter, music, food, and the vibrant colors of Filipino heritage. Nearby hotels sell out, restaurants fill up, and local businesses thrive. The same happens in October when PCFI’s Sampaguita Ball is held in celebration of Filipino-American History Month. But beyond the economic impact is something far more valuable: connection. The BAEC gives people—regardless of ethnicity, background, or belief—a place to belong. It’s where grandparents teach grandchildren to dance the tinikling. It’s where a child tastes their culture for the first time. It’s where people remember they are not alone. That’s why I am asking for your support. The rezoning hearing before the Zoning Hearing Master has been continued to July 21, 2025, and the Board of County Commissioners meeting is scheduled for August 12, 2025. I respectfully ask that you stand with PCFI in its mission to keep this space alive and thriving—not just for Filipinos, but for all people who find joy, identity, and purpose in community. I understand that zoning is about land use. But sometimes, it’s about legacy too.

	Please allow PCFI to continue building its roots—with you beside it.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Esther Collins <esthercollins106@gmail.com>
Sent: Thursday, July 17, 2025 12:20 PM
To: Hearings
Subject: Support for Rezoning Application No. PD 24-1116 - Bayanihan Arts and Events Center

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

My name is Esther Collins and I am a resident of Hillsborough County. I am writing to express my support for the application to rezone the Bayanihan Arts and Events Center (BAEC), located at 14301 Nine Eagles Drive, Tampa, FL 33626.

I have personally attended events at this venue, and I can confidently say that it plays a vital role in serving schools, families, and the broader Tampa Bay community. The Bayanihan Arts and Events Center (BAEC) has been essential for our school's band award banquet and prom. Finding venues that can accommodate 400+ people, like the Bayanihan Center can, is extremely challenging — especially those that are willing to work within a public school's budget.

This facility offers not only the necessary space but also a safe, welcoming, and well-maintained environment for these important milestones in our children's lives.

I understand that current Agricultural Rural (AR) zoning limits the Center's ability to fully serve the public. Approving the rezoning to Planned Development (PD) will help ensure that schools, families, and organizations can continue using this venue without unnecessary restrictions.

The Bayanihan Arts and Events Center has a long history of supporting the broader Tampa Bay community through cultural, educational, and civic events. I respectfully ask for your support in approving this rezoning application so this community asset can continue to serve families like mine in the years ahead.

Thank you for your time and consideration.

Sincerely,

Esther Collins

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 11:05 AM
To: Rome, Ashley; Rivas, Keshia
Subject: FW: Philippine Cultural Center

-----Original Message-----
From: Sarah Couture <scouture@mindspring.com>
Sent: Wednesday, February 12, 2025 11:52 AM
To: Ball, Fred (Sam) <BallF@hcfl.gov>
Subject: Philippine Cultural Center

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

Good morning

I am writing in regards to the notice that the Philippine Cultural Center located on Nine Eagles Drive has asked the County to add parking spaces and a cell tower to their property. My concern, I live in the Westwood Lakes community, is that when that Center hosts functions now, they bottle neck their entrance/exit on Nine Eagles Drive for hours, leading to some very bad traffic jams for the local communities. If the business wants to expand so they can host bigger events, which should be cultural events, then their access point needs to change or Nine Eagles Drive needs to be widened to accommodate the traffic.

Thank you from a concerned resident,

Sarah Couture

Sent from my iPhone

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:12 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: Application RZ 24-1116

-----Original Message-----
From: Sarah Couture <scouture@mindspring.com>
Sent: Monday, July 14, 2025 8:57 AM
To: Hearings <Hearings@hcfl.gov>
Subject: Application RZ 24-1116

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

Good morning

I am a resident that uses Nine Eagles Dr to get to and from my residence. I am writing you to let you know I am opposing RZ 24-1116, the rezoning of the Philippine Cultural Center.

The PCC already makes it difficult to travel on Nine Eagles Dr when they have their Philfest. Allowing them to hold more events without expanding the road to accommodate the influx of added traffic is unconscionable. Especially since the road gets bogged down enough when the school year is in session, both during drop off time and pick up time.

Please do not approve the rezoning as it has been presented. If the PCC wants to hold more events, do not let them do so without taking the responsibility and accountability of expanding the road.

Thank you
Sarah Couture

Sent from my iPhone

Rome, Ashley

From: Grady, Brian
Sent: Monday, July 14, 2025 11:14 AM
To: Rome, Ashley
Subject: FW: Application RZ 24-1116

For the file.

From: Cury, Della <CuryD@hcfl.gov>
Sent: Monday, July 14, 2025 11:11 AM
To: Grady, Brian <Gradyb@hcfl.gov>
Subject: FW: Application RZ 24-1116

For the file.

Della Cury
Legislative Aide to Commissioner Cohen
Board of County Commissioners

E: curyd@HCFL.gov
P: (813) 272-5470 | M: (813) 614-2391

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

Facebook | X | YouTube | LinkedIn | Instagram | HCFL Stay Safe

Hillsborough County Florida

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

From: Sarah Couture <scouture@mindspring.com>
Sent: Monday, July 14, 2025 9:04 AM
To: Cohen, Harry <CohenH@hcfl.gov>
Cc: Hagan, Ken <HaganK@hcfl.gov>; Myers, Gwendolyn <MyersG@hcfl.gov>; Miller, Christine <MillerCh@hcfl.gov>; Cameron Cepeda, Donna <CameronD@hcfl.gov>; Boles, Christopher <BolesC@hcfl.gov>; wostall@hillsboroughcounty.org
Subject: Fwd: Application RZ 24-1116

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

Good morning

Please see the forwarded email regarding RZ 24-1116. I am opposed to the rezoning of the Philippine Cultural Center if they are not going to take on the responsibility to enlarge the road to account for additional traffic. Nine Eagles Drive is basically the only way in and out of my neighborhood, so there is no avoiding the added traffic.

Thank you
Sarah Couture

Sent from my iPhone

Begin forwarded message:

> **From:** Sarah Couture <scouture@mindspring.com>
> **Date:** July 14, 2025 at 08:57:37 EDT
> **To:** hearings@hcfl.gov
> **Subject: Application RZ 24-1116**
>
> Good morning
>
> I am a resident that uses Nine Eagles Dr to get to and from my residence. I am writing you to let you know I am opposing RZ 24-1116, the rezoning of the Philippine Cultural Center.
>
> The PCC already makes it difficult to travel on Nine Eagles Dr when they have their Philfest. Allowing them to hold more events without expanding the road to accommodate the influx of added traffic is unconscionable. Especially since the road gets bogged down enough when the school year is in session, both during drop off time and pick up time.
>
> Please do not approve the rezoning as it has been presented. If the PCC wants to hold more events, do not let them do so without taking the responsibility and accountability of expanding the road.
>
> Thank you
> Sarah Couture
>
> Sent from my iPhone

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 8:41 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 8:41 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Abigail Cronin
Address:	12111 San Chaliford Ct Tampa, FL 33626
Your Phone Number::	8133340747
Your Email Address::	abigailcronin@yahoo.com
Your Message	
Your Subject (required)::	Application Number PD 24-1116

Your Message (required)::

I am writing as a concerned resident regarding the requested increase in scope and number of indoor and outdoor events to be hosted at the Philippine Cultural Center (PCC). I respectfully urge you to deny the request regarding the further expansion of activities at this location, as it is fundamentally incompatible with the character and needs of our residential community.

While I understand the value of cultural and social gatherings, hosting additional events at this site raises several significant concerns:

• Traffic Congestion and Safety Risks

Increased event activity will inevitably result in a surge of vehicular and pedestrian traffic on a two-lane street that is not designed to accommodate such volume. This poses heightened safety risks to children, seniors, and other residents who regularly use these roads.

o Nine Eagles Drive dead ends into three residential communities: The Eagles and Waterchase are restricted-gated communities and Westwood Lakes has only one ingress/egress point which is on Nine Eagles Drive.

o Mary Bryant Elementary and Farnell Middle School, with a collective student population of over 1,500 students, commute daily on bikes and motorized scooters from these three neighborhoods via Nine Eagles Drive.

• Noise Pollution

Events—particularly those held during evening hours—generate substantial noise, disrupting the peace and quiet that residents expect in a residential neighborhood. My home backs up to the PCC property and the decibels from the Philfest event alone rattle our home's windows and make our backyard unusable during that time. One weekend a year is manageable but multiple weekends a year is a ridiculous ask and unneighborly.

• Parking Shortages and Neighborhood Disruption

Additional events place undue strain on limited parking availability, leading attendees to park in front of private businesses. This inconveniences residents who frequent these establishments, hinders emergency vehicle access, and contributes to general disorder.

• Decline in Property Values

The transformation of a peaceful residential area into an unofficial commercial zone can have adverse effects on property values and property tax collections. Prospective buyers may be deterred by ongoing disturbances and the loss of community tranquility.

• Public Safety and Oversight Concerns

Larger or more frequent events may increase the likelihood of alcohol-related incidents, loitering, and late-night disturbances,

	placing added pressure on local law enforcement and emergency services. • Misuse of Non-Profit Status As a taxpayer, I have growing concerns that PCC may be operating events that are primarily commercial in nature, despite its non-profit designation. Hosting for-profit activities under the guise of non-profit operations raises serious ethical and regulatory questions and undermines public trust. My family chose this area of Tampa for its quiet, residential nature. Allowing the PCC to expand its operations beyond its original scope undermines the intent of residential zoning and disregards the well-being of current residents. For these reasons, I respectfully request that the County deny any applications to change PCC's zoning designation that would allow for an increase in the frequency or size of events at this location. I welcome appropriate development and community engagement, but not at the expense of the peace, safety, and quality of life of our neighborhood. Thank you for your time and attention to this important matter. Sincerely, Abigail Cronin
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Abigail Cronin <abigailcronin@yahoo.com>
Sent: Wednesday, July 16, 2025 8:59 PM
To: Hearings
Subject: Opposition to Application Number PD 24-1116

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

To Whom It May Concern,

I am writing as a concerned resident regarding the requested increase in scope and number of indoor and outdoor events to be hosted at the Philippine Cultural Center (PCC). I respectfully urge you to deny the request regarding the further expansion of activities at this location, as it is fundamentally incompatible with the character and needs of our residential community.

While I understand the value of cultural and social gatherings, hosting additional events at this site raises several significant concerns:

- Traffic Congestion and Safety Risks

Increased event activity will inevitably result in a surge of vehicular and pedestrian traffic on a two-lane street that is not designed to accommodate such volume. This poses heightened safety risks to children, seniors, and other residents who regularly use these roads.

  - Nine Eagles Drive dead ends into three residential communities: The Eagles and Waterchase are restricted-gated communities and Westwood Lakes has only one ingress/egress point which is on Nine Eagles Drive.
  - Mary Bryant Elementary and Farnell Middle School, with a collective student population of over 1,500 students, commute daily on bikes and motorized scooters from these three neighborhoods via Nine Eagles Drive.

- Noise Pollution

Events—particularly those held during evening hours—generate substantial noise, disrupting the peace and quiet that residents expect in a residential neighborhood. My home backs up to the PCC property and the decibels from the Philfest event alone rattle our home's windows and make our backyard unusable during that time. One weekend a year is manageable but multiple weekends a year is a ridiculous ask and unneighborly.

- Parking Shortages and Neighborhood Disruption

Additional events place undue strain on limited parking availability, leading attendees to park in front of private businesses. This inconveniences residents who frequent these establishments, hinders emergency vehicle access, and contributes to general disorder.

- Decline in Property Values

The transformation of a peaceful residential area into an unofficial commercial zone can have adverse effects on property values and property tax collections. Prospective buyers may be deterred by ongoing disturbances and the loss of community tranquility.

- Public Safety and Oversight Concerns

Larger or more frequent events may increase the likelihood of alcohol-related incidents, loitering, and late-night disturbances, placing added pressure on local law enforcement and emergency services.

- Misuse of Non-Profit Status

As a taxpayer, I have growing concerns that PCC may be operating events that are primarily commercial in nature, despite its non-profit designation. Hosting for-profit activities under the guise of non-profit operations raises serious ethical and regulatory questions and undermines public trust.

My family chose this area of Tampa for its quiet, residential nature. Allowing the PCC to expand its operations beyond its original scope undermines the intent of residential zoning and disregards the well-being of current residents.

For these reasons, I respectfully request that the County deny any applications to change PCC's zoning designation that would allow for an increase in the frequency or size of events at this location. I welcome appropriate development and community engagement, but not at the expense of the peace, safety, and quality of life of our neighborhood.

Thank you for your time and attention to this important matter.

Sincerely,

Abigail Cronin
12111 San Chaliford Ct
Tampa, FL 33626
813/334-0747

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 2:05 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:42 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:42 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Corazon Cruz
Address:	5102 belmere pkwy #1102 Tampa, FL 33624
Your Phone Number::	(917) 826-4195
Your Email Address::	cscruz613@gmail.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	Hello - I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Corazon Sta. Ana - Cruz <cscruz613@gmail.com>
Sent: Tuesday, July 15, 2025 2:42 PM
To: Hearings
Subject: PD 24-1116 Support of PCFI

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

Hello - I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general.

Thank you,
Corazon Cruz

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:29 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 9:49 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 9:48 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jenette Cruz
Address:	15748 Gardenside Lane Tampa, FL 33624
Your Phone Number::	8137666249
Your Email Address::	qtp2tpinay@hotmail.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCF
Your Message (required)::	I am Jenette Cruz and I am requesting support for the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 1:59 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:35 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:35 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Larry S Cruz
Address:	15748 Garden Side Ln Tampa, FL 33624
Your Phone Number::	9172144725
Your Email Address::	lcruz79@gmail.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	Hello - I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance

	with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Larry Cruz <lajettv@gmail.com>
Sent: Tuesday, July 15, 2025 3:58 PM
To: Hearings
Subject: PD 24-1116 Support of PCFI

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

Hello - I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general.

Thank you,
Veralina Cruz

Rivas, Keshia

From: Larry Cruz <lajet1127@gmail.com>
Sent: Tuesday, July 15, 2025 3:59 PM
To: Hearings
Subject: PD 24-1116 Support of PCFI

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

Hello - I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general.

Thank you,
Jericho Cruz

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 2:03 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:40 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:39 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Lorenzo Cruz
Address:	15748 Garden Side Ln Tampa, FL 33624
Your Phone Number::	9172144725
Your Email Address::	kuyaxblu4k@yahoo.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	Hello - I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 2:04 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:41 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:40 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Veralina Cruz
Address:	15748 Garden Side Ln Tampa, FL 33624
Your Phone Number::	9172144725
Your Email Address::	lajettv@gmail.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	Hello - I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance

	with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Friday, February 21, 2025 11:31 AM
To: Rome, Ashley; Rivas, Keshia
Subject: FW: Application number 24-1116

From: Alex Cruz <alexcruz00725@yahoo.com>
Sent: Friday, February 21, 2025 9:31 AM
To: Ball, Fred (Sam) <BallF@hcfl.gov>
Subject: Application number 24-1116

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

Good morning,

I would like to express my objection to the Philippine Cultural Center's request to add additional parking to host bigger events on application number 24-1116. Currently, every time they host their events, the traffic on Nine Eagles Dr. gets extremely congested. That is a two-lane road that cannot handle the volume of vehicles.

They are a nonprofit and the events should be culturally based. Rezoning the area will create traffic congestion for the residents of Westwood Lakes and Nine Eagles. For us at WWL that road is the only way in and out of our neighborhood, and most of Nine Eagles residents use that road because it is closer to the businesses of the area.

Thanks,

Alex Cruz

Westwood Lakes resident.

Rivas, Keshia

From: Hearings
Sent: Friday, February 21, 2025 11:31 AM
To: Rome, Ashley; Rivas, Keshia
Subject: FW: Application number 24-1116

From: Alex Cruz <alexcruz00725@yahoo.com>
Sent: Friday, February 21, 2025 9:31 AM
To: Ball, Fred (Sam) <BallF@hcfl.gov>
Subject: Application number 24-1116

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

Good morning,

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They are a nonprofit and the events should be culturally based. Rezoning the area will create traffic congestion for the residents of Westwood Lakes and Nine Eagles. For us at WWL that road is the only way in and out of our neighborhood, and most of Nine Eagles residents use that road because it is closer to the businesses of the area.

Thanks,

Alex Cruz

Westwood Lakes resident.

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 1:58 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 1:57 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jannelle Cubero
Address:	4004 N Branch Ave A Tampa, FL 33603
Your Phone Number::	(813) 774-0701
Your Email Address::	jannellecubero@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I am Jannelle Cubero, and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

I was born and raised in Tampa, and as apart of the Filipino community here in the area. PCFI was very important in fostering my connection to, and appreciation of Filipino culture, as the child of immigrants; and I am far from alone in this. Aside from my personal experience with PCFI's impact on my cultural and community upbringing here, the foundation has also been integral, to local communities here; as well as welcoming more Filipinos to the Tampa Bay.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

	Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Scott Cunningham <scott.cunningham@hcps.net>
Sent: Thursday, July 17, 2025 1:02 PM
To: Hearings
Subject: PD 24-1116

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

My name is Scott Cunningham, and I am a resident of Hillsborough County. I am writing to express my support for the application to rezone the Bayanihan Arts and Events Center (BAEC), located at 14301 Nine Eagles Drive, Tampa, FL 33626.

I have been a teacher at Alonso High School since 2002 and have led the Senior Class since 2017. I oversee Prom and have used the Bayanihan Center every year. They treat us very well and I have been saddened by the current situation that they have been placed in.

I have personally attended events at this venue, and I can confidently say that it plays a vital role in serving schools, families, and the broader Tampa Bay community. The Bayanihan Arts and Events Center (BAEC) has been essential for our school's band award banquet and Prom. Finding venues that can accommodate 400+ people, like the Bayanihan Center can, is extremely challenging — especially those that are willing to work within a public school's budget. To move my event to locations such as Raymond James where other schools have held their Prom would almost quadruple the facility costs – thus increasing the costs for our students, many of whom would forgo this event because they cannot afford it.

This facility offers not only the necessary space but also a safe, welcoming, and well-maintained environment for these important milestones in our children's lives.

I understand that current Agricultural Rural (AR) zoning limits the Center's ability to fully serve the public. Approving the rezoning to Planned Development (PD) will help ensure that schools, families, and organizations can continue using this venue without unnecessary restrictions. I understand that the opposition to this involves many different people, including local realtors. I hope the realtors and others understand that the Bayanihan Center was there first, and in existence before the community built itself around it. The same people who have supported various elementary and middle schools and their place and value in the community, I wish could also understand the importance that the Bayanihan Center can have for the events that it hosts.

The Bayanihan Arts and Events Center has a long history of supporting the broader Tampa Bay community through cultural, educational, and civic events. I respectfully ask for your support in approving this rezoning application so this community asset can continue to serve families like mine in the years ahead.

Thank you for your time and consideration.

Sincerely,

Scott Cunningham

Professional Educator

Senior Class Sponsor

Leadership Sponsor

Alonso High School

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 14, 2025 5:30 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 5:29 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Aurora Curioso
Address:	408 Van Reed Manor Dr Brandon, FL 33511
Your Phone Number::	(813) 454-4060
Your Email Address::	bingcurioso@yahoo.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I am Aurora Curioso and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 8:59 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24 - 1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 8:59 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Linda Cuyugan
Address:	29030 Rivergate Run Wesley chapel , FL 33543
Your Phone Number::	(813) 598-8305
Your Email Address::	lsdc1952@gmail.com
Your Message	
Your Subject (required)::	Support for rezoning PD 24-1116

Your Message (required)::	PD Support MK member
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24 - 1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: laureen.dunn2015@gmail.com
Sent: Friday, February 7, 2025 5:08 PM
To: Ball, Fred (Sam)
Subject: 24-1116

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

Hello. I am strongly opposed to allowing the Philippine cultural center to add more parking spaces when they have events that are larger. They block all access to and from the neighborhoods that are located past that. Westwood Lakes, the Eagles and water chase allowing them more parking spaces and hosting more events will cause major traffic issues for all of the neighbors surrounding the Philippine cultural center.
Thank you!
Laureen Dunn
Sent from my iPhone

Norris, Marylou

From: Burgos, Glorivee
Sent: Monday, March 17, 2025 2:21 PM
To: Hearings
Subject: Fw: (WEB mail) - Reasoning Request for PhilippineCultural Center 24-1116/5G Cell Tower

Please add to the reocrd.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, February 13, 2025 12:25 PM
To: Commissioner District 2 <ContactDistrict2@hcfl.gov>
Subject: (WEB mail) - Reasoning Request for PhilippineCultural Center 24-1116/5G Cell Tower

The following Commissioner(s) received a direct copy of this email:
1 | Commissioner Harry Cohen (District 1)
2 | Commissioner Ken Hagan (District 2)
3 | Commissioner Gwen Myers (District 3)
4 | Commissioner Christine Miller (District 4)
5 | Commissioner Donna Cameron Cepeda (District 5)
6 | Commissioner Chris Boles (District 6)
7 | Commissioner Joshua Wostal (District 7)

Date and Time Submitted: Feb 13, 2025 12:25 PM
Name: David Duroure
Address: 12113 San Chaliford Ct
Tampa, FL 33626

Phone Number: 7275176082
Email Address: dduroure@hotmail.com

*** Zoning Application Comment**: Yes, my comment is related to an active zoning application and should be added to the hearing record. : 24-116

Subject: Reasoning Request for PhilippineCultural Center 24-1116/5G Cell Tower
Message: Hello All,
I am formally writing to OBJECT to application 24-1116, submitted by the Philippine Cultural Center(PCC). As a registered nonprofit organization, the PCC should not be granted approval for “327” additional parking spaces. Activities such as weddings, fairs, proms, meetings, and other non-cultural events extend beyond the scope of “cultural “and generate revenue that exceed non-profit operational needs. PCC has dramatically deviated from its true and proper function and is grossly misaligned with its stated and true mission statement. During my 15 years as a Waterchase resident and neighbor of the PCC I have been witnessing PCC repeated move further and further away from the path of its intended purpose resulting in increased tension and strain amongst several members of the adjacent Waterchase community.
The traffic on Nine Eagles is already problematic and I submit that giving PCC free rein to conduct Non-cultural events will exacerbate the congestion beyond its current stressed level.
Witnessing the recent action’s of PCC such as Cutting down seemingly protected trees, the proposed

addition of over 300 parking spaces, increasing number of for Profit activities, destruction of adjacent wetlands, the proposed construction of a 185ft cell tower, no restrictions on sound pollution are just a short list of my concerns.
Please OPPOSE the PCC request for additional parking, increased non cultural events, nightclub related activities, and the 185ft 5G cell tower.
Protection for the community and our neighborhood will be greatly appreciated.
Respectfully,

David A Duroure
12113 San Chaliford Ct
(727)517-6082

1314651326
Mozilla/5.0 (iPhone; CPU iPhone OS 18_3_0 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) CriOS/133.0.6943.33 Mobile/15E148 Safari/604.1
** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

Norris, Marylou

From: michael easton <michael.easton@mac.com>
Sent: Wednesday, May 28, 2025 10:25 AM
To: Hearings
Subject: PD 24-1116 Comment

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

LUHO,

I want to enter into the record my opposition to the Philippine Cultural Center's application for rezoning.

The land was gifted to the Philippine Cultural Center as a nonprofit cultural center to promote Philippine culture in Hillsborough County.

They have willfully and consistently violated county codes and ignored county code enforcement. Please review your county code enforcement records and complaints.

I opposed the noise, traffic, and pollution they will create. Nine Eagles Drive cannot accommodate large open space festivals and concerts.

Mike Easton
Tel: 813-444-3557 | Mobile: 813-494-1204
michael.easton@me.com

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:33 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 10:00 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 9:59 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Elyssa Estrada
Address:	8303 N 46th St Tampa, FL 33617
Your Phone Number::	(813) 956-2990
Your Email Address::	adami_elyssa@yahoo.com

Your Message	
Your Subject (required)::	PD24-1116 Support of PCFI
Your Message (required)::	I am Elyssa Estrada and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with

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Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:31 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 9:52 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 9:52 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Francisco Estrada
Address:	8303 N 46th St FL 33617
Your Phone Number::	(813) 992-7876
Your Email Address::	n1n094@yahoo.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am Francisco Estrada and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance

	with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:43 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 10:02 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 10:02 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Francis Estrada
Address:	8303 N 46th St Tampa, FL 33617
Your Phone Number::	(713) 499-9339
Your Email Address::	efarayentx@gmail.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am Francis Estrada and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance

	with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 2:13 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 2:13 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Tifanny Feth
Address:	8513 N Hyaleah Rd Tampa, FL 33617
Your Email Address::	nptifareth@yahoo.com
Your Message	
Your Subject (required)::	Support for Rezoning Application PD 24-1116 – Bayanihan Arts and Events Center
Your Message (required)::	I am writing as a resident of Hillsborough County and a supporter of inclusive cultural spac-es to express my full support for

	Rezoning Application PD 24-1116, submitted by the Phil-ippine Cultural Foundation, Inc. (PCFI), for the Bayanihan Arts and Events Center located at 1401 Nine Eagles Drive, Tampa, FL 33626. The Bayanihan Arts and Events Center (BAEC) is more than just a venue—it is a thriving community space that has enriched the lives of countless residents throughout the Tampa Bay area. While it was originally established to serve the Filipino-American community, the BAEC has consistently opened its doors to everyone. Over the years, it has hosted local school proms, naturalization ceremonies, election polling, charitable galas, and major cul-tural events like PhilFest, which draws thousands of visitors from across Florida and beyond. As a community member, I have personally witnessed the positive cultural, social, and eco-nomic impact of this facility. Events at the BAEC boost local tourism and benefit nearby ho-tels, restaurants, and businesses—especially during large festivals and gatherings. The Center has also helped foster greater understanding between diverse cultural groups, providing a welcoming and respectful space where all are invited to participate. I understand that the rezoning request (PD 24-1116) seeks to formalize the use of the BAEC as a banquet and events facility that serves the broader public. I strongly support this effort. It reflects both the inclusive mission of PCFI and the original intent behind the state grant that helped establish the BAEC as a cultural facility for all. Approving this application will ensure that the BAEC can continue to operate lawfully, ex-pand its public access, and remain a vital part of Hillsborough County's cultural and civic life. I respectfully urge you to vote in favor of this rezoning and help preserve a community resource that reflects the very best of who we are. Thank you for your leadership and for considering this letter of support.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 16, 2025 10:49 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/16/25 10:49 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Allison Freeman
Address:	11903 Mandevilla Ct Tampa, FL 33626
Your Phone Number::	(402) 630-4085
Your Email Address::	allie7651@aol.com
Your Message	
Your Subject (required)::	Cell Tower

Your Message (required)::

Dear Commissioner,

I hope this letter finds you well. I am writing to you as a concerned resident of the Waterchase community in Westchase, specifically regarding a land use rezoning application by the The Philippine Cultural Foundation, Inc. As you may be aware, this application seeks to reclassify their property to allow for large-scale public gatherings and events seven days a week, with no restrictions on hours of operation. This proposal, if approved, would allow them to host daily, potentially disruptive events that could negatively impact the surrounding communities, including Waterchase, Nine Eagles, and other neighborhoods in Westchase.

Currently, The Philippine Cultural Foundation, Inc is zoned as a cultural center, a designation that limits its use to activities that do not include large-scale public events. If the proposed rezoning application is approved, it would effectively transform the center into a venue capable of hosting nightly events, akin to a nightclub. This transformation would bring significant noise and disruption to the area, particularly during evening hours, and could severely affect the quality of life for families living nearby. As a family-centered community, we are deeply concerned that the daily noise, traffic, and potential crowding could create an environment that is no longer conducive to the peaceful and safe neighborhood we currently enjoy.

The Westchase area is home to many families, and we chose this community for its serene atmosphere, commitment to safety, and quality of life. The approval of this rezoning application would be a major departure from these values. While we respect the cultural and community contributions of the Philippine Cultural Foundation, Inc, we believe the proposed changes would not be in the best interests of the surrounding families who would be directly impacted by the noise and disruption.

I kindly ask for your support in opposing the rezoning application and ensuring that the current zoning restrictions for The Philippine Cultural Foundation, Inc remain in place. We urge you to consider the needs and concerns of the residents who live in close proximity to this facility, and to prioritize the preservation of the peaceful, family-oriented nature of our neighborhoods.

Also please ensure they pay taxes like all other nearby corporate venues which should be property tax of $70-80k based on the multimillion dollar property valuation of their buildings and

	grounds. Thank you for your attention to this matter. I appreciate your ongoing commitment to the residents of Hillsborough County and your leadership in maintaining the integrity of our communities. Sincerely, Allison Freeman Waterchase Resident
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Ball, Fred (Sam)
Sent: Friday, February 7, 2025 8:47 AM
To: Hearings
Subject: PD 24-11169 Opposition
Attachments: Philippine Cultural Center

Good morning,

I received this letter of opposition for 24-1116. When you have a moment, please let me know if it can be added to the POR folder?

Sam

Sam Ball
Principal Planner
Community Development Section
Development Services Department

P: (813) 307-1876
E: BallF@hillsboroughcounty.org
W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

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.

Rivas, Keshia

From: Tony Galliani <tonygalliani@gmail.com>
Sent: Friday, February 7, 2025 7:14 AM
To: Ball, Fred (Sam)
Subject: Philippine Cultural Center

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

Hello,
I am writing in regard to the request from the Philippine Cultural Center to add parking spaces to their property. I am a resident of Waterchase, the neighborhood that backs up to the cultural center.

This is a non-profit that has previously only had permission to hold cultural events.

We residents feel that this would be an unnecessary burden on our community and are opposed to allowing the addition of these extra parking spaces.
Thank you.

--

Tony Galliani
813-318-2991

Received 07-16-25
Development Services

Rivas, Keshia

From: Pamela Garron <pamela.garron@jewishtampa.com>
Sent: Wednesday, July 16, 2025 12:31 PM
To: Wise, Bonnie
Cc: Hearings; Gary Gould
Subject: URGENT request for your support for Application No. PD 24-1116
Attachments: Support Letter for PCA Zoning.pdf

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

Dear Ms. Wise,

On behalf of Gary Gould, CEO of the Tampa JCCs & Federation, please find the attached letter.

Sincerely,

Pamela Garron
Director, Intergroup Relations
813.739-1688 | **jewishtampa.com** #
Follow us on **Facebook** and **Instagram**

24-1116

Docusign Envelope ID: 4B676460-C36B-4B57-AD5E-70F09A4B2645

Received 07-16-25
Development Services

Tampa JEWISH COMMUNITY CENTERS & FEDERATION

SHANNA & BRYAN GLAZER JCC

JCC on the Cohn Campus

July 14, 2025

Ms. Bonnie Wise
County Administrator
Frederick B. Karl County Center
601 E. Kennedy Blvd.
Tampa, FL 33602

Dear Bonnie,

The Jewish community has visited, supported and encouraged the Bayanihan Arts & Events Center of the Philippine Cultural Foundation, Inc. (PCFI), a Florida not-for-profit corporation and a Section 501c3 tax-exempt organization of the Internal Revenue Code. The PCFI owns and operates the Bayanihan Arts and Events Center (BAEC), a 14,300 square foot air-conditioned and fully furnished cultural center built and inaugurated on September 22, 2001, on the PCFI's 10-acre property at 14301 Nine Eagles Drive, Tampa (Hillsborough County), Florida, 33626. The PCFI is applying for a planned development (PD) rezoning for BAEC as a banquet hall so the facility may be used by the public, instead of its use being limited to Filipinos only.

On behalf of the Jewish community, and my own, please make a record that we are supporting the application. Our reasons for supporting the rezoning application include, but are not limited to, the following:

The subject of this rezoning request from agricultural rural (AR) to PD is not the entire 10-acre property but only the existing BAEC building on the land. The BAEC, funded by a total of $850,000 state grant from the Florida Department of State, Division of Cultural Facilities, has a state-mandated nondiscriminatory policy in that it does not discriminate on the basis of age, sex religion, national origin, race or color. The BAEC has a library of Filipino American reading materials and it has been used historically and generally by the public, such as the U.S. Citizenship & Immigration Services for holding swearing-in ceremonies of new American citizens, Hillsborough County Supervisor of Elections for a polling place during regular and primary elections, Hillsborough County Public Schools for graduation ceremonies and proms and the Nine Eagles Homeowners Association for meetings.

However, on 04/25/2012, the Hillsborough County Code Enforcement Board limited the use of BAEC only "to those directly hosted by the Philippine Center and connected with Filipino culture," to the exclusion of the "general public" (the "zoning interpretation"). Recently, the Hillsborough County Code Enforcement Board has entered an order assessing the PCFI/BAEC a fine of $5,000 per occurrence of events held at the BAEC by non-Filipinos, including as our election polling places. We respectfully submit that the zoning interpretation, as applied to BAEC, is discriminatory and ultra vires as contravening (1) the Supremacy Clause of the United States Constitution as expressed in

JCC on the Cohn Campus & Federation: 13009 Community Campus Drive, Tampa, FL 33625 P 813.264.9000 F 813.265.8450
Shanna and Bryan Glazer JCC: 522 North Howard Avenue, Tampa, FL 33606 P 813.575.5900 F 813.250.0018

Docusign Envelope ID: 4B676460-C36B-4B57-AD5E-70F09A4B2645

Received 07-16-25
Development Services

Tampa JEWISH COMMUNITY CENTERS & FEDERATION

SHANNA & BRYAN GLAZER JCC

JCC on the Cohn Campus

Internal Revenue Code Sections 501(a) and 501(c)(3), and the (2) Pre-exemption Clause of the Florida Constitution as expressed in Florida Statutes Section 265.703.

As the result of the zoning interpretation, I understand that:

(1) The PCFI and BAEC suffered and will continue to suffer irreparable loss, harm and injury, including, but not limited, to the possible revocation of its Section 501(c)(3) tax-exempt status for being forced to adopt a discrimination policy on the use of the facility.

(2) The PCFI is applying for a variation of only the use of the inside of the BAEC, not of its outside use because BAEC was built in 2001 and all applicable Land Development Code requirements have been previously complied with at that time.

(3) The PCFI requests a Section 6.04.02.8 Administrative Variance from the Section 6.04.03.1 requirement (in the case applicant is seeking a waiver of substandard road requirements), or a Design Exception in accordance with Section 1.7.2. and other applicable sections of the Transportation Technical Manual (TTM)), in the event applicant is seeking relief from a Typical Sections standard found within the TTM.

(4) Notwithstanding the request for waiver of substandard roads, the BAEC is complying with the requirements relative to traffic and road-right-of-way, as shown in the report of the engineering firm of Tampa Civil Design, LLC.

(5) The PCFI respectfully submits that the objections to the subject application by some neighbors of the PCFI are directed to the construction of the cell tower on the northern end of the PCFI property, which objections are now moot and academic as the result of the settlement of the lawsuit in the Circuit Court of Hillsborough County Case No. 24-CA-006627).

In view of the foregoing, we would appreciate it if you could approve the PD 24-1116 application.

Sincerely,

DocuSigned by:
Gary Gould
70E15794FB494BB...

Gary Gould
Chief Executive Officer

cc: Zoning Hearing Master

JCC on the Cohn Campus & Federation: 13009 Community Campus Drive, Tampa, FL 33625 P 813.264.9000 F 813.265.8450
Shanna and Bryan Glazer JCC: 522 North Howard Avenue, Tampa, FL 33606 P 813.575.5900 F 813.250.0018

Rivas, Keshia

From: Hearings
Sent: Friday, February 7, 2025 1:32 PM
To: Rome, Ashley; Rivas, Keshia
Subject: FW: 24-1116
Attachments: Opposition to tower and parking. Application: 24-1116

From: Ball, Fred (Sam) <BallF@hcfl.gov>
Sent: Friday, February 7, 2025 10:51 AM
To: Hearings <Hearings@hcfl.gov>
Subject: 24-1116

Good morning,

I also received this POR statement of opposition for 24-1116.

Sam

Sam Ball
Principal Planner
Community Development Section
Development Services Department

P: (813) 307-1876
E: BallF@hillsboroughcounty.org
W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

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.

Rivas, Keshia

From: Paola Galliani <paolaegalliani@gmail.com>
Sent: Friday, February 7, 2025 9:37 AM
To: Ball, Fred (Sam)
Subject: Opposition to tower and parking. Application: 24-1116

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

The Phillipine Cultural Center on Nine Eagles Dr 33626 is now asking the County to build the 195 foot cellular tower and they are asking to add parking spaces to accommodate 327 cars so that they can host events to include weddings, fairs, parties etc that will be allowed to run until 11pm.

As you can see the new parking spaces would run right up to the CDD land and San Chaliford.

The application number is 24-1116.

I am opposed

Kindly concerned,

Paola Galliani

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 5:17 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 5:17 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	2 | Commissioner Ken Hagan (District 2)
Your Information	
Your Name::	Des Guadalupe-Resto
Address:	3303 N Lakeview Dr apt 3112 Tampa, FL 33618
Your Phone Number::	(813) 263-2144
Your Email Address::	desguadalupe@protonmail.com
Your Message	
Your Subject (required)::	PD 24-1116 PCFI
Your Message (required)::	I am Des and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine

Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:

Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Tom Hamilton <tomh3275@verizon.net>
Sent: Thursday, July 17, 2025 3:59 PM
To: Hearings; Cohen, Harry; Hagan, Ken; Myers, Gwendolyn; Miller, Christine; Cameron Cepeda, Donna; Boles, Christopher; wostall@hillsboroughcounty.org
Cc: tomh3275@verizon.net
Subject: Opposing Application RZ 24-1116 (Philippine Cultural Center)

Importance: High

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

To Whom It May Concern,

I have lived in the Eagles since 2001 and the congestion of Nine Eagles Drive (NED) has increased dramatically over the years.

There are three “gated” deed restricted communities that use NED daily. The Eagles alone has about 1256 residences alone with the majority using NED to come and go.

There are also two schools which have also increased traffic on NED for the majority of the year. The additional traffic will endanger the neighborhood children who walk/ bike to/from the schools which use NED.

We experience PhilFest each year and it’s a nightmare getting through NED. I can’t imagine the additional traffic and congestion the additional proposed events will bring.

Please do not allow the Philippine Cultural Center these additional events. Especially considering they are not willing to make any improvements to NED to allow for the additional traffic volume.

Tom Hamilton
Nine Eagles Resident

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 10:42 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 10:42 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jean Abigail Hamilton
Address:	1600 Alden Road Unit 363 Orlando, FL 32803
Your Phone Number::	8138171905
Your Email Address::	abbyhamilton333@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I'm a Filipino American who was born in the United States, and I was raised in the Tampa Bay area. Because of organizations like PCFI, learned all about my culture, and now I am very involved and so excited to share it with everyone that I know. I love when my non-Filipino friends come to the center and peak interest in my culture. Every time I run into someone who is not Filipino and they tell me they have been to the center for a different kind of event, they are so happy to say that they went there. I feel like our presence is strong in the community. Right now, the centers restricted from having other people hold their events there. This makes me sad. It's like we are being blocked from sharing this diversity. Rezoning will not only allow open doors to the community, but it will also help us sustain our building for years to come. My children have grown up as part of this community. They are half Filipino, and my hope is that we will still be able to survive until my grandchildren and great-grandchildren can go there.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 7:46 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 7:46 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Caitlin Harder
Address:	968 Melrose Ave S Saint Petersburg, FL 33705
Your Phone Number::	(503) 990-2680
Your Email Address::	caitlinharder@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 9:17 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: 24-1116

From: Sheila Harris <sheilabroker93@gmail.com>
Sent: Monday, July 14, 2025 5:13 AM
To: Hearings <Hearings@hcfl.gov>
Subject:

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

I object to your passing RZ24-1116. It affects the traffic around schools. Too many cars everyday for us to have. This area is being changed unlike any I have seen. Too many commercial bldg.. besides that horrible tower that is being considered. Who owns this commercial property? Our once beautiful neighborhood is being ruined. Please no more changes. Please listen to us for we will be affected by this change. If any children are injured I hope you will realize that it was your decision and people in this hood are very powerful, you will be sued. Thank you, Sheila Harris Hampton Lakes.

Rivas, Keshia

From: Hearings
Sent: Friday, January 10, 2025 2:23 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD 24-1116). Please add to hearing record.

Follow Up Flag: Follow up
Flag Status: Flagged

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Friday, January 10, 2025 1:39 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 01/10/25 1:39 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Fraser Henderson
Address:	12115 San Chaliford Tampa , FL 33626

Your Phone Number::	(813) 712-9824
Your Email Address::	fraser.henderson30@gmail.com
	Your Message
Your Subject (required)::	The Philippine Cultural Foundation rezoning to 7 day/night per week akin to Outdoor Nightclub
Your Message (required)::	Dear Commissioner, I hope this letter finds you well. I am writing to you as a concerned resident of the Waterchase community in Westchase, specifically regarding a land use rezoning application by the The Philippine Cultural Foundation, Inc. As you may be aware, this application seeks to reclassify their property to allow for large-scale public gatherings and events seven days a week, with no restrictions on hours of operation. This proposal, if approved, would allow them to host daily, potentially disruptive events that could negatively impact the surrounding communities, including Waterchase, Nine Eagles, and other neighborhoods in Westchase. Currently, The Philippine Cultural Foundation, Inc is zoned as a cultural center, a designation that limits its use to activities that do not include large-scale public events. If the proposed rezoning application is approved, it would effectively transform the center into a venue capable of hosting nightly events, akin to a nightclub. This transformation would bring significant noise and disruption to the area, particularly during evening hours, and could severely affect the quality of life for families living nearby. As a family-centered community, we are deeply concerned that the daily noise, traffic, and potential crowding could create an environment that is no longer conducive to the peaceful and safe neighborhood we currently enjoy. The Westchase area is home to many families, and we chose this community for its serene atmosphere, commitment to safety, and quality of life. The approval of this rezoning application would be a major departure from these values. While we respect the cultural and community contributions of tThe Philippine Cultural Foundation, Inc, we believe the proposed changes would not be in the best interests of the surrounding families who would be directly impacted by the noise and disruption.

	I kindly ask for your support in opposing the rezoning application and ensuring that the current zoning restrictions for The Philippine Cultural Foundation, Inc remain in place. We urge you to consider the needs and concerns of the residents who live in close proximity to this facility, and to prioritize the preservation of the peaceful, family-oriented nature of our neighborhoods. Thank you for your attention to this matter. I appreciate your ongoing commitment to the residents of Hillsborough County and your leadership in maintaining the integrity of our communities. Sincerely, Fraser Henderson Waterchase Resident
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, February 25, 2025 4:58 PM
To: Rome, Ashley; Rivas, Keshia
Subject: FW: Important information -PD 24-1116
Attachments: 24-1116+Sup+Info+01-29-25.pdf

From: myersa <myersa@plancom.org>
Sent: Tuesday, February 25, 2025 3:15 PM
To: Ball, Fred (Sam) <BallF@hcfl.gov>
Cc: Melissa Lienhard <lienhardm@plancom.org>; Heinrich, Michelle <HeinrichM@hcfl.gov>
Subject: FW: Important information -PD 24-1116

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

Hi Sam – I received this public comment regarding PD 24-1116. Would you be able to add it to the Public Comment tab in Optix. Thanks!

Best Regards,

Alexis Myers
Planning Commission
Comprehensive Plan Policy Review Division
Planner I
she/her
813.386.5983 (o)
planhillsborough.org
Plan Hillsborough

All incoming and outgoing messages are subject to public records inspection.

From: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Monday, February 24, 2025 5:36 PM
To: Alexis Myers <myersa@plancom.org>
Cc: Andrea Papandrew <papandrewa@plancom.org>; Melissa Lienhard <lienhardm@plancom.org>; David Hey <heyd@plancom.org>
Subject: Important information -PD 24-1116

Dear Alexis Myers, Hillsborough County Planning Commission,

(please add this to the case documents for PD 24-1116)

I am formally requesting that the inaccurate and misleading information presented by the Philippine Cultural Center on Nine Eagles Road be discounted in your considerations (attached).

The cultural center has long been a valued part of our local community. However, its recent initiatives do not align with the traditional goals of a cultural center. Their current focus appears to be on rezoning as a Commercial Entity, allowing them to operate as a Commercial Entertainment venue while still benefiting from tax breaks and charitable status. For example, they are currently exempt from property taxes as a charitable organization.

Another major concern is the misleading information they provided regarding the construction of a cell tower. The diagram they presented was labeled "NOT TO SCALE" and falsely depicted surrounding trees as tall and dense. In reality, the trees are sparse, and many have been removed. The nearly 200-ft cell tower will be highly visible within a half-mile radius.

Furthermore, in their recent Request for Waiver of Commercial Locational Criteria (attached), they have continued to misrepresent the facts.

1. **Cultural and Community Benefits** – The waiver request lists cultural and community benefits but does not specify any new advantages. The center already exists and serves its cultural purpose. This waiver does nothing to enhance cultural or community contributions. In fact, it detracts from their original mission.
2. **Proximity to Existing Commercial Zones** – Their claim of being near commercial areas is completely false. Their property directly borders the residential communities of Waterchase and Westwood Lakes, with no commercial entities in the immediate vicinity. The surrounding land consists of a wildlife easement owned by the Waterchase CDD, from which they are also seeking an exemption.
3. **Minimal Impact on Surrounding Residential Areas** – This is entirely inaccurate. Their entrance is located on an already congested road used by thousands of residents from Westwood Lakes, Waterchase, and Nine Eagles communities as their only access route. The surrounding residents strongly oppose the rezoning, the waiver, the cell tower, and their ability to host events seven days per week. The center's shift toward commercial interests is prioritizing profit over the well-being of our quiet residential community. The proposed changes will have severe consequences for local traffic, schools, and the overall residential environment.
4. **Consistency with County Goals** – This waiver does not align with county objectives. The Philippine Cultural Center does not need rezoning, a waiver, a cell tower, or any of the proposed changes. It already operates successfully under its current status and zoning.

In conclusion, I respectfully request that this waiver be denied. Additionally, I urge the commission to carefully scrutinize the multiple other changes the center is pursuing. There is a pattern of misleading information being presented, and the community is deeply concerned about the direction this cultural center is taking.

A final question, if somehow they are rezoned as a Commercial Entity which I hope they are not, I assume the Tax Collector's office will be notified, and they will no longer qualify for Hillsborough County property tax exemptions?

Thank you for your time and consideration and I hope to hear back from you.

Sincerely,

Fraser Henderson

12115 San Chaliford Ct,

Tampa. 33626

Received 01-29-2025
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: PD 24-1116 **Received Date:** **Received By:**

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form**.

Application Number: PD 24-1116 Applicant's Name: Vivian H. Furigay-Dudgeon

Reviewing Planner's Name: Sam Ball Date: 01/29/2025

Application Type:

- ☒ Planned Development (PD)
- ☐ Minor Modification/Personal Appearance (PRS)
- ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR)
- ☐ Development of Regional Impact (DRI)
- ☐ Major Modification (MM)
- ☐ Special Use (SU)
- ☐ Conditional Use (CU)
- ☐ Other _____

Current Hearing Date (if applicable): _____

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Jeremy Couch Digitally signed by Jeremy Couch
DN: CN=Jeremy Couch, E=jcouch@tampacivil.com, G=Jeremy, SN=Couch, C=US
Date: 2025.01.29 08:10:31-05'00'

Signature

1/29/2025

Date

Received 01-29-2025
Development Services

Hillsborough County Florida
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application PD 24-1116

☐ Includes sensitive and/or protected information.

Type of information included and location _____

_____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Jeremy Couch Digitally signed by Jeremy Couch DN: CN=Jeremy Couch, E=jcouch@tampacivil.com, G=Jeremy, SN=Couch, C=US Date: 2025.01.29 08:25:42-05'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

Received 01-29-2025
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

	Included	Submittal Item
1	☐	**Cover Letter*+** If adding or removing land from the project site, the final list of folios must be included
2	☒	**Revised Application Form*+**
3	☐	**Copy of Current Deed*** Must be provided for any new folio(s) being added
4	☒	**Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
5	☐	**Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
6	☐	**Property Information Sheet*+**
7	☐	**Legal Description of the Subject Site*+**
8	☐	**Close Proximity Property Owners List*+**
9	☐	**Site Plan*+** All changes on the site plan must be listed in detail in the Cover Letter.
10	☐	**Survey**
11	☐	**Wet Zone Survey**
12	☒	**General Development Plan**
13	☒	**Project Description/Written Statement**
14	☐	**Design Exception and Administrative Variance requests/approvals**
15	☐	**Variance Criteria Response**
16	☐	**Copy of Code Enforcement or Building Violation**
17	☐	**Transportation Analysis**
18	☐	**Sign-off form**
19	☒	**Other Documents** (please describe)**:** Response to Comments Letter Parking Exhibit Waiver Request Legal Description of Easement

***Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

02/2022
24-1116

Received 01-29-2025
Development Services

Request for Waiver of Commercial Locational Criteria – Philippine Cultural Center

Dear Alexis Myers with the Hillsborough County Planning Commission,

This is a formal request for a waiver of the Commercial Locational Criteria as set forth in Objective 22 and Policy 22.2 of the Future Land Use Element (FLUE) of the Hillsborough County Comprehensive Plan. The subject property, located at 14301 Nine Eagles Drive, does not meet the locational criteria for commercial use as stipulated in the FLUE, specifically regarding the distance from a qualifying intersection. The closest qualifying intersection is approximately 2,500 feet from the site, exceeding the required 900 feet listed within Objective 22 and Policy 22.2 of the Future Land Use Element (FLUE).

In accordance with Policy 22.8 of the FLUE, which permits the consideration of a waiver for locational criteria, we respectfully request the granting of a waiver to allow the proposed Filipino Cultural Center to continue operation on this property, despite the site's distance exceeding the prescribed 900-foot distance.

Justification for the Waiver:

1. Cultural and Community Benefit: The existing Philippine Cultural Center serves as a community hub for the Filipino-American population in Hillsborough County, providing essential cultural, educational, and social services. The site is located in an area with a growing Filipino community, and this center will meet a significant need for cultural representation and community engagement.

2. Proximity to Existing Commercial Zones: The subject property does not operate like a traditional commercial site and supports the surrounding residential uses. It is however, strategically located near established commercial and community facilities, with major access points via Nine Eagles Drive and Race Track Road. The surrounding area is already characterized by a mix of residential and commercial uses, making the site suitable for the proposed use without disrupting the residential character of the area.

3. Minimal Impact on Surrounding Residential Areas: While the property exceeds the distance requirement to the nearest qualifying intersection, the proposed use is low-impact and will not negatively affect the nearby residential properties. The Filipino Cultural Center is designed to be a place of community gathering and cultural expression, rather than a high-traffic commercial development. Traffic flow studies and additional mitigating factors will be provided to demonstrate minimal disruption to the surrounding neighborhood.

4. Consistency with County Goals: The waiver request aligns with the County's broader goals of accommodating diverse cultural institutions and community centers that enhance the quality of life and promote inclusivity. The Philippine Cultural Center Foundation is in line with Hillsborough County's commitment to fostering a diverse and welcoming community.

Conclusion:

Received 01-29-2025
Development Services

In conclusion, we respectfully request that Hillsborough County grant this Commercial Locational Criteria Waiver for the Philippine Cultural Center, allowing the project to continue operation in accordance with the objectives and policies of the County's Comprehensive Plan. We believe the continued operation of this cultural center will provide substantial benefits to the community and enhance the cultural fabric of Hillsborough County.

We are available to provide any additional information or documentation needed to support this waiver request. Please feel free to contact me at 727-487-3497 or jcouch@tampacivil.com for further inquiries or clarification.

Thank you for your consideration of this request. We look forward to your favorable response.

Sincerely,

Jeremy Couch, PE

Rome, Ashley

From: Hearings
Sent: Wednesday, March 19, 2025 11:12 AM
To: Ball, Fred (Sam)
Cc: Rome, Ashley; myersa
Subject: Forgot to attached the attachment RE: Other other letter 24-1116
Attachments: Cultural.pdf

Sam,

This is in Optix in POR as 24-1116 Henderson-14.

Marylou Norris
Administrative Specialist
Community Development Section
Development Services Department

P: (813) 276-8398
E: NorrisM@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: Ball, Fred (Sam) <BallF@hcfl.gov>
Sent: Tuesday, March 18, 2025 11:35 AM
To: Hearings <Hearings@hcfl.gov>
Subject: FW: Other other letter 24-1116

Hello,

This is a POR statement in opposition to 24-1116.

Sam

Sam Ball
Principal Planner
Community Development Section

Development Services Department

P: (813) 307-1876
E: BallF@hillsboroughcounty.org
W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

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: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Monday, March 17, 2025 11:22 PM
To: Ball, Fred (Sam) <BallF@hcfl.gov>
Subject: Fwd: Other other letter

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

See attached letter I shared with the board at the cultural center

Thanks

Received March 18, 2025
Development Services

PHILIPPINE CULTURAL FOUNDATION INC

14301 NINE EAGLES DR
TAMPA 33626
Account
A0035170050
Folio
35170050
Board of Directors
Philippine Cultural Foundation, Inc.
14301 Nine Eagles Drive
Tampa, FL 33626

Dear Board Members,

IMPORTANT: Rezoning Will Result in Loss of Property Tax Exemption —Annual Property Taxes Could Exceed $80,000

I am writing to urgently highlight a crucial issue regarding the Philippine Cultural Foundation's plans to rezone its property and expand into hosting non-cultural events, as well as leasing space for a cell tower.

As confirmed by Marilyn Martinez, Director of Administrative Services at the Hillsborough County Property Appraiser's Office, **the rezoning of your property will directly result in the loss of your property tax exemption**. The property, currently classified under the **"7500 Non-Profit"** use code due to its cultural mission, benefits from a minimal property tax rate. However, if the property is rezoned for commercial activities unrelated to its nonprofit cultural mission, it will no longer qualify for the tax exemption.

In an email from Ms. Martinez on **March 11, 2025**, she clearly stated:

"The property is currently zoned as agriculture according to county records. The 7500 Non-Profit is a code our office assigned based on the use of the property and ownership by the non-profit. You ask if the change in use will affect the tax exemption status, yes, it would actually lose its status and will have to pay taxes based on the full value."

This change in use will result in the property being taxed based on its full assessed value, which currently stands at **$4,264,944**. As a result, the Foundation will be required to pay **annual property taxes in the range of $70,000 to $80,000**, a significant increase from the current property tax of under **$3,500**.

Received March 18, 2025
Development Services

Florida Law and Property Tax Exemptions

Under **Florida Statutes, Section 196.196**, properties used for charitable, cultural, or educational purposes are eligible for a property tax exemption. However, once the property is used for commercial purposes—such as hosting non-cultural events or leasing land for a cell tower—it no longer qualifies for the exemption. Therefore, your plans to rezone the property and engage in these commercial ventures will lead to the revocation of the property tax exemption.

The Financial Impact

The potential financial impact of this change cannot be overstated. The increase in property taxes—estimated to be between **$70,000 and $80,000 annually**—would place an enormous burden on the Foundation's resources. These taxes could far outweigh the revenue anticipated from the proposed commercial events and cell tower lease, potentially jeopardizing the Foundation's long-term sustainability and its ability to fulfill its cultural mission.

A Call to Reconsider

In light of the confirmation from Hillsborough County regarding the loss of your property tax exemption, I strongly urge the Board to reconsider the rezoning request and the plans for the cell tower. While generating revenue through commercial activities may seem beneficial in the short term, the long-term financial consequences, including the substantial increase in property taxes, could undermine the Foundation's ability to continue serving its cultural mission and supporting the community.

I suggest that the Foundation explore alternative ways to generate revenue that align with its nonprofit status and cultural objectives. Maintaining the current zoning and mission will ensure the Foundation's continued financial stability and tax-exempt status.

I appreciate your attention to this matter and strongly recommend that you re-evaluate the proposed changes. If you have any questions or would like further clarification on the implications of these changes, please do not hesitate to reach out.

Sincerely,

Fraser Henderson

Received March 18, 2025
Development Services

Norris, Marylou

From: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Monday, March 17, 2025 3:02 PM
To: ava.hill@akerman.com; Hearings; Jim.porter@akerman.com; myersa
Subject: Subject: Appeal Against Palm Traffic's Administrative Variance Review for PD 24-1116

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

Please add as public record to this case:

Subject: Appeal Against Palm Traffic's Administrative Variance Review for PD 24-1116

Dear Ms. Myers,

Please formally include this letter as an appeal against Palm Traffic's administrative variance review concerning PD 24-1116.

Upon reviewing Palm Traffic's submission, I firmly oppose their recommendation to approve an administrative variance related to road improvement requirements on Nine Eagles Drive. Contrary to their assertions, the points outlined in their justification letter explicitly highlight why this rezoning proposal is unsuitable for our residential and ecologically sensitive area.

Firstly, Palm Traffic states that the existing right-of-way along Nine Eagles Drive is approximately 70 feet, falling short of the required 96-foot standard for a TS-7 roadway section. They argue that compliance imposes an unreasonable burden on the applicant due to existing right-of-way constraints. **This exact limitation clearly illustrates why further commercial development, and thus increased traffic demands, should not be permitted. The existing infrastructure already struggles to accommodate current residential use, and introducing additional commercial traffic from frequent large-scale events and activities will inevitably exacerbate congestion and compromise safety.**

Additionally, Palm Traffic contends that the current 11-foot travel lanes effectively control traffic speed, thereby enhancing safety on Nine Eagles Drive. **However, this admission underscores that existing road conditions are already marginally sufficient for current residential use only. Increased commercial traffic generated by regular events, weddings, fairs, and recreational activities will significantly exceed current roadway capacities, creating detrimental impacts on safety, congestion, and neighborhood quality of life. Therefore, contrary to Palm Traffic's claims, granting this variance would directly endanger public health, safety, and welfare.**

Palm Traffic further asserts that without granting this variance, reasonable access cannot be maintained. This position, again, inadvertently supports the argument that the infrastructure in the area

is inadequate for additional commercial developments. Expanding commercial activities on this property will exacerbate existing constraints and further strain limited resources and infrastructure, clearly demonstrating that rezoning is inappropriate for this residential and environmentally sensitive area.

Moreover, it is imperative to acknowledge the environmental implications of increased traffic and intensified land use in this location. The property is adjacent to wetlands and protected natural areas, and any additional commercial activity poses potential risks to these sensitive habitats. The variance approval would not only compromise the integrity of the surrounding environment but also set a harmful precedent for future commercial developments that are incompatible with residential zoning and conservation priorities.

In conclusion, the reasons outlined by Palm Traffic to justify the administrative variance strongly support the argument against approving the rezoning proposal. The existing roadway infrastructure limitations and environmental sensitivity are precisely why this area should not support increased commercial activities. I urge the Planning Commission to deny the rezoning request and the associated administrative variances, thus preserving the residential character, environmental integrity, and public safety of our community.

Thank you for your time and consideration.

Respectfully,

Fraser Henderson
12115 San Chaliford Ct
Tampa, FL 33626

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Monday, March 17, 2025 3:03 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/17/25 3:02 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Fraser Henderson
Address:	12115 San Chaliford Court Tampa, FL 33626
Your Phone Number::	8137129824
Your Email Address::	fraser.henderson30@gmail.com
Your Message	
Your Subject (required)::	Subject: Appeal Against Palm Traffic's Administrative Variance Review for PD 24-1116

Your Message (required)::

Subject: Appeal Against Palm Traffic's Administrative Variance Review for PD 24-1116

Dear Ms. Myers,

Please formally include this letter as an appeal against Palm Traffic’s administrative variance review concerning PD 24-1116.

Upon reviewing Palm Traffic’s submission, I firmly oppose their recommendation to approve an administrative variance related to road improvement requirements on Nine Eagles Drive. Contrary to their assertions, the points outlined in their justification letter explicitly highlight why this rezoning proposal is unsuitable for our residential and ecologically sensitive area.

Firstly, Palm Traffic states that the existing right-of-way along Nine Eagles Drive is approximately 70 feet, falling short of the required 96-foot standard for a TS-7 roadway section. They argue that compliance imposes an unreasonable burden on the applicant due to existing right-of-way constraints. This exact limitation clearly illustrates why further commercial development, and thus increased traffic demands, should not be permitted. The existing infrastructure already struggles to accommodate current residential use, and introducing additional commercial traffic from frequent large-scale events and activities will inevitably exacerbate congestion and compromise safety.

Additionally, Palm Traffic contends that the current 11-foot travel lanes effectively control traffic speed, thereby enhancing safety on Nine Eagles Drive. However, this admission underscores that existing road conditions are already marginally sufficient for current residential use only. Increased commercial traffic generated by regular events, weddings, fairs, and recreational activities will significantly exceed current roadway capacities, creating detrimental impacts on safety, congestion, and neighborhood quality of life. Therefore, contrary to Palm Traffic's claims, granting this variance would directly endanger public health, safety, and welfare.

Palm Traffic further asserts that without granting this variance, reasonable access cannot be maintained. This position, again, inadvertently supports the argument that the infrastructure in the area is inadequate for additional commercial developments. Expanding commercial activities on this property will exacerbate existing constraints and further strain limited resources and infrastructure, clearly demonstrating that rezoning is inappropriate

	for this residential and environmentally sensitive area. Moreover, it is imperative to acknowledge the environmental implications of increased traffic and intensified land use in this location. The property is adjacent to wetlands and protected natural areas, and any additional commercial activity poses potential risks to these sensitive habitats. The variance approval would not only compromise the integrity of the surrounding environment but also set a harmful precedent for future commercial developments that are incompatible with residential zoning and conservation priorities. In conclusion, the reasons outlined by Palm Traffic to justify the administrative variance strongly support the argument against approving the rezoning proposal. The existing roadway infrastructure limitations and environmental sensitivity are precisely why this area should not support increased commercial activities. I urge the Planning Commission to deny the rezoning request and the associated administrative variances, thus preserving the residential character, environmental integrity, and public safety of our community. Thank you for your time and consideration. Respectfully, Fraser Henderson12115 San Chaliford CtTampa, FL 33626
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Monday, March 17, 2025 3:16 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/17/25 3:15 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Fraser Henderson
Address:	12115 San Chaliford Court Tampa, FL 33626
Your Phone Number::	8137129824
Your Email Address::	fraser.henderson30@gmail.com
Your Message	
Your Subject (required)::	Appeal Against Zoning Review for PD 24-1116

Your Message (required)::

To whom it may concern,

Please formally include this detailed appeal letter in the case documentation regarding Palm Traffic's administrative variance and rezoning recommendations for PD 24-1116.

Upon comprehensive review of Palm Traffic's Administrative Variance justification and the revised submittal from the developers of the Filipino Cultural Center, significant issues arise which clearly justify denial of the rezoning proposal. The very arguments provided by Palm Traffic and the recent zoning application responses underscore why Hillsborough County must protect the integrity of our community by denying these requests.

Regulatory Non-Compliance and Roadway Inadequacies

Palm Traffic acknowledges that Nine Eagles Drive currently fails to meet the County's mandatory requirements outlined in the Hillsborough County Transportation Technical Manual (LDC Section 6.04.03.L). They highlight the substantial shortfall of the existing 70-foot right-of-way compared to the required 96-foot standard. The rationale presented, that meeting these standards constitutes an "unreasonable burden" for the applicant, fundamentally underscores the unsuitability of expanding commercial usage. According to LDC Section 6.04.03.L, these standards exist precisely to ensure roadway safety, traffic management, and infrastructure adequacy. Approving this variance would compromise public safety, violating the essential purpose and intent of the County's transportation regulations.

Furthermore, according to Sec. 6.04.02.B of the LDC, administrative variances can only be granted if not detrimental to public health, safety, and welfare. The increased volume of commercial and special-event traffic will undeniably create additional stress on already inadequate infrastructure, leading to heightened risk and compromising residents' safety and welfare.

Environmental Sensitivity and Ecological Impact

This property, as confirmed by project documents, includes approximately 1.32 acres of wetlands and lies within a Peak Sensitive Area. Hillsborough County Environmental Protection Regulations (LDC Section 4.01.07) mandate that developments near

wetlands minimize ecological disruption and prioritize environmental integrity. Expanding commercial activities, hosting frequent events, and installing a communication tower pose direct threats to local wetlands and adjacent natural habitats.

The applicant's proposed use includes grass overflow parking and large outdoor gatherings that risk disturbing the sensitive wetland buffers. Pursuant to Hillsborough County's Development Review Procedures Manual (DRPM), parking within wetland setback areas is explicitly prohibited, yet the applicant's proposal clearly includes the utilization of grass overflow areas adjacent to wetlands. Approving these plans would explicitly violate environmental protections intended to safeguard wetland ecosystems.

Community and Residential Compatibility

The proposed zoning change introduces incompatible commercial uses into a predominantly residential area, directly conflicting with Hillsborough County's Comprehensive Plan objectives (FLUE Objective 16 and Policy 16.1). The peaceful residential neighborhoods bordering Nine Eagles Drive, including Westwood Lakes and Waterchase, would experience significant degradation of quality of life, including increased noise, visual intrusion, traffic congestion, and a decline in property values.

According to the National Association of Realtors, proximity to commercial developments, especially communication towers, consistently reduces residential property values. This clearly documented economic impact contradicts the Comprehensive Plan's principle to protect the residential character and safeguard property values within established neighborhoods.

Safety and Public Welfare

Palm Traffic asserts that existing 11-foot travel lanes are adequate for current residential traffic. However, the proposal dramatically escalates roadway usage, increasing pedestrian and vehicular interactions due to regular commercial events and other activities. With already constrained road dimensions acknowledged by Palm Traffic, the likelihood of accidents, congestion, and safety risks will significantly increase. These conditions are precisely why the county has adopted roadway standards, which Palm Traffic is now requesting to waive, further compromising community safety.

Legal and Policy Precedents

Historically, Hillsborough County has consistently protected residential areas from incompatible rezoning proposals. Former Hillsborough County Commissioner Victor Crist emphasized, "We must respect established neighborhoods and prevent incompatible development from negatively impacting community stability and quality of life." Allowing this rezoning sets a dangerous precedent, paving the way for future inappropriate commercial intrusions, further undermining residential zoning integrity.

Moreover, the project clearly violates Hillsborough County's Future Land Use Element (FLUE) Policy 22.2, which outlines specific Commercial Locational Criteria that this proposal fails to meet. The nearest qualifying commercial intersection is 2,500 feet away, far exceeding the stipulated limits outlined in FLUE Objective 22 and Policy 22.2. Approving such a variance undermines the comprehensive and intentional zoning practices Hillsborough County has long upheld.

Conclusion

Given the explicit non-compliance with roadway infrastructure requirements, the violation of environmental protections, significant incompatibility with surrounding residential communities, and risks to public safety, approval of PD 24-1116 and the associated administrative variance is unjustifiable. The detailed responses from Palm Traffic and the applicant highlight precisely why such developments are inappropriate, insufficiently planned, and incompatible with Hillsborough County's core community values and regulatory standards.

Therefore, I respectfully appeal to the Planning Commission to decisively deny the rezoning and administrative variance for PD 24-1116, safeguarding our community's safety, environmental integrity, residential character, and economic welfare.

Thank you for your diligent attention to this crucial issue.

Sincerely,

Fraser Henderson12115 San Chaliford CtTampa, FL 33626

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Monday, March 17, 2025 3:21 PM
To: ava.hill@akerman.com; Hearings; Jim.porter@akerman.com; myersa
Subject: Resident against application PD 24-1116
Attachments: Resident Objection PD 24 1116.pdf

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

Hi Alexis,

Please see additional letter (pdf letter attached to this email) with detailed points challenging this zoning request. **PD 24-1116**

I would ask that these be added to the public record and that the points made are considered to reject the zoning request that is causing huge amounts of stress and concern in neighbouring communities.

Many thanks,

Fraser

On Mon, Mar 17, 2025 at 3:01 PM Fraser Henderson <fraser.henderson30@gmail.com> wrote:

> Please add as public record to this case:
>
> **Subject: Appeal Against Palm Traffic's Administrative Variance Review for PD 24-1116**
>
> Dear Ms. Myers,
>
> Please formally include this letter as an appeal against Palm Traffic's administrative variance review concerning PD 24-1116.
>
> Upon reviewing Palm Traffic's submission, I firmly oppose their recommendation to approve an administrative variance related to road improvement requirements on Nine Eagles Drive. Contrary to their assertions, the points outlined in their justification letter explicitly highlight why this rezoning proposal is unsuitable for our residential and ecologically sensitive area.
>
> Firstly, Palm Traffic states that the existing right-of-way along Nine Eagles Drive is approximately 70 feet, falling short of the required 96-foot standard for a TS-7 roadway section. They argue that compliance imposes an unreasonable burden on the applicant due to existing right-of-way constraints. **This exact limitation clearly illustrates why further commercial development, and thus increased traffic**

demands, should not be permitted. The existing infrastructure already struggles to accommodate current residential use, and introducing additional commercial traffic from frequent large-scale events and activities will inevitably exacerbate congestion and compromise safety.

Additionally, Palm Traffic contends that the current 11-foot travel lanes effectively control traffic speed, thereby enhancing safety on Nine Eagles Drive. **However, this admission underscores that existing road conditions are already marginally sufficient for current residential use only. Increased commercial traffic generated by regular events, weddings, fairs, and recreational activities will significantly exceed current roadway capacities, creating detrimental impacts on safety, congestion, and neighborhood quality of life. Therefore, contrary to Palm Traffic's claims, granting this variance would directly endanger public health, safety, and welfare.**

Palm Traffic further asserts that without granting this variance, reasonable access cannot be maintained. This position, again, inadvertently supports the argument that the infrastructure in the area is inadequate for additional commercial developments. Expanding commercial activities on this property will exacerbate existing constraints and further strain limited resources and infrastructure, clearly demonstrating that rezoning is inappropriate for this residential and environmentally sensitive area.

Moreover, it is imperative to acknowledge the environmental implications of increased traffic and intensified land use in this location. The property is adjacent to wetlands and protected natural areas, and any additional commercial activity poses potential risks to these sensitive habitats. The variance approval would not only compromise the integrity of the surrounding environment but also set a harmful precedent for future commercial developments that are incompatible with residential zoning and conservation priorities.

In conclusion, the reasons outlined by Palm Traffic to justify the administrative variance strongly support the argument against approving the rezoning proposal. The existing roadway infrastructure limitations and environmental sensitivity are precisely why this area should not support increased commercial activities. I urge the Planning Commission to deny the rezoning request and the associated administrative variances, thus preserving the residential character, environmental integrity, and public safety of our community.

Thank you for your time and consideration.

Respectfully,

Fraser Henderson
12115 San Chaliford Ct
Tampa, FL 33626

Fraser Henderson

12115 San Chaliford

Tampa, FL 33626

March 17th, 2025

Zoning Review for PD 24-1116

To whom it may concern;

Please formally include this detailed appeal letter in the case documentation regarding Palm Traffic's administrative variance and rezoning recommendations for PD 24-1116.

Upon comprehensive review of Palm Traffic's Administrative Variance justification and the revised submittal from the developers of the Filipino Cultural Center, significant issues arise which clearly justify denial of the rezoning proposal. The very arguments provided by Palm Traffic and the recent zoning application responses underscore why Hillsborough County must protect the integrity of our community by denying these requests.

Regulatory Non-Compliance and Roadway Inadequacies

Palm Traffic acknowledges that Nine Eagles Drive currently fails to meet the County's mandatory requirements outlined in the Hillsborough County Transportation Technical Manual (LDC Section 6.04.03.L). They highlight the substantial shortfall of the existing 70-foot right-of-way compared to the required 96-foot standard. The rationale presented, that meeting these standards constitutes an "unreasonable burden" for the applicant, fundamentally underscores the unsuitability of expanding commercial usage. According to LDC Section 6.04.03.L, these standards exist precisely to ensure roadway safety, traffic management, and infrastructure adequacy. Approving this variance would compromise public safety, violating the essential purpose and intent of the County's transportation regulations.

Furthermore, according to Sec. 6.04.02.B of the LDC, administrative variances can only be granted if not detrimental to public health, safety, and welfare. The increased volume of commercial and special-event traffic will undeniably create additional stress on already

inadequate infrastructure, leading to heightened risk and compromising residents' safety and welfare.

Environmental Sensitivity and Ecological Impact

This property, as confirmed by project documents, includes approximately 1.32 acres of wetlands and lies within a Peak Sensitive Area. Hillsborough County Environmental Protection Regulations (LDC Section 4.01.07) mandate that developments near wetlands minimize ecological disruption and prioritize environmental integrity. Expanding commercial activities, hosting frequent events, and installing a communication tower pose direct threats to local wetlands and adjacent natural habitats.

The applicant's proposed use includes grass overflow parking and large outdoor gatherings that risk disturbing the sensitive wetland buffers. Pursuant to Hillsborough County's Development Review Procedures Manual (DRPM), parking within wetland setback areas is explicitly prohibited, yet the applicant's proposal clearly includes the utilization of grass overflow areas adjacent to wetlands. Approving these plans would explicitly violate environmental protections intended to safeguard wetland ecosystems.

Community and Residential Compatibility

The proposed zoning change introduces incompatible commercial uses into a predominantly residential area, directly conflicting with Hillsborough County's Comprehensive Plan objectives (FLUE Objective 16 and Policy 16.1). The peaceful residential neighborhoods bordering Nine Eagles Drive, including Westwood Lakes and Waterchase, would experience significant degradation of quality of life, including increased noise, visual intrusion, traffic congestion, and a decline in property values.

According to the National Association of Realtors, proximity to commercial developments, especially communication towers, consistently reduces residential property values. This clearly documented economic impact contradicts the Comprehensive Plan's principle to protect the residential character and safeguard property values within established neighborhoods.

Safety and Public Welfare

Palm Traffic asserts that existing 11-foot travel lanes are adequate for current residential traffic. However, the proposal dramatically escalates roadway usage, increasing pedestrian and vehicular interactions due to regular commercial events and other activities. With already constrained road dimensions acknowledged by Palm Traffic, the likelihood of accidents, congestion, and safety risks will significantly increase. These conditions are precisely why the county has adopted roadway standards, which Palm Traffic is now requesting to waive, further compromising community safety.

Legal and Policy Precedents

Historically, Hillsborough County has consistently protected residential areas from incompatible rezoning proposals. Former Hillsborough County Commissioner Victor Crist emphasized, "We must respect established neighborhoods and prevent incompatible development from negatively impacting community stability and quality of life." Allowing this rezoning sets a dangerous precedent, paving the way for future inappropriate commercial intrusions, further undermining residential zoning integrity.

Moreover, the project clearly violates Hillsborough County's Future Land Use Element (FLUE) Policy 22.2, which outlines specific Commercial Locational Criteria that this proposal fails to meet. The nearest qualifying commercial intersection is 2,500 feet away, far exceeding the stipulated limits outlined in FLUE Objective 22 and Policy 22.2. Approving such a variance undermines the comprehensive and intentional zoning practices Hillsborough County has long upheld.

Conclusion

Given the explicit non-compliance with roadway infrastructure requirements, the violation of environmental protections, significant incompatibility with surrounding residential communities, and risks to public safety, approval of PD 24-1116 and the associated administrative variance is unjustifiable. The detailed responses from Palm Traffic and the applicant highlight precisely why such developments are inappropriate, insufficiently planned, and incompatible with Hillsborough County's core community values and regulatory standards.

Therefore, I respectfully appeal to the Planning Commission to decisively deny the rezoning and administrative variance for PD 24-1116, safeguarding our community's safety, environmental integrity, residential character, and economic welfare.

Thank you for your diligent attention to this crucial issue.

Sincerely,

Fraser Henderson
12115 San Chaliford Ct
Tampa, FL 33626

Norris, Marylou

From: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Monday, March 17, 2025 4:55 PM
To: ava.hill@akerman.com; viviandudgeon@yahoo.com; Jim.porter@akerman.com; Hearings; myersa
Subject: Re: Formal Objection to Variance Requests for PD 24-1116
Attachments: Additional Letter- PD 24-1116.pdf

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

Please also add this letter to the case - attached - pdf:

PD 24-1116

thanks

Subject: Denial of Rezoning Proposal PD 24-1116

Please formally include this detailed opposition letter in the case documentation regarding the rezoning proposal PD 24-1116 submitted by the Philippine Cultural Foundation, Inc. (PCFI).

Upon reviewing the proposal and its supplemental documentation, several significant issues emerge that necessitate the rejection of this rezoning request. The PCFI seeks rezoning from Agricultural Rural (AR) to Planned Development (PD) to expand into a mixed-use commercial facility, hosting events such as weddings, neighborhood fairs, flea markets, and recreational activities, in addition to erecting a cell tower. While PCFI highlights its historical role as a cultural and community organization, the recent proposed commercial activities are starkly incompatible with the residential and environmentally sensitive character of our area.

Regulatory and Code Violations:

1. Parking and Infrastructure Inadequacies

The submitted response acknowledges that the existing 105 paved parking spaces significantly fall short of what would typically be required under the Hillsborough County Land Development Code (LDC, Section 6.05.02). For medium and large events, overflow parking on grassy areas is proposed, clearly violating LDC requirements outlined in Section 6.05.02.K, mandating paved drive aisles even in overflow parking scenarios. Further, parking agreements for off-site facilities (schools and a dental office) are insufficient solutions, posing additional concerns regarding pedestrian safety and liability issues.

2. Roadway and Traffic Safety

Palm Traffic explicitly acknowledges that Nine Eagles Drive currently does not meet minimum standards specified in LDC Section 6.04.03.L. Specifically, the existing right-of-way width of 70 feet does not meet the required 96-foot standard. Approval of an administrative variance under these conditions explicitly violates LDC Section 6.04.02.B, which requires that variances must not adversely affect public safety or welfare. Increasing commercial traffic without adequate infrastructure significantly raises the potential for traffic accidents, congestion, and pedestrian safety issues.

Environmental and Ecological Protection Violations:

The site contains approximately 1.32 acres of wetlands, identified as a "Peak Sensitive Area." Under Hillsborough County Environmental Protection Regulations (LDC Section 4.01.07), development activities must not compromise these ecologically sensitive zones. The applicant's proposal involving grass overflow parking and frequent large-scale outdoor events would inevitably degrade wetland habitats through increased runoff, potential pollution, and ecological disruption, directly violating county environmental protection standards.

Incompatibility with Residential Community and Quality of Life:

Rezoning to PD for intensive commercial use conflicts directly with Hillsborough County's Comprehensive Plan Objective 16 and FLUE Policy 1.4, both emphasizing neighborhood protection and compatibility. The PCFI's proposed activities—including weddings, fairs, flea markets, and recreational events—would substantially disrupt the established residential community's tranquility, introducing noise, increased traffic, and a significant visual and lifestyle intrusion. The detrimental effects on home values, as evidenced by extensive studies from the National Association of Realtors, underscore how such incompatible uses diminish residential appeal and financial investments made by local homeowners.

Economic Fairness and Unfair Competitive Advantage:

The Philippine Cultural Foundation currently benefits from a substantial property tax exemption under Florida Statutes Section 196.196. Rezoning to allow intensive commercial activities would unjustly enable PCFI to operate as a commercial entity while retaining a tax exemption valued at approximately $80,000 annually. This exemption represents an unfair competitive advantage against surrounding local businesses required to pay full property taxes. It directly undermines economic fairness principles upheld by Hillsborough County and echoed by local leaders, including former County Commissioner Victor Crist, who emphasized that protecting neighborhoods from incompatible commercial intrusion must be a top zoning priority.

The County's own property appraiser, Marilyn Martinez, clearly indicated that rezoning would revoke PCFI's nonprofit tax exemption, causing annual taxes to rise significantly. Allowing commercial activities under these conditions is fundamentally unfair to neighboring businesses and constitutes a misuse of taxpayer-funded subsidies intended explicitly for cultural, non-commercial organizations.

Failure to Meet Commercial Locational Criteria:

According to Hillsborough County's FLUE Policy 22.2, commercial developments must meet specific Commercial Locational Criteria. The closest qualifying intersection to this site is 2,500 feet away, far exceeding the 900-foot limit for RES-2 zoned properties. Granting a waiver here would set a dangerous precedent, undermining intentional planning principles and negatively impacting surrounding residential zones.

Conclusion:

Rezoning PD 24-1116 presents numerous regulatory violations, environmental risks, severe incompatibility with residential neighborhoods, safety concerns, and unfair competitive economic advantages. Hillsborough County must uphold its Comprehensive Plan, Land Development Code, and environmental protection policies by decisively rejecting this inappropriate rezoning request.

I strongly urge the Planning Commission to deny the PD 24-1116 proposal and all associated variances. Protecting residential quality, ensuring public safety, preserving our fragile ecosystems, and maintaining economic fairness within our community demands this denial.

Thank you for your careful consideration of this critical matter.

Sincerely,

Fraser Henderson
12115 San Chaliford Ct
Tampa, FL 33626

Norris, Marylou

From: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Monday, March 17, 2025 5:44 PM
To: ava.hill@akerman.com; viviandudgeon@yahoo.com; Jim.porter@akerman.com; Hearings; myersa
Subject: Re: Formal Objection to Variance Requests for PD 24-1116
Attachments: Final Letter - PD 24-1116.pdf

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

Please also add this letter with extensive references to prior legal precedence in Florida and beyond.

thanks

Subject: Comprehensive Opposition and Request for Denial of Rezoning Proposal PD 24-1116

Dear Ms. Myers,

Please formally include this comprehensive opposition letter in the official record for the rezoning application PD 24-1116 submitted by the Philippine Cultural Foundation, Inc. (PCFI).

After thorough analysis and consideration of the applicant's documents and supplemental justifications, including Palm Traffic's review and other provided submissions, it is clear that approval of PD 24-1116 is contrary to Hillsborough County's zoning regulations, comprehensive planning guidelines, environmental protections, and community interests. I strongly urge Hillsborough County to deny this rezoning proposal based on the following critical points:

Regulatory Violations and Infrastructure Inadequacies:

The applicant seeks a significant rezoning from Agricultural Rural (AR) to Planned Development (PD) to facilitate commercial uses that will notably intensify the land use. Palm Traffic's analysis reveals the severe inadequacy of Nine Eagles Drive, citing a current right-of-way width of only 70 feet compared to the county-required 96-foot standard (LDC Section 6.04.03.L). According to the Hillsborough County Land Development Code (LDC Section 6.04.02.B), administrative variances must not compromise public health, safety, or welfare. Palm Traffic's own admission regarding infrastructure inadequacies demonstrates that granting the variance will undoubtedly compromise public safety and exacerbate existing roadway issues.

Florida Statutes §163.3194 mandates compatibility with the Comprehensive Plan; the requested rezoning and subsequent variance are inherently incompatible due to severe traffic limitations, lack of adequate infrastructure, and increased potential safety risks.

Environmental and Ecological Concerns:

The proposed site contains approximately 1.32 acres of sensitive wetlands and falls within a Peak Sensitive Area. Pursuant to Hillsborough County's Environmental Protection Regulations (LDC Section 4.01.07), intensified land uses such as frequent special events and cell tower construction in proximity to wetlands present clear and documented risks of ecological harm. According to guidance from the U.S. Fish and Wildlife Service, communication towers should explicitly be placed away from wetlands and sensitive ecological areas to prevent negative impacts on wildlife, particularly birds, and other fauna. Allowing this rezoning would directly contravene federal guidance and local environmental protections, setting a harmful precedent for future ecological degradation in our community.

Negative Economic Impact and Unfair Competitive Advantage:

Currently, the Philippine Cultural Foundation (PCFI) benefits significantly from a property tax exemption under Florida Statute §196.196 due to its nonprofit status. Rezoning for commercial uses would result in the loss of this exemption, as confirmed by Hillsborough County's Property Appraiser Marilyn Martinez, increasing the property's annual tax burden from approximately $3,500 to potentially $70,000–$80,000 annually. Allowing PCFI to pursue commercial activities while maintaining a nonprofit tax exemption represents a significant unfair competitive advantage over surrounding local businesses, violating principles of economic equity and fairness.

Legal Precedents Against Cell Towers and Zoning Incompatibility:

Courts have consistently supported denials of similar zoning applications when substantial evidence demonstrates incompatibility, negative impacts on property values, and harm to community aesthetics:

- **American Tower LP v. City of Huntsville**: Denial upheld due to property value depreciation and safety concerns.
- **Minnesota Towers, Inc. v. City of Duluth**: Federal court supported denial, confirming that residential property values significantly diminish in the immediate vicinity of cell towers.
- **Lakeland, FL case (2024)**: A proposed cell tower denial upheld by federal court due to its incompatibility and insufficient setbacks in a residential setting.
- **Orlando, FL (2021)**: Denial of a tower due to incompatibility with surrounding residential land uses.

These cases validate that rezoning for commercial and telecommunications facilities within or adjacent to residential neighborhoods, as proposed by PD 24-1116, is not only inappropriate but also legally contestable.

Significant Negative Impact on Property Values:

Empirical research, including a study from the Journal of Real Estate Finance and Economics, demonstrates significant property value depreciation (2.65% to nearly 10%) in properties near cell towers. A national survey by the National Institute for Science, Law & Public Policy found 94% of

respondents would discount or avoid properties near towers entirely. The approval of this rezoning will undoubtedly harm property values, reducing the economic stability of residents and negatively impacting the county's tax base.

Community and Environmental Impact:

The proposed rezoning directly contradicts Hillsborough County Comprehensive Plan Objective 16 and Future Land Use Element Policy 1.4, emphasizing neighborhood preservation, compatibility, and protecting residents' quality of life. Frequent large-scale events, intensified commercial operations, and the visual disruption caused by a cell tower are fundamentally incompatible with the existing residential character. This severe disruption, including increased noise, traffic, safety risks, and environmental harm, undermines established neighborhoods' stability and tranquility.

Ethical and Fiscal Responsibility:

Approving PD 24-1116 would grant PCFI an unjust competitive advantage over local businesses obligated to pay full taxes, effectively subsidizing commercial operations with taxpayer resources meant exclusively for charitable and cultural uses. Former Hillsborough County Commissioner Victor Crist highlighted this clearly: "Protecting local businesses and residential neighborhoods from incompatible commercial intrusion and unfair competition must always be a top priority for zoning decisions."

Conclusion and Recommendations:

Given the outlined regulatory violations, negative environmental impacts, safety concerns, detrimental property valuation effects, and clear incompatibility with the community's residential character, approval of PD 24-1116 would constitute a harmful and legally unsupportable precedent. Upholding zoning integrity, environmental protection, community welfare, and economic fairness requires that Hillsborough County deny this rezoning request decisively.

I strongly urge the Planning Commission and the Hillsborough County Board of Commissioners to uphold local and state regulations, adhere to clear legal precedents, protect our community's environmental integrity, and preserve residential and economic stability by denying PD 24-1116 and all associated variances.

Thank you for your dedicated attention and thoughtful consideration of this significant issue.

Sincerely,

Fraser Henderson
12115 San Chaliford Ct
Tampa, FL 33626

On Mon, Mar 17, 2025 at 4:54 PM Fraser Henderson <fraser.henderson30@gmail.com> wrote:

> Please also add this letter to the case - attached - pdf:
>
> PD 24-1116

thanks

Subject: Comprehensive Opposition and Request for Denial of Rezoning Proposal PD 24-1116

Dear Ms. Myers,

Please formally include this comprehensive opposition letter in the official record for the rezoning application PD 24-1116 submitted by the Philippine Cultural Foundation, Inc. (PCFI).

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The applicant seeks a significant rezoning from Agricultural Rural (AR) to Planned Development (PD) to facilitate commercial uses that will notably intensify the land use. Palm Traffic's analysis reveals the severe inadequacy of Nine Eagles Drive, citing a current right-of-way width of only 70 feet compared to the county-required 96-foot standard (LDC Section 6.04.03.L). According to the Hillsborough County Land Development Code (LDC Section 6.04.02.B), administrative variances must not compromise public health, safety, or welfare. Palm Traffic's own admission regarding infrastructure inadequacies demonstrates that granting the variance will undoubtedly compromise public safety and exacerbate existing roadway issues.

Florida Statutes §163.3194 mandates compatibility with the Comprehensive Plan; the requested rezoning and subsequent variance are inherently incompatible due to severe traffic limitations, lack of adequate infrastructure, and increased potential safety risks.

Environmental and Ecological Concerns:

The proposed site contains approximately 1.32 acres of sensitive wetlands and falls within a Peak Sensitive Area. Pursuant to Hillsborough County's Environmental Protection Regulations (LDC Section 4.01.07), intensified land uses such as frequent special events and cell tower construction in proximity to wetlands present clear and documented risks of ecological harm. According to guidance from the U.S. Fish and Wildlife Service, communication towers should explicitly be placed away from wetlands and sensitive ecological areas to prevent negative impacts on wildlife, particularly birds, and other fauna. Allowing this rezoning would directly contravene federal guidance and local environmental protections, setting a harmful precedent for future ecological degradation in our community.

Negative Economic Impact and Unfair Competitive Advantage:

Currently, the Philippine Cultural Foundation (PCFI) benefits significantly from a property tax exemption under Florida Statute §196.196 due to its nonprofit status. Rezoning for commercial uses would result in the loss of this exemption, as confirmed by Hillsborough County's Property Appraiser Marilyn Martinez, increasing the property's annual tax burden from approximately

$3,500 to potentially $70,000–$80,000 annually. Allowing PCFI to pursue commercial activities while maintaining a nonprofit tax exemption represents a significant unfair competitive advantage over surrounding local businesses, violating principles of economic equity and fairness.

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These cases validate that rezoning for commercial and telecommunications facilities within or adjacent to residential neighborhoods, as proposed by PD 24-1116, is not only inappropriate but also legally contestable.

Significant Negative Impact on Property Values:

Empirical research, including a study from the Journal of Real Estate Finance and Economics, demonstrates significant property value depreciation (2.65% to nearly 10%) in properties near cell towers. A national survey by the National Institute for Science, Law & Public Policy found 94% of respondents would discount or avoid properties near towers entirely. The approval of this rezoning will undoubtedly harm property values, reducing the economic stability of residents and negatively impacting the county's tax base.

Community and Environmental Impact:

The proposed rezoning directly contradicts Hillsborough County Comprehensive Plan Objective 16 and Future Land Use Element Policy 1.4, emphasizing neighborhood preservation, compatibility, and protecting residents' quality of life. Frequent large-scale events, intensified commercial operations, and the visual disruption caused by a cell tower are fundamentally incompatible with the existing residential character. This severe disruption, including increased noise, traffic, safety risks, and environmental harm, undermines established neighborhoods' stability and tranquility.

Ethical and Fiscal Responsibility:

Approving PD 24-1116 would grant PCFI an unjust competitive advantage over local businesses obligated to pay full taxes, effectively subsidizing commercial operations with taxpayer resources meant exclusively for charitable and cultural uses. Former Hillsborough County Commissioner Victor Crist highlighted this clearly: "Protecting local businesses and residential neighborhoods from incompatible commercial intrusion and unfair competition must always be a top priority for zoning decisions."

Conclusion and Recommendations:

Given the outlined regulatory violations, negative environmental impacts, safety concerns, detrimental property valuation effects, and clear incompatibility with the community's residential character, approval of PD 24-1116 would constitute a harmful and legally unsupportable precedent. Upholding zoning integrity, environmental protection, community welfare, and economic fairness requires that Hillsborough County deny this rezoning request decisively.

I strongly urge the Planning Commission and the Hillsborough County Board of Commissioners to uphold local and state regulations, adhere to clear legal precedents, protect our community's environmental integrity, and preserve residential and economic stability by denying PD 24-1116 and all associated variances.

Thank you for your dedicated attention and thoughtful consideration of this significant issue.

Sincerely,

Fraser Henderson
12115 San Chaliford Ct
Tampa, FL 33626

Norris, Marylou

From: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Monday, March 17, 2025 11:38 PM
To: Ball, Fred (Sam); myersa; Hearings; Jim.porter@akerman.com
Subject: Formal Objection to Rezoning Application PD 24-1116 for Philippine Cultural Foundation (PCF)

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

Please also consider the following and add to public record for this case.

Thanks

Subject: Formal Objection to Rezoning Application PD 24-1116 for Philippine Cultural Foundation (PCF), 14301 Nine Eagles Road, Tampa, FL 33626

Dear Members of the Planning Commission:

I am writing to formally object to rezoning application PD 24-1116 submitted by the Philippine Cultural Foundation, Inc. (PCF) at 14301 Nine Eagles Road, Tampa, FL 33626. After thoroughly reviewing the current site plan and comparing it with earlier site surveys, several serious concerns have emerged regarding compliance with Hillsborough County's Land Development Code and zoning regulations. These concerns significantly impact adjacent residential communities and the environment.

1. Misrepresentation of Wildlife Habitat Status

The original surveys for both PCF and the adjoining Waterchase community identified portions of this property explicitly as "Wildlife Habitat." The current rezoning application asserts that the property is "not located within a Significant Wildlife Habitat area." This discrepancy is troubling. We request clarification from the Commission regarding when this critical environmental designation was altered or removed and under what justification.

2. Unauthorized Tree Removal

Historical surveys clearly depict significant tree cover along the northern boundary—where a cell tower is now proposed—and near sheds adjacent to our Community Development District (CDD) property. Additional dense tree buffers previously existed along the eastern and southeastern edges adjacent to the City of St. Petersburg water easement. These mature trees have since been removed without evidence of appropriate permitting or adherence to Hillsborough County's Tree Preservation and Landscape Ordinance (Section 4.01.03). We ask the Commission to thoroughly investigate these removals and confirm compliance with County regulations.

3. Drainage and Flooding Concerns

A drain field identified in previous surveys is precisely where the cell tower is now proposed. This specific area experiences significant flooding during rainfall events. The County must require the applicant to demonstrate adherence to the Stormwater Management Technical Manual and provide a detailed explanation regarding the intended purpose and management of drainage at this problematic site.

4. Lack of Required Screening and Fencing

The rezoning application requests exemptions from required screening and fencing along property boundaries, incorrectly citing sparse vegetation as justification. However, given that their property line is situated approximately 60 feet from neighboring residential homes, these exemptions are inappropriate and detrimental to the community's privacy and visual aesthetic. We strongly object to the granting of such exemptions and request that the County require compliance with the full fencing and screening mandates outlined in the Hillsborough County Land Development Code.

5. Misleading and Inaccurate Site Plan Visuals

The site plan submitted by the PCF provides misleading visual representations, specifically regarding the cell tower's visibility. Diagrams provided in their submission are inaccurately scaled and suggest extensive tree cover that simply does not exist. These visual misrepresentations may falsely influence public and County perception of the visual impacts from the proposed cell tower. A true-to-scale visual impact analysis is essential and must be provided by the applicant before any further consideration of this proposal.

6. Inappropriate Location and Requested Zoning Exemptions

The application seeks multiple exemptions, including permitting a communications facility in an area that is neither commercial nor corporate but rather directly adjacent to established residential neighborhoods. This site does not meet the standard Hillsborough County locational criteria for cell towers, including setbacks from residential areas, intersections, and major roadways. Permitting such incompatible land use severely undermines the residential character and property values of neighboring communities.

7. Ambiguity and Overreach of Proposed Uses

The applicant's proposal extends far beyond cultural center activities, explicitly requesting authorization to host commercial events (e.g., weddings, fairs, markets) by unrelated third parties, significantly departing from their established cultural mission. Additionally, the application seeks outdoor event permissions extending until 11 pm, creating significant noise, traffic, and disturbance implications incompatible with adjacent residential areas. Such uses conflict with Hillsborough County's land-use compatibility and noise ordinances.

Given these extensive discrepancies, questionable historical compliance, misleading application materials, and inappropriate requests for zoning exemptions, we respectfully urge the Hillsborough County Planning Commission to deny Rezoning Application PD 24-1116. Upholding land-use regulations, environmental protections, and community integrity must take priority over incompatible development requests.

Thank you for your careful consideration and action on these critical community concerns.

Respectfully,

Fraser Henderson

12115 San Chaliford Ct, Tampa, FL 33626

On Mon, Mar 17, 2025 at 11:21 PM Fraser Henderson <fraser.henderson30@gmail.com> wrote:

> See attached letter I shared with the board at the cultural center
>
> Thanks

Rome, Ashley

From: Hearings
Sent: Wednesday, March 19, 2025 11:12 AM
To: Ball, Fred (Sam)
Cc: Rome, Ashley; myersa
Subject: Forgot to attached the attachment RE: Other other letter 24-1116
Attachments: Cultural.pdf

Sam,

This is in Optix in POR as 24-1116 Henderson-14.

Marylou Norris
Administrative Specialist
Community Development Section
Development Services Department

P: (813) 276-8398
E: NorrisM@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: Ball, Fred (Sam) <BallF@hcfl.gov>
Sent: Tuesday, March 18, 2025 11:35 AM
To: Hearings <Hearings@hcfl.gov>
Subject: FW: Other other letter 24-1116

Hello,

This is a POR statement in opposition to 24-1116.

Sam

Sam Ball
Principal Planner
Community Development Section

Development Services Department

P: (813) 307-1876
E: BallF@hillsboroughcounty.org
W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

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: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Monday, March 17, 2025 11:22 PM
To: Ball, Fred (Sam) <BallF@hcfl.gov>
Subject: Fwd: Other other letter

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

See attached letter I shared with the board at the cultural center

Thanks

PHILIPPINE CULTURAL FOUNDATION INC

14301 NINE EAGLES DR
TAMPA 33626
Account
A0035170050
Folio
35170050
Board of Directors
Philippine Cultural Foundation, Inc.
14301 Nine Eagles Drive
Tampa, FL 33626

Dear Board Members,

IMPORTANT: Rezoning Will Result in Loss of Property Tax Exemption —Annual Property Taxes Could Exceed $80,000

I am writing to urgently highlight a crucial issue regarding the Philippine Cultural Foundation's plans to rezone its property and expand into hosting non-cultural events, as well as leasing space for a cell tower.

As confirmed by Marilyn Martinez, Director of Administrative Services at the Hillsborough County Property Appraiser's Office, **the rezoning of your property will directly result in the loss of your property tax exemption**. The property, currently classified under the **"7500 Non-Profit"** use code due to its cultural mission, benefits from a minimal property tax rate. However, if the property is rezoned for commercial activities unrelated to its nonprofit cultural mission, it will no longer qualify for the tax exemption.

In an email from Ms. Martinez on **March 11, 2025**, she clearly stated:

"The property is currently zoned as agriculture according to county records. The 7500 Non-Profit is a code our office assigned based on the use of the property and ownership by the non-profit. You ask if the change in use will affect the tax exemption status, yes, it would actually lose its status and will have to pay taxes based on the full value."

This change in use will result in the property being taxed based on its full assessed value, which currently stands at **$4,264,944**. As a result, the Foundation will be required to pay **annual property taxes in the range of $70,000 to $80,000**, a significant increase from the current property tax of under **$3,500**.

Florida Law and Property Tax Exemptions

Under **Florida Statutes, Section 196.196**, properties used for charitable, cultural, or educational purposes are eligible for a property tax exemption. However, once the property is used for commercial purposes—such as hosting non-cultural events or leasing land for a cell tower—it no longer qualifies for the exemption. Therefore, your plans to rezone the property and engage in these commercial ventures will lead to the revocation of the property tax exemption.

The Financial Impact

The potential financial impact of this change cannot be overstated. The increase in property taxes—estimated to be between **$70,000 and $80,000 annually**—would place an enormous burden on the Foundation's resources. These taxes could far outweigh the revenue anticipated from the proposed commercial events and cell tower lease, potentially jeopardizing the Foundation's long-term sustainability and its ability to fulfill its cultural mission.

A Call to Reconsider

In light of the confirmation from Hillsborough County regarding the loss of your property tax exemption, I strongly urge the Board to reconsider the rezoning request and the plans for the cell tower. While generating revenue through commercial activities may seem beneficial in the short term, the long-term financial consequences, including the substantial increase in property taxes, could undermine the Foundation's ability to continue serving its cultural mission and supporting the community.

I suggest that the Foundation explore alternative ways to generate revenue that align with its nonprofit status and cultural objectives. Maintaining the current zoning and mission will ensure the Foundation's continued financial stability and tax-exempt status.

I appreciate your attention to this matter and strongly recommend that you re-evaluate the proposed changes. If you have any questions or would like further clarification on the implications of these changes, please do not hesitate to reach out.

Sincerely,

Fraser Henderson

Norris, Marylou

From: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Tuesday, March 18, 2025 4:36 PM
To: Hearings; Jim.porter@akerman.com; ava.hill@akerman.com; viviandudgeon@yahoo.com
Subject: Fwd: Letter Philippine Cultural
Attachments: Final Letter - PD 24-1116.pdf

Follow Up Flag: Waiting for Ashley to reply
Flag Status: Flagged

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

Please note this letter has been shared with Sam Ball as well as our Mayor, and various other Florida politicians and news outlets.

Thanks

---------- Forwarded message ---------
From: **Fraser Henderson** <fraser.henderson30@gmail.com>
Date: Mon, Mar 17, 2025 at 11:19 PM
Subject: Fwd: Letter Philippine Cultural
To: <BallF@hcfl.gov>

Please find attached a letter I am writing to appeal against the Philippine cultural center rezoning request.

Subject: Comprehensive Opposition and Request for Denial of Rezoning Proposal PD 24-1116

Dear Ms. Myers,

Please formally include this comprehensive opposition letter in the official record for the rezoning application PD 24-1116 submitted by the Philippine Cultural Foundation, Inc. (PCFI).

After thorough analysis and consideration of the applicant's documents and supplemental justifications, including Palm Traffic's review and other provided submissions, it is clear that approval of PD 24-1116 is contrary to Hillsborough County's zoning regulations, comprehensive planning guidelines, environmental protections, and community interests. I strongly urge Hillsborough County to deny this rezoning proposal based on the following critical points:

Regulatory Violations and Infrastructure Inadequacies:

The applicant seeks a significant rezoning from Agricultural Rural (AR) to Planned Development (PD) to facilitate commercial uses that will notably intensify the land use. Palm Traffic's analysis reveals the severe inadequacy of Nine Eagles Drive, citing a current right-of-way width of only 70 feet compared to the county-required 96-foot standard (LDC Section 6.04.03.L). According to the Hillsborough County Land Development Code (LDC Section 6.04.02.B), administrative variances must not compromise public health, safety, or welfare. Palm Traffic's own admission regarding infrastructure inadequacies demonstrates that granting the variance will undoubtedly compromise public safety and exacerbate existing roadway issues.

Florida Statutes §163.3194 mandates compatibility with the Comprehensive Plan; the requested rezoning and subsequent variance are inherently incompatible due to severe traffic limitations, lack of adequate infrastructure, and increased potential safety risks.

Environmental and Ecological Concerns:

The proposed site contains approximately 1.32 acres of sensitive wetlands and falls within a Peak Sensitive Area. Pursuant to Hillsborough County's Environmental Protection Regulations (LDC Section 4.01.07), intensified land uses such as frequent special events and cell tower construction in proximity to wetlands present clear and documented risks of ecological harm. According to guidance from the U.S. Fish and Wildlife Service, communication towers should explicitly be placed away from wetlands and sensitive ecological areas to prevent negative impacts on wildlife, particularly birds, and other fauna. Allowing this rezoning would directly contravene federal guidance and local environmental protections, setting a harmful precedent for future ecological degradation in our community.

Negative Economic Impact and Unfair Competitive Advantage:

Currently, the Philippine Cultural Foundation (PCFI) benefits significantly from a property tax exemption under Florida Statute §196.196 due to its nonprofit status. Rezoning for commercial uses would result in the loss of this exemption, as confirmed by Hillsborough County's Property Appraiser Marilyn Martinez, increasing the property's annual tax burden from approximately

$3,500 to potentially $70,000–$80,000 annually. Allowing PCFI to pursue commercial activities while maintaining a nonprofit tax exemption represents a significant unfair competitive advantage over surrounding local businesses, violating principles of economic equity and fairness.

Legal Precedents Against Cell Towers and Zoning Incompatibility:

Courts have consistently supported denials of similar zoning applications when substantial evidence demonstrates incompatibility, negative impacts on property values, and harm to community aesthetics:

- **American Tower LP v. City of Huntsville**: Denial upheld due to property value depreciation and safety concerns.
- **Minnesota Towers, Inc. v. City of Duluth**: Federal court supported denial, confirming that residential property values significantly diminish in the immediate vicinity of cell towers.
- **Lakeland, FL case (2024)**: A proposed cell tower denial upheld by federal court due to its incompatibility and insufficient setbacks in a residential setting.
- **Orlando, FL (2021)**: Denial of a tower due to incompatibility with surrounding residential land uses.

These cases validate that rezoning for commercial and telecommunications facilities within or adjacent to residential neighborhoods, as proposed by PD 24-1116, is not only inappropriate but also legally contestable.

Significant Negative Impact on Property Values:

Empirical research, including a study from the Journal of Real Estate Finance and Economics, demonstrates significant property value depreciation (2.65% to nearly 10%) in properties near cell towers. A national survey by the National Institute for Science, Law & Public Policy found 94% of respondents would discount or avoid properties near towers entirely. The approval of this rezoning will undoubtedly harm property values, reducing the economic stability of residents and negatively impacting the county's tax base.

Community and Environmental Impact:

The proposed rezoning directly contradicts Hillsborough County Comprehensive Plan Objective 16 and Future Land Use Element Policy 1.4, emphasizing neighborhood preservation, compatibility, and protecting residents' quality of life. Frequent large-scale events, intensified commercial operations, and the visual disruption caused by a cell tower are fundamentally incompatible with the existing residential character. This severe disruption, including increased noise, traffic, safety risks, and environmental harm, undermines established neighborhoods' stability and tranquility.

Ethical and Fiscal Responsibility:

Approving PD 24-1116 would grant PCFI an unjust competitive advantage over local businesses obligated to pay full taxes, effectively subsidizing commercial operations with taxpayer resources meant exclusively for charitable and cultural uses. Former Hillsborough County Commissioner Victor Crist highlighted this clearly: "Protecting local businesses and residential neighborhoods from incompatible commercial intrusion and unfair competition must always be a top priority for zoning decisions."

Conclusion and Recommendations:

Given the outlined regulatory violations, negative environmental impacts, safety concerns, detrimental property valuation effects, and clear incompatibility with the community's residential character, approval of PD 24-1116 would constitute a harmful and legally unsupportable precedent. Upholding zoning integrity, environmental protection, community welfare, and economic fairness requires that Hillsborough County deny this rezoning request decisively.

I strongly urge the Planning Commission and the Hillsborough County Board of Commissioners to uphold local and state regulations, adhere to clear legal precedents, protect our community's environmental integrity, and preserve residential and economic stability by denying PD 24-1116 and all associated variances.

Thank you for your dedicated attention and thoughtful consideration of this significant issue.

Sincerely,

Fraser Henderson
12115 San Chaliford Ct
Tampa, FL 33626

Norris, Marylou

From: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Monday, March 17, 2025 9:37 AM
To: Melissa Lienhard; Hearings
Cc: myersa
Subject: Re: Important information -PD 24-1116

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

Hearings@hcfl.gov - Please see the letter I have issued to the Board of Directors at the Philippine Cultural Foundation and please add this record to the case PD 24-1116, logging it with the Hillsborough County Development Services Department planner in order for them to put this into the public record. Thanks

It was confirmed by Marilyn Martinez, Director of Administrative Services at the Hillsborough County Property Appraiser's Office, **the rezoning application being put forward by the Philippine Cultural Center will directly result in the loss of their property tax exemption**. If they proceed with their plans in relation to the rezoning, the annual Property Tax due will go from circa $3k per year today, to over $70,000 per year going forward. This represents a massive increase and I do not think they cultural center has factored this in to this financial plans. I would urge them to not proceed with the cell tower or public events in light of this confirmation.

Kind regards,

Fraser

Board of Directors
Philippine Cultural Foundation, Inc.
14301 Nine Eagles Drive
Tampa, FL 33626

Dear Board Members,

IMPORTANT: Rezoning Will Result in Loss of Property Tax Exemption—Annual Property Taxes Could Exceed $80,000

I am writing to urgently highlight a crucial issue regarding the Philippine Cultural Foundation's plans to rezone its property and expand into hosting non-cultural events, as well as leasing space for a cell tower.

As confirmed by Marilyn Martinez, Director of Administrative Services at the Hillsborough County Property Appraiser's Office, **the rezoning of your property will directly result in the loss of your property tax exemption**. The property, currently classified under the **"7500 Non-Profit"** use code due to its cultural mission, benefits from a minimal property tax rate. However, if the property is rezoned for commercial activities unrelated to its nonprofit cultural mission, it will no longer qualify for the tax exemption.

In an email from Ms. Martinez on **March 11, 2025**, she clearly stated:

> "The property is currently zoned as agriculture according to county records. The 7500 Non-Profit is a code our office assigned based on the use of the property and ownership by the non-profit. You ask if the change in use will affect the tax exemption status, yes, it would actually lose its status and will have to pay taxes based on the full value."

This change in use will result in the property being taxed based on its full assessed value, which currently stands at **$4,264,944**. As a result, the Foundation will be required to pay **annual property taxes in the range of $70,000 to $80,000**, a significant increase from the current property tax of under **$3,500**.

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A Call to Reconsider

In light of the confirmation from Hillsborough County regarding the loss of your property tax exemption, I strongly urge the Board to reconsider the rezoning request and the plans for the cell tower. While generating revenue through commercial activities may seem beneficial in the short term, the long-term financial consequences, including the substantial increase in property taxes, could undermine the Foundation's ability to continue serving its cultural mission and supporting the community.

I suggest that the Foundation explore alternative ways to generate revenue that align with its nonprofit status and cultural objectives. Maintaining the current zoning and mission will ensure the Foundation's continued financial stability and tax-exempt status.

I appreciate your attention to this matter and strongly recommend that you re-evaluate the proposed changes. If you have any questions or would like further clarification on the implications of these changes, please do not hesitate to reach out.

Sincerely,

Fraser Henderson

Fraser Henderson

12115 San Chaliford Ct,

Tampa. 33626

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Monday, March 17, 2025 10:01 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/17/25 10:01 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Fraser henderson
Address:	12115 san chaliford Tampa, FL 33626
Your Phone Number::	8137129824
Your Email Address::	fraserh2000@hotmail.com
Your Message	
Your Subject (required)::	IMPORTANT: PD 24-1116 Rezoning Will Result in Loss of Property Tax Exemption—Annual Property Taxes Could Exceed $80,000

Please see the letter I have issued to the Board of Directors at the Philippine Cultural Foundation and please add this record to the case PD 24-1116, logging it with the Hillsborough County Development Services Department planner in order for them to put this into the public record. Thanks

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Kind regards,

Your Message (required)::

Fraser

Board of Directors
Philippine Cultural Foundation, Inc.
14301 Nine Eagles Drive
Tampa, FL 33626

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	beneficial in the short term, the long-term financial consequences, including the substantial increase in property taxes, could undermine the Foundation's ability to continue serving its cultural mission and supporting the community. I suggest that the Foundation explore alternative ways to generate revenue that align with its nonprofit status and cultural objectives. Maintaining the current zoning and mission will ensure the Foundation's continued financial stability and tax-exempt status. I appreciate your attention to this matter and strongly recommend that you re-evaluate the proposed changes. If you have any questions or would like further clarification on the implications of these changes, please do not hesitate to reach out. Sincerely, Fraser Henderson
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Monday, March 17, 2025 12:38 PM
To: Hearings; ava.hill@akerman.com; Jim.porter@akerman.com
Subject: Fwd: New submission from General Inquiry

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

Please add this to the public record under PD 24-1116.

---------- Forwarded message ---------
From: **Martinez, Marilyn** <MartinezM@hcpafl.org>
Date: Tue, Mar 11, 2025 at 10:28 AM
Subject: RE: New submission from General Inquiry
To: fraser.henderson30@gmail.com <fraser.henderson30@gmail.com>

Good morning,

The property is currently zoned as agriculture according to county records. The 7500 Non-Profit is a code our office assigned based on the use of the property and ownership by the non-profit. You ask if the change in use will affect the tax exemption status, yes, it would actually lose its the status and will have to pay taxes based on the full value.

Regards,

Marilyn Martinez, CFE, CSM, CPM
Director of Administrative Services
Representing Bob Henriquez, CFA | Hillsborough County Property Appraiser

P: (813) 276-8810 **M:** (813) 928-9955 **F:** (813) 276-8946

E: martinezm@hcpafl.org **W:** www.hcpafl.org

601 E. Kennedy Blvd., 15th Floor | Tampa, FL 33602

From: CustServ <CustServ@hcpafl.org>
Sent: Monday, March 10, 2025 8:28 PM
To: Martinez, Marilyn <MartinezM@HCPAFL.org>
Subject: FW: New submission from General Inquiry

From: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Thursday, February 27, 2025 4:11 PM
To: CustServ <CustServ@hcpafl.org>
Subject: Fwd: New submission from General Inquiry

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tag/Account Number

Real Estate Account #A0035170050

Questions / Concerns

Owner:
PHILIPPINE CULTURAL FOUNDATION INC
Situs:
14301 NINE EAGLES DR
TAMPA 33626
Account
A0035170050
Folio
35170050

This property is being rezoned for commercial use and is going through an application process (Hillsborough planning commission PD 24-1116) as the foundation wants to run commercial events 7 nights a week. Currently all events are for Philippine culture but the idea is to have public events for non Philippine events. Also, to build a 200ft cell phone tower to further make money for the board of the cultural center.

Can you advise if becoming a commercial entity will impact the property tax exemptions currently received? Just now the center is zoned as Use Code 7500 meaning no / very minimal tax is paid. Will Use Code change to 4500 which is the code used by other commercial entities in the area? I noticed code 4500 has a high amount of property tax assigned and I wondered if the value of the property here Assessed value:

$4,264,944 will result in more property tax than currently paid when the rezoning takes effect ? Currently tax is under $3500 despite the over $4m assessed value? I assume to be fair to other competing corporate entities, all exemptions will be revoked and property tax of approximately $70-80k will be due annually? Other similar venues and commercial entertainment venues do not get exemptions so wanting to know if rezoning will incur a change to the property tax amounts due

Please advise. Many thanks

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Monday, March 17, 2025 2:32 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/17/25 2:31 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Fraser Henderson
Address:	12115 San Chaliford Court Tampa, FL 33626-3344
Your Phone Number::	(813) 712-9824
Your Email Address::	fraser.henderson30@gmail.com
Your Message	
Your Subject (required)::	Subject: Formal Objection to Variance Requests for PD 24-1116

Please can this be fwd to Sam Ball at the planning department.

Hillsborough County Development ServicesAttn: Sam Ball601 East Kennedy BlvdTampa, FL

Subject: Formal Objection to Variance Requests for PD 24-1116

Dear Mr. Ball,

I am writing on behalf of concerned residents and community members regarding the variance requests and planned development (PD 24-1116) proposed by the Philippine Cultural Center for the property located at 14301 Nine Eagles Dr, Tampa, FL 33626. The applicant's request to significantly reduce the required buffer zones and install a cell tower, in addition to rezoning for events, is of great concern to the surrounding residents. I am submitting this formal objection to the variances requested and request that Hillsborough County Development Services deny the proposed changes for the reasons outlined below.

Objection to Variance Requests for Landscape Buffer Reduction

Your Message (required)::

The current Hillsborough County Land Development Code mandates a 20-foot Type B landscape buffer to protect adjacent residential areas. The applicant is requesting to reduce this to 5 feet on the south side, 9 feet on the southeastern portion, and 0 feet on the northwest side. This is wholly inadequate and fails to meet the intended purpose of buffering residential communities from commercial and infrastructural developments.

Impact on Waterchase Gated Community

The property in question directly borders the Waterchase gated community, where homes are located within 50 feet of the property line.

The applicant claims that existing vegetation serves as an adequate buffer. However, site inspections reveal sparse vegetation that does not provide sufficient visual or sound screening from proposed developments.

The requested variance would allow a parking lot and a cell tower to be highly visible to residents, decreasing property values and quality of life.

Proximity to a High-Traffic School Route

Nine Eagles Drive is a well-traveled route for students and families commuting to local schools.

Reducing the buffer increases the likelihood of noise and traffic disturbances, negatively impacting the safety and well-being of children and families who use the road daily.

Misrepresentation of Surrounding Areas

The applicant asserts that the variance will not impact adjacent properties due to the presence of wetlands and conservation areas. However, while some conservation land exists, there are numerous residential properties in close proximity that would be directly affected by this reduction.

The surrounding area is not an isolated conservation zone but a mix of residential communities and protected wildlife areas, which require enhanced—not diminished—buffer protections.

Environmental and Wildlife Concerns

The proposed development sits adjacent to protected wetlands and conservation land, which serve as habitats for various Florida wildlife, including:

Bald eagles (a federally protected species), wood storks, and other migratory birds

Deer, small mammals, and other local wildlife

The reduction in buffer zones and increased human activity—particularly from events and infrastructure like a cell tower—will disrupt these habitats. The applicant fails to address how the environmental integrity of these wetlands will be preserved, which is critical given the county's ongoing conservation efforts.

Concerns Regarding Rezoning for Events and Cell Tower Installation

Community Opposition to Event Rezoning

The surrounding community is outraged by the proposal to rezone the property for events, as it would lead to increased traffic, noise, and security concerns.

A petition has been filed against this proposal, demonstrating strong

local resistance.

Given the close proximity of residential homes, rezoning for events is entirely inappropriate.

Visibility and Aesthetic Impact of Cell Tower

The applicant's property is adjacent to Waterchase, and a cell tower installation would be clearly visible due to limited vegetation.

The claim that sheds provide adequate buffering is misleading; sheds do not offer sufficient visual mitigation for a structure as tall and obtrusive as a cell tower.

The aesthetic degradation will impact property values and the overall character of the neighborhood.

Loss of Non-Profit Tax-Exempt Status

Per a response from Hillsborough County Property Appraiser's Office (Marilyn Martinez, March 11, 2025), the rezoning and change in land use would result in the loss of the property's current non-profit tax-exempt status. The applicant has not addressed how they will manage the financial implications of this, raising concerns about the long-term sustainability of their proposed operations.

Request for Denial of Variances

Given the overwhelming concerns outlined above, I formally request that Hillsborough County Development Services deny the requested variances and uphold the 20-foot Type B buffer requirement. Additionally, I urge the county to reject the rezoning for events and the cell tower proposal, as they are not compatible with the surrounding residential and conservation areas.

The community stands united in opposition to this development and respectfully requests that our concerns be given full consideration during the review process. Please acknowledge receipt of this letter and advise on the next steps in the variance application process.

Sincerely,

Fraser Henderson

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: Fraser Henderson <fraser.henderson30@gmail.com>
Sent: Monday, March 17, 2025 10:07 AM
To: ava.hill@akerman.com; Timoteo, Rosalina; Heinrich, Michelle; Norris, Marylou; Ball, Fred (Sam); Timoteo, Rosalina
Subject: Fwd: Important information -PD 24-1116

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

Urgent and critical informaiton regarding PD 24-1116. **Rezoning will result in loss of tax exemptions for property tax**. See below.

See letter issued to Board of Directors and also logged as public record (PD 24-1116). Local nearby businesses pay their fair share of property tax and the current plans will result in the Cultural Center being re-assessed and required to pay circa $70-80k in prprety tax like all other similar businesses. This letter will also be issued to the local Chamber of Commerce for awareness.

It was confirmed by Marilyn Martinez, Director of Administrative Services at the Hillsborough County Property Appraiser's Office, **the rezoning application being put forward by the Philippine Cultural Center will directly result in the loss of their property tax exemption**. If they proceed with their plans in relation to the rezoning, the annual Property Tax due will go from circa $3k per year today, to over $70,000 per year going forward. This represents a massive increase and I do not think they cultural center has factored this in to this financial plans. I would urge them to not proceed with the cell tower or public events in light of this confirmation.

RE-
PHILIPPINE CULTURAL FOUNDATION INC
Situs:
14301 NINE EAGLES DR
TAMPA 33626
Account
A0035170050
Folio
35170050

Board of Directors
Philippine Cultural Foundation, Inc.

14301 Nine Eagles Drive
Tampa, FL 33626

Dear Board Members,

IMPORTANT: Rezoning Will Result in Loss of Property Tax Exemption—Annual Property Taxes Could Exceed $80,000

I am writing to urgently highlight a crucial issue regarding the Philippine Cultural Foundation's plans to rezone its property and expand into hosting non-cultural events, as well as leasing space for a cell tower.

As confirmed by Marilyn Martinez, Director of Administrative Services at the Hillsborough County Property Appraiser's Office, **the rezoning of your property will directly result in the loss of your property tax exemption**. The property, currently classified under the **"7500 Non-Profit"** use code due to its cultural mission, benefits from a minimal property tax rate. However, if the property is rezoned for commercial activities unrelated to its nonprofit cultural mission, it will no longer qualify for the tax exemption.

In an email from Ms. Martinez on **March 11, 2025**, she clearly stated:

> "The property is currently zoned as agriculture according to county records. The 7500 Non-Profit is a code our office assigned based on the use of the property and ownership by the non-profit. You ask if the change in use will affect the tax exemption status, yes, it would actually lose its status and will have to pay taxes based on the full value."

This change in use will result in the property being taxed based on its full assessed value, which currently stands at **$4,264,944**. As a result, the Foundation will be required to pay **annual property taxes in the range of $70,000 to $80,000**, a significant increase from the current property tax of under **$3,500**.

Florida Law and Property Tax Exemptions

Under **Florida Statutes, Section 196.196**, properties used for charitable, cultural, or educational purposes are eligible for a property tax exemption. However, once the property is used for commercial purposes—such as hosting non-cultural events or leasing land for a cell tower—it no longer qualifies for the exemption. Therefore, your plans to rezone the property and engage in these commercial ventures will lead to the revocation of the property tax exemption.

The Financial Impact

The potential financial impact of this change cannot be overstated. The increase in property taxes—estimated to be between **$70,000 and $80,000 annually**—would place an enormous burden on the Foundation's resources. These taxes could far outweigh the revenue anticipated from the proposed commercial events and cell tower lease, potentially jeopardizing the Foundation's long-term sustainability and its ability to fulfill its cultural mission.

A Call to Reconsider

In light of the confirmation from Hillsborough County regarding the loss of your property tax exemption, I strongly urge the Board to reconsider the rezoning request and the plans for the cell tower. While generating revenue through commercial activities may seem beneficial in the short term, the long-term financial consequences, including the substantial increase in property taxes, could undermine the Foundation's ability to continue serving its cultural mission and supporting the community.

I suggest that the Foundation explore alternative ways to generate revenue that align with its nonprofit status and cultural objectives. Maintaining the current zoning and mission will ensure the Foundation's continued financial stability and tax-exempt status.

I appreciate your attention to this matter and strongly recommend that you re-evaluate the proposed changes. If you have any questions or would like further clarification on the implications of these changes, please do not hesitate to reach out.

Sincerely,

Fraser Henderson

Fraser Henderson

12115 San Chaliford Ct,

Tampa. 33626

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 6:46 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD24-11116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 6:46 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Crispina Hermano
Address:	27603 Sky lake cir Wesley chapel, FL 33544
Your Phone Number::	(813) 817-6773
Your Email Address::	crishermano@gmail.com
Your Message	
Your Subject (required)::	Support for Rezoning Apllication PD24-11116

Your Message (required)::	I On behalf of those of us who have spent years inside the walls of the Bayanihan Arts and Events Center—not just as performers, but as community members, volunteers, and cultural ambassadors—I write to express my strongest support for Rezoning Application PD 24-1116. As a long-time member of the Musikong Kawayan Bamboo Ensemble of the Philippine Cultural Foundation, Inc. (PCFI), the BAEC has been more than a rehearsal space. It has been our second home. Every Saturday, for many years, we have gathered there with bamboo instruments in hand—some of us as young students, others as mentors—learning not just how to play music, but how to carry the heartbeat of our heritage with dignity and pride. Within those walls, we have laughed, struggled, improved, and performed—not just for PCFI events like PhilFest and the Sampaguita Ball, but for communities across Tampa and neighboring counties. The BAEC has prepared us to represent Hillsborough County in schools, cultural festivals, and civic events. It gave us purpose, a stage, and a reason to be proud of who we are. But this Center is not just for Filipino-Americans. We have watched families of all backgrounds celebrate milestones there—weddings, graduations, quinceañeras, citizenship ceremonies. We have seen teenagers dance at their proms, veterans honored with song, and ballots cast in a quiet room full of dignity. We have seen what this building means to others—not just what it means to us. The rezoning of the BAEC to a Planned Development designation will ensure that it can continue to legally operate as a public-facing banquet and events facility, in line with the grant from the State of Florida that helped create it. It will protect its ability to serve everyone, not just one group, and preserve the incredible work PCFI has done to make it inclusive. To take that space away—or to restrict its purpose—would be to take away years of memories, growth, and unity built one performance, one event, and one gathering at a time. We urge you, with sincere hearts, to approve Rezoning Application PD 24-1116. Let the music continue. Let the learning continue. Let the spirit of bayanihan—of community and shared purpose—live on, right here in Hillsborough County. Thank you for hearing our voice.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD24-11116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Becky Jamo <becky_jamo@yahoo.com>
Sent: Wednesday, July 16, 2025 4:32 PM
To: Hearings
Subject: Support for Rezoning Application PD 24-1116

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

I am Rebecca Jamo and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you

Rebecca Jamo

3012 Cedaridge Drive

Tampa, FL 33618

Sent from Yahoo Mail for iPhone

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 3:49 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 3:48 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Meden Jamo
Address:	3012 Cedaridge Drive Tampa, FL 33618
Your Phone Number::	8134048757
Your Email Address::	jamomeden@yahoo.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I am Meden Jamo and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 10:09 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 10:09 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Rebecca Jamo
Address:	3012 Cedaridge Drive Tampa, FL 33618
Your Phone Number::	8134041791
Your Email Address::	becky_jamo@yahoo.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Rebecca Jamo and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Fili

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:11 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD-24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 8:46 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD-24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 8:46 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Kamille Janess
Address:	6001 Crystal Palm Ct Apt 1323 Tampa, FL 33647
Your Email Address::	kmjaness@gmail.com
Your Message	

Your Subject (required)::	Support for PCFI Rezoning Request
Your Message (required)::	Dear Commissioners, I am writing to express my strong support for the Philippine Cultural Foundation, Inc. (PCFI) and its rezoning request from Agricultural Rural (AR) to Planned Development (PD) with Hillsborough County. As a member of the Philippine Performing Arts Company (PPAC), I have the honor of teaching and sharing Filipino culture with the next generation through traditional dance. Our mission at PPAC aligns closely with PCFI's to preserve and celebrate the rich cultural heritage of the Philippines here in the Tampa Bay area. PCFI has made tremendous strides in creating a cultural home for our community through the development of the Philippine Enrichment Complex and the Bayanihan Arts and Events Center. These accomplishments would not have been possible without the support of our community and leaders like you. However, maintaining this legacy has become increasingly difficult under current zoning restrictions. To help support property upkeep and community programming, PCFI has partnered with groups such as the Fil-Am Social Club of Pasco County to rent out the Center. Unfortunately, due to the current zoning designation, these rentals are not permitted, even though they are vital for sustaining our operations. Approving the rezoning request will allow PCFI to generate necessary income through facility rentals while continuing its mission to serve both the Filipino community and the greater Tampa Bay region. This change is essential to keeping our cultural programs alive and accessible for future generations. I respectfully urge you to support this rezoning application and help secure the future of this important cultural institution. Sincerely, Kamille Janess
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD-24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 8:56 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 8:55 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am JH and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have

	used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 8:56 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: Philippine Cultural Center approval

From: randyjanowiak@verizon.net <randyjanowiak@verizon.net>
Sent: Sunday, July 13, 2025 6:09 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Philippine Cultural Center approval

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

Sir, please don't approve RZ24-1116, this would be a major issue for the residents in Waterchase, Westwood Lakes, the Eagles community and school traffic.
During the school term, the children would be at higher risk of getting hit be a car.
The Nine Eagles dr. has too many cars now, adding more cars to the Philippine Cultural Center, would be disastrous.

Randy Janowiak
Eagles resident

Received 07-15-25
Development Services

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 3:25 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (pD 24-1116-bayanihan Arts and Events Center). Please add to hearing record.
Attachments: 152422882_img_1982.jpeg

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 3:24 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Elizabeth Javier
Address:	16055 Sonoma grove circle Tampa , FL 34647
Your Phone Number::	(917) 751-9660
Your Email Address::	javierfamily@hotmail.com
Your Message	
Your Subject (required)::	Rezoning application PD 24-1116-Bayanihan arts and Events Center

24-1116

Received 07-15-25
Development Services

Your Message (required)::	Subject: Support for Rezoning Application PD 24-1116 - .pdf
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	pD 24-1116-bayanihan Arts and Events Center
Attachment::	View File

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

24-1116

Received 07-15-25
Development Services

Subject: Support for Rezoning Application PD 24-1116 – Bayanihan Arts and Events Center

ELIZABETH C. JAVIER + ROBERTO JAVIER

My name is [Your Name], and I have been a proud member and performer with the **Musikong Kawayan Bamboo Ensemble** of the Philippine Cultural Foundation, Inc. for many years. I write to you today in strong support of **Rezoning Application PD 24-1116** for the **Bayanihan Arts and Events Center (BAEC)**, located at 1401 Nine Eagles Drive, Tampa, FL 33626.

Every Saturday, I join other dedicated performers at the BAEC to rehearse traditional Filipino music using handcrafted bamboo instruments. This space has been our musical home—where we *learn, grow, connect, and prepare to represent PCFI and* Hillsborough County at cultural events both within Tampa and across the state. Whether performing at PhilFest, the Sampaguita Ball, international festivals, or community events in neighboring cities and counties, we proudly carry with us the values and talents cultivated at the BAEC.

Over the years, I've witnessed firsthand how the Bayanihan Center has brought together individuals of all ages and backgrounds through music, dance, art, food, and civic engagement. It's not just a cultural venue—it's a place that inspires pride, creates opportunity, and strengthens community bonds.

Beyond rehearsals and performances, I've seen this facility serve countless other purposes: school proms, weddings, naturalization ceremonies, elections, charity events, and more. It's a space that welcomes everyone—not just the Filipino-American community. It's a space that truly lives up to the spirit of *bayanihan*, which means communal unity and cooperation.

Formal approval of this rezoning application will help preserve and protect that spirit. It will allow the BAEC to continue operating legally as a banquet and events facility open to the wider public, in accordance with the intent of the state grant that helped fund its construction. It will also ensure that organizations like ours can continue serving not just the Filipino community, but all residents of Hillsborough County.

I respectfully urge you to approve Rezoning Application PD 24-1116 and allow the Bayanihan Arts and Events Center to continue as a beacon of culture, connection, and public service in our county. As someone who has performed and grown within its walls, I can say with certainty that it has made a difference in my life and in the lives of many others.

Thank you for your time and consideration.

Sincerely,
[Your Name] Elizabeth C. Javier & Roberto Javier
Performer, Musikong Kawayan Bamboo Ensemble
Philippine Cultural Foundation, Inc.

24-1116

Received 07-15-25
Development Services

Rivas, Keshia

From: Luv Joshi <luvjoshi@gmail.com>
Sent: Tuesday, July 15, 2025 1:46 PM
To: Hearings
Subject: Opposition to Application RZ 24-1116 – Philippine Cultural Center Expansion Request
Attachments: Philippine Cultural Center ReZoning Testimony.pdf

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

To: Zoning Administrator
Email: hearings@hcfl.gov
Subject: Opposition to Application RZ 24-1116 – Philippine Cultural Center Expansion Request
Date: July 15, 2025
From: Luv Joshi
Address: The Eagles Community

Dear Zoning Hearing Master,

I am writing as a concerned resident of the Eagles Community to respectfully oppose Application RZ 24-1116 submitted by the Philippine Cultural Center, located at 14301 Nine Eagles Drive, Tampa, FL. While I understand and appreciate the importance of cultural institutions and community events, the proposed expansion of operations at this location would have severe and negative impacts on the surrounding residential neighborhoods, particularly ours.

Primary Concerns:

1. Traffic Congestion and Safety:
The expansion proposal includes five large-scale events per year—each expecting up to 317 vehicles—as well as an unlimited number of smaller events accommodating up to 105 cars. Nine Eagles Drive is a two-lane road with limited capacity, already strained during the Center's existing annual event. Adding multiple high-traffic events will lead to:

- Severe congestion at key intersections and within the Eagles gated community.
- Gridlock during peak weekend hours, impeding normal movement of residents.
- High risk of blocking or delaying **emergency vehicle access**, which is a critical safety issue.

2. Safety of Children and Pedestrians:
Many minors and school-age children regularly walk or bike along Nine Eagles Drive, particularly to and from bus stops and recreational areas. With a sharp increase in outside traffic—often from non-local drivers unfamiliar with the area—pedestrian safety will be severely compromised. The road lacks the infrastructure needed to safely support this volume of traffic alongside child pedestrians.

24-1116

3. Community Disruption:
Our neighborhood is a peaceful residential area. Events of this scale—operating from **10am to 11pm**, and spanning entire weekends—will cause prolonged disruptions including:

- Noise pollution late into the evening hours.
- Overflow parking and illegal stopping on neighborhood roads.
- Rude behavior and lack of consideration from event attendees, based on past experiences.

4. Lack of Infrastructure Improvements:
The applicant has indicated that **no road improvements** are planned. Relying solely on an off-duty officer to manage traffic during large events is not a sustainable solution and does not address long-term impact on road infrastructure or resident safety.

Request:

I strongly urge the Zoning Hearing Master and the Development Services Department to **deny this application as submitted** or require the following **conditions** before any approval is considered:

- **Limit number and size** of events per year.
- Conduct an independent **traffic and pedestrian safety impact study**, especially considering the number of **children walking in the area**.
- Require **traffic and parking studies** and implement road improvements if events are approved.
- Enforce strict **noise, crowd control, and traffic management** measures.
- Establish **communication protocols** between event organizers and neighborhood representatives to mitigate impact.

As a long-standing resident, I respectfully request that the County give equal consideration to the rights of homeowners who have chosen this area for its tranquility, safety, and family-friendly environment.

Thank you for your attention to this important matter.

Sincerely,

Luv Joshi

The Eagles – Augusta Village

Received 07-15-25
Development Services

To: Zoning Administrator
Email: hearings@hcfl.gov
Subject: Opposition to Application RZ 24-1116 – Philippine Cultural Center Expansion Request
Date: July 15, 2025
From: Luv Joshi
Address: The Eagles Community
Reference: Application RZ 24-1116 – Philippine Cultural Center Expansion

Dear Zoning Hearing Master,

I am writing as a concerned resident of the Eagles Community to respectfully oppose Application RZ 24-1116 submitted by the Philippine Cultural Center, located at 14301 Nine Eagles Drive, Tampa, FL. While I understand and appreciate the importance of cultural institutions and community events, the proposed expansion of operations at this location would have severe and negative impacts on the surrounding residential neighborhoods, particularly ours.

Primary Concerns:

1. Traffic Congestion and Safety:
The expansion proposal includes five large-scale events per year—each expecting up to 317 vehicles—as well as an unlimited number of smaller events accommodating up to 105 cars. Nine Eagles Drive is a two-lane road with limited capacity, already strained during the Center's existing annual event. Adding multiple high-traffic events will lead to:

- Severe congestion at key intersections and within the Eagles gated community.
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Many minors and school-age children regularly walk or bike along Nine Eagles Drive, particularly to and from bus stops and recreational areas. With a sharp increase in outside traffic—often from non-local drivers unfamiliar with the area—pedestrian safety will be severely compromised. The road lacks the infrastructure needed to safely support this volume of traffic alongside child pedestrians.

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Our neighborhood is a peaceful residential area. Events of this scale—operating from

10am to 11pm, and spanning entire weekends—will cause prolonged disruptions including:

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- Overflow parking and illegal stopping on neighborhood roads.
- Rude behavior and lack of consideration from event attendees, based on past experiences.

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The applicant has indicated that **no road improvements** are planned. Relying solely on an off-duty officer to manage traffic during large events is not a sustainable solution and does not address long-term impact on road infrastructure or resident safety.

Request:

I strongly urge the Zoning Hearing Master and the Development Services Department to **deny this application as submitted** or require the following **conditions** before any approval is considered:

- **Limit number and size** of events per year.
- Conduct an independent **traffic and pedestrian safety impact study**, especially considering the number of **children walking in the area**.
- Require **traffic and parking studies** and implement road improvements if events are approved.
- Enforce strict **noise, crowd control, and traffic management** measures.
- Establish **communication protocols** between event organizers and neighborhood representatives to mitigate impact.

As a long-standing resident, I respectfully request that the County give equal consideration to the rights of homeowners who have chosen this area for its tranquility, safety, and family-friendly environment.

Thank you for your attention to this important matter.

Sincerely,

Luv Joshi

The Eagles – Augusta Village

Rivas, Keshia

From: Laura Kohler <laura@paulkohler.com>
Sent: Wednesday, July 16, 2025 10:27 AM
To: Hearings
Subject: Support for Rezoning Application No. PD 24-1116 – Bayanihan Arts and Events Center

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

Hello. My name is Laura Kohler and I am a resident of Hillsborough County. I am writing to express my support for the application to rezone the Bayanihan Arts and Events Center (BAEC), located at 14301 Nine Eagles Drive, Tampa, FL 33626.

Our 3 children have attended Alonso High School and have attended Prom & Band Awards at this center. I can confidently say that it plays a vital role in serving schools, families, and the broader Tampa Bay community. Finding venues that can accommodate 400+ people, like the Bayanihan Center can, is extremely challenging — especially those that are willing to work within a public school's budget.

This facility offers not only the necessary space but also a safe, welcoming, and well-maintained environment for these important milestones in our children's lives.

I understand that current Agricultural Rural (AR) zoning limits the Center's ability to fully serve the public. Approving the rezoning to Planned Development (PD) will help ensure that schools, families, and organizations can continue using this venue without unnecessary restrictions.

The Bayanihan Arts and Events Center has a long history of supporting the broader Tampa Bay community through cultural, educational, and civic events. I respectfully ask for your support in approving this rezoning application so this community asset can continue to serve families like mine in the years ahead.

Thank you for your time and consideration.

Sincerely,

Laura Kohler

813-514-7265

Norris, Marylou

From: Anna Labat <ajkacyn@gmail.com>
Sent: Tuesday, March 25, 2025 9:46 AM
To: Jim Purcell
Cc: Norris, Marylou
Subject: Re: Another Reference

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

Agreed. Thank you for sending

On Tue, Mar 25, 2025 at 9:43 AM Jim Purcell <jpurcell8112@gmail.com> wrote:

> https://www.facebook.com/share/r/1APvAhveh4/
>
> Here is another insert from a different publication on housing issues in Florida and Tampa.
> The Council needs to understand what is happening to the value of homes and Waterchase in part of this. We do not need another antagonist to our declining property value. The Tower can be placed in a location where there is no potential(and it real) harm to our children, families, and property value and still provide the coverage they are seeking.
>
> Thank you
> Dr. Jim Purcell
> Waterchase Resident

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:52 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: RZ-PD 24-1116

From: Anna Labat <ajkacyn@gmail.com>
Sent: Monday, July 14, 2025 10:38 AM
To: Hearings <Hearings@hcfl.gov>
Subject: RZ-PD 24-1116

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

To whom it may concern,
I live in the Waterchase neighborhood in Westchase, and I am able to see the Philippine Cultural Foundation (PCF) from my front yard. My family is kept awake by Philfest every year. I have seen PCF disregard their surrounding neighbors regularly and this rezoning from Agricultural to PD would cause additional destruction to any trust we have with the county.

The rezoning of the Philippine Cultural Foundation will cause even greater disturbance to my home and my family for the following reasons (among many):
1) PCF has consistently held non-Philippine related events at their center in violation of both their zoning and the State of Florida's requirements for grants given through 2023. These events are broadcast on their board. Code enforcement was called multiple times and did nothing. Can I also break the law without consequence? Can others do the same? Does this mean I can start selling goods out of my home without a permit or without paying sales taxes? The county has allowed this to go on for so many years it's ridiculous.
2) PCF rezoning will cause a considerable increase in traffic - as reported in their traffic study - in an area surrounded by neighborhoods of families with young children. My own children bike to school every day and use Nine Eagles to go to friends homes and the local grocery store and Starbucks. Increased traffic creates too many opportunities for accidents. Events at the center will allow alcohol sales/consumption and will make drivers more likely to imbibe before driving, unnecessarily risking our kids' safety. This is completely unacceptable. How can the county even consider this? Does a child need to die before the county realizes how absurd this rezoning is?
3) Turning the PCF into an event center will be terrible for my home value. PCF has gotten over $700k in grants from the state of FL, so they haven't had to worry about their property value. On the other hand, if my home loses value, I do not have hundreds of thousands of dollars to offset the loss. Why is a large Foundation more valuable to Hillsborough than the hundreds of thousands your residents pay every year in property taxes?
4) The PCF is a registered non-profit organization. If they rezone, they will have numerous events, charging thousands of dollars (some residents have actual quotes in the tens of thousands) for each event. Allowing these events should immediately change their non-profit status. They should be forced

to become for profit and pay taxes like the rest of us that have for-profit businesses. Giving the PCF an exception to paying taxes when they will be making significant income from these new events gives them special privileges for reasons incomprehensible to me.
5) They have already hosted numerous events at their center where they have charged a normal, for-profit rate. They are making for-profit margins as a non-profit. They should not be allowed to do this. Hillsborough county does nothing.

I have only lived in Waterchse for a couple years, and I am shocked by how blatantly the PCF has disregarded its non-profit status, its zoning statutes and its grant requirements. Why would Hillsborough County allow this over and over again? I am paying taxes every year, ontime, without fail. Should I declare myself a nonprofit so I can get grant money and avoid paying you taxes? Should I open my home as an event center and cause disruption to the local communities and families? Can I play loud must above the allowed decibels and not get in trouble? Can I violate my zoning, too? I'd love to have some chickens and cows on my land.

The PCF has ignored the county and state's rules, and have not followed the law. And they are rewarded with income from leasing their land and rezoning to allow additional for-profit events every year(even though they've been hosting these events illegally for many years). Why are they exempt from punishment? Why are you allowing them to do whatever they want without consequence? You are setting a dangerous precedent and risking the tax values of so many homes in the communities around the PCF. enough is enough. Please reject this rezoning proposal.

Anna Labat
12116 San Chaliford Ct
Tampa, FL 33626

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Thursday, July 17, 2025 8:30 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/17/25 8:29 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Anna Labat
Address:	12116 San Chaliford Ct Tampa, FL 33626
Your Phone Number::	18478997815
Your Email Address::	ajkacyn@gmail.com
Your Message	
Your Subject (required)::	Rezoning Case: RZ-PD 24-1116

Your Message (required)::	I have already sent this message to hearings@hcfl. Please read this message regardless. I live less than 300 feet from the Philippine Cultural Foundation and my life - as well as my 3 children who all attend the nearby public schools and bike there each day on nine eagles rd - will be significantly affected. To whom it may concern, I live in the Waterchase neighborhood in Westchase, and I am able to see the Philippine Cultural Foundation (PCF) from my front yard. My family is kept awake by Philfest every year. I have seen PCF disregard their surrounding neighbors regularly and this rezoning from Agricultural to PD would cause additional destruction to any trust we have with the county. The rezoning of the Philippine Cultural Foundation will cause even greater disturbance to my home and my family for the following reasons (among many): 1) PCF has consistently held non-Philippine related events at their center in violation of both their zoning and the State of Florida's requirements for grants given through 2023. These events are broadcast on their board. Code enforcement was called multiple times and did nothing. Can I also break the law without consequence? Can others do the same? Does this mean I can start selling goods out of my home without a permit or without paying sales taxes? The county has allowed this to go on for so many years it's ridiculous. 2) PCF rezoning will cause a considerable increase in traffic - as reported in their traffic study - in an area surrounded by neighborhoods of families with young children. My own children bike to school every day and use Nine Eagles to go to friends homes and the local grocery store and Starbucks. Increased traffic creates too many opportunities for accidents. If the rezoning passes, there will be an uproar if you try to use taxpayer money to change the existing road as described in PCFs rezoning materials. Events at the center will allow alcohol sales/consumption and will make drivers more likely to imbibe before driving, unnecessarily risking our kids' safety. This is completely unacceptable. How can the county even consider this? Does a child need to die before the county realizes how absurd this rezoning is? 3) Turning the PCF into an event center will be terrible for my home value. PCF has gotten over $700k in grants from the state of FL, so they haven't had to worry about their property value. On the other hand, if my home loses value, I do not have hundreds of thousands of dollars to offset the loss. Why is a large Foundation more valuable to Hillsborough than the hundreds of thousands your residents pay every year in property taxes?

	4) The PCF is a registered non-profit organization. If they rezone, they will have numerous events, charging thousands of dollars (some residents have actual quotes in the tens of thousands) for each event. Allowing these events should immediately change their non-profit status. They should be forced to become for profit and pay taxes like the rest of us that have for-profit businesses. Giving the PCF an exception to paying taxes when they will be making significant income from these new events gives them special privileges for reasons incomprehensible to me. 5) They have already hosted numerous events at their center where they have charged a normal, for-profit rate. They are making for-profit margins as a non-profit. They should not be allowed to do this. Hillsborough county does nothing. I have only lived in Waterchse for a couple years, and I am shocked by how blatantly the PCF has disregarded its non-profit status, its zoning statutes and its grant requirements. Why would Hillsborough County allow this over and over again? I am paying taxes every year, ontime, without fail. Should I declare myself a nonprofit so I can get grant money and avoid paying you taxes? Should I open my home as an event center and cause disruption to the local communities and families? Can I play loud must above the allowed decibels and not get in trouble? Can I violate my zoning, too? I'd love to have some chickens and cows on my land. The PCF has ignored the county and state's rules, and have not followed the law. And they are rewarded with income from leasing their land and rezoning to allow additional for-profit events every year(even though they've been hosting these events illegally for many years). Why are they exempt from punishment? Why are you allowing them to do whatever they want without consequence? You are setting a dangerous precedent and risking the tax values of so many homes in the communities around the PCF. enough is enough. Please reject this rezoning proposal. Anna Labat 12116 San Chaliford Ct Tampa, FL 33626
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 5:00 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 5:00 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Dara Ladia
Address:	11430 Georgetown Circle Tampa, FL 33635
Your Phone Number::	(813) 422-3085
Your Email Address::	daraladia@gmail.com
Your Message	
Your Subject (required)::	PD 23-1116 Support of PCFI

Your Message (required)::

Good afternoon,

My name is Dara Ladia and I am writing to request your support to the rezoning to a planned development banquet hall application of the Philippine Cutual Foundation's Bayanihan Arts and Events Center (BAEC), which is located at 1401 Nine Eagles Drive, Tampa, FL, 33626.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

On a personal note, this property has a deeply cultural significance to my identity as a Filipino-American, and I am sure that all the Filipino-Americans in Hillsborough feel the same. I was a child when the Philippine Festival was founded and I love sharing my culture with this community. Your support matters greatly to me

	and my community. Thank you, Dara Ladia
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:24 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 9:44 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 9:43 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Bryan LeBlanc
Address:	12009 San Chaliford Ct Tampa, FL 33626
Your Email Address::	bleblanc15@yahoo.com
Your Message	

Your Subject (required)::	Opposition to Rezoning Request – San Chaliford Ct PD 24-1116
Your Message (required)::	Dear Hillsborough County Commissioners, My name is Bryan LeBlanc, and I am a homeowner on San Chaliford Ct in Tampa 33626. I'm writing to express my strong opposition to the rezoning request submitted by the Philippine Cultural Foundation. Unfortunately, I am unable to attend the public hearing on July 21st, but I want to ensure my voice is still heard. This proposed zoning change would significantly and negatively impact the quality of life for families like mine who live directly adjacent to the property. For years, we've dealt with the traffic issues, the late-night visitors, and music so loud it vibrates our home. What is currently permitted already pushes the limits of what is reasonable in a residential community. Expanding those operations further both in size and frequency, is simply too much for our neighborhood to absorb. I understand and respect the Foundation's cultural mission, but this must be balanced with the rights and well-being of nearby residents. Our family, like many others on San Chaliford, chose this area for its peaceful character. That peace has already been disrupted and we fear this zoning change would make it permanent. Please consider the impact this would have on your constituents. I respectfully urge you to deny this rezoning request. Sincerely, Bryan LeBlanc
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 3:03 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD-24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Saturday, July 12, 2025 10:26 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD-24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/12/25 10:26 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Danielle LeBlanc
Address:	12009 San Chaliford Ct Tampa 33626
Your Phone Number::	(813) 373-8376
Your Email Address::	danielleleblanc3@gmail.com

Your Message	
Your Subject (required)::	Please Deny Rezoning Request PD 24-1116 – San Chaliford Resident Concern
Your Message (required)::	Dear Commissioners and Planning Staff, My name is Danielle LeBlanc, and I live on San Chaliford court. I'm writing to ask you to please deny the rezoning request PD 24-1116 submitted by the Philippine Cultural Foundation. As a longtime neighbor, I want to start by saying I appreciate the intention behind the Cultural Center's mission. Cultural enrichment is a vital part of any thriving community. But what's being requested now goes far beyond that mission and it's directly impacting the peace, safety, and quality of life for those of us who live nearby. San Chaliford sits directly behind the Cultural Center's property. We are the first to feel the effects when there are events, most of which run late into the night with loud music, bright parking lot lights, and heavy traffic. On more than one occasion, the noise has been so loud it vibrates our windows. Our once-quiet evenings are often interrupted, and it's difficult to explain to our children why they can't sleep through the night in their own home. Even more concerning is the increase in traffic and parking congestion. Many of our children ride their bikes or walk past the Center daily. With the scale of events the Foundation is proposing—and the possibility of shuttles from nearby schools—the risk to their safety is simply too great. I understand the Center has made promises in the past to comply with restrictions, but history has shown that these promises are often not kept. Events have exceeded decibel limits, fire marshal occupancy codes have not always been followed, and concerns from residents have gone unanswered. The original zoning was for a garden space to host cultural affairs, not for public banquets, proms, weddings, or commercial-scale events. What is being requested now is a complete change in purpose that is incompatible with the residential neighborhood it sits in. Our families bought homes here with the understanding that this was a quiet, safe, residential area. That expectation continues to be

	eroded each time the Center stretches or disregards its limitations. I am asking you not only as a neighbor, but as a mother and a community member who cares deeply about where we live, please do not approve this rezoning request. Please help us preserve the peace and safety of San Chaliford and the surrounding neighborhoods. Thank you for listening and for all you do to serve our community. Sincerely, Danielle LeBlanc
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD-24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 12:09 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 12:09 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Santiago Leonardo Cruz
Address:	8345 WrensWay Largo, FL 33773
Your Email Address::	santynov23@yahoo.com
Your Message	
Your Subject (required)::	PD-24-116 Support of PCFI
Your Message (required)::	I am Santiago Cruz and I am requesting your support to the rezoning to a planned development banquet hall application of the

	Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Mextli Lermont <mlermont.pa@gmail.com>
Sent: Thursday, July 17, 2025 4:06 PM
To: Hearings
Subject: Support for Rezoning Application No. PD 24-1116 – Bayanihan Arts and Events Center

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

Hello,

My name is Mextli Lermont and I am a resident of Hillsborough County. I am writing to express my support for the application to rezone the Bayanihan Arts and Events Center (BAEC), located at 14301 Nine Eagles Drive, Tampa, FL 33626.

The Bayanihan Arts and Events Center (BAEC) has been essential for our school's band award banquet and prom. Finding venues that can accommodate 400+ people, like the Bayanihan Center can, is extremely challenging — especially those that are willing to work within a public school's budget.

This facility offers not only the necessary space but also a safe, welcoming, and well-maintained environment for these important milestones in our children's lives.

I understand that current Agricultural Rural (AR) zoning limits the Center's ability to fully serve the public. Approving the rezoning to Planned Development (PD) will help ensure that schools, families, and organizations can continue using this venue without unnecessary restrictions.

The Bayanihan Arts and Events Center has a long history of supporting the broader Tampa Bay community through cultural, educational, and civic events. I respectfully ask for your support in approving this rezoning application so this community asset can continue to serve families like mine in the years ahead.

Thank you for your time and consideration.

Mextli Lermont

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 10:35 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 10:34 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Maia Lontok
Address:	402 W Violet St. Tampa, FL 33603
Your Phone Number::	8135736421
Your Email Address::	maialontok12@gmail.com
Your Message	
Your Subject (required)::	Support for Zoning Application PD 24-1116 – Bayanihan Arts and Events Center

Your Message (required)::	Dear Commissioners, I am writing to express my support for the rezoning application PD 24-1116 for the Philippine Cultural Foundation for the Bayanihan Arts and Events Center. This center is not just an event space — it is the heart of the Filipino-American community in Tampa and a cultural lifeline for many. For decades, the center has played a vital role in preserving Filipino culture, hosting educational programs, cultural performances, and community gatherings that bring people together and celebrate our heritage. Approving this rezoning application would allow the center to host more events that are essential to keep the center going. These events are critical in keeping our Cultural Center open and helping traditions like PhilFest continue for future generations. Without the ability to generate this support, we risk losing a truly unique and meaningful part of our community. I have personally been affected for the better because of the community that has grown from this cultural center. The events and people that help keep the Bayanihan Arts and Events Center alive have given me a deep sense of belonging, pride in my heritage, and a strong connection to others in the Filipino community. The Bayanihan Center is more than a building — it is where culture survives, where the youth find connection, where elders find community, and where diversity is embraced in Hillsborough County. Supporting this application means investing in cultural preservation, community unity, and the vibrancy of Tampa's growing Filipino population. Thank you for your time and service.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 10:09 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 10:08 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Luis Lontok
Address:	402 w violet st Tampa, FL 33603
Your Phone Number::	(813) 842-7833
Your Email Address::	Luis.lontok@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	Culture makes us who we are.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 10:17 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 10:16 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Luis Lontok
Address:	402 w violet st Tampa, FL 33603
Your Phone Number::	(813) 842-7833
Your Email Address::	Luis.lontok@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	Culture makes us who we are
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 7:31 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 7:31 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Aris Luistro
Address:	30060 Morningmist Drive Wesley Chapel , FL 33543
Your Phone Number::	(813) 928-6487
Your Email Address::	arisluistro@yahoo.com
Your Message	
Your Subject (required)::	PD 24-1116

Your Message (required)::

Support for Rezoning Application PD 24-1116 – Bayanihan Arts and Events Center

My name is Aris Luistro, and I have been a proud member and performer with the Musikong Kawayan Bamboo Ensemble of the Philippine Cultural Foundation, Inc. for many years. I write to you today in strong support of Rezoning Application PD 24-1116 for the Bayanihan Arts and Events Center (BAEC), located at 1401 Nine Eagles Drive, Tampa, FL 33626.

Every Saturday, I join other dedicated performers at the BAEC to rehearse traditional Filipino music using handcrafted bamboo instruments. This space has been our musical home—where we learn, grow, connect, and prepare to represent PCFI and Hillsborough County at cultural events both within Tampa and across the state. Whether performing at PhilFest, the Sampaguita Ball, international festivals, or community events in neighboring cities and counties, we proudly carry with us the values and talents cultivated at the BAEC.

Over the years, I've witnessed firsthand how the Bayanihan Center has brought together individuals of all ages and backgrounds through music, dance, art, food, and civic engagement. It's not just a cultural venue—it's a place that inspires pride, creates opportunity, and strengthens community bonds.

Beyond rehearsals and performances, I've seen this facility serve countless other purposes: school proms, weddings, naturalization ceremonies, elections, charity events, and more. It's a space that welcomes everyone—not just the Filipino-American community. It's a space that truly lives up to the spirit of bayanihan, which means communal unity and cooperation.

Formal approval of this rezoning application will help preserve and protect that spirit. It will allow the BAEC to continue operating legally as a banquet and events facility open to the wider public, in accordance with the intent of the state grant that helped fund its construction. It will also ensure that organizations like ours can continue serving not just the Filipino community, but all residents of Hillsborough County.

I respectfully urge you to approve Rezoning Application PD 24-1116 and allow the Bayanihan Arts and Events Center to continue as a beacon of culture, connection, and public service in our county. As someone who has performed and grown within its walls, I can say with certainty that it has made a difference in my life and in the

	lives of many others. Thank you for your time and consideration. Sincerely, Aris Luistro Performer, Musikong Kawayan Bamboo Ensemble Philippine Cultural Foundation, Inc.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 7:22 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 7:22 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Joselita Luistro
Address:	30060 Morningmist drive Wesley Chapel , FL 33543
Your Phone Number::	(813) 928-4209
Your Email Address::	joluistro@yahoo.com
Your Message	
Your Subject (required)::	PD 24-1116

Your Message (required)::

Support for Rezoning Application PD 24-1116 – Bayanihan Arts and Events Center

My name is Joselita Luistro and I have been a proud member and performer with the Musikong Kawayan Bamboo Ensemble of the Philippine Cultural Foundation, Inc. for many years. I write to you today in strong support of Rezoning Application PD 24-1116 for the Bayanihan Arts and Events Center (BAEC), located at 1401 Nine Eagles Drive, Tampa, FL 33626.

Every Saturday, I join other dedicated performers at the BAEC to rehearse traditional Filipino music using handcrafted bamboo instruments. This space has been our musical home—where we learn, grow, connect, and prepare to represent PCFI and Hillsborough County at cultural events both within Tampa and across the state. Whether performing at PhilFest, the Sampaguita Ball, international festivals, or community events in neighboring cities and counties, we proudly carry with us the values and talents cultivated at the BAEC.

Over the years, I've witnessed firsthand how the Bayanihan Center has brought together individuals of all ages and backgrounds through music, dance, art, food, and civic engagement. It's not just a cultural venue—it's a place that inspires pride, creates opportunity, and strengthens community bonds.

Beyond rehearsals and performances, I've seen this facility serve countless other purposes: school proms, weddings, naturalization ceremonies, elections, charity events, and more. It's a space that welcomes everyone—not just the Filipino-American community. It's a space that truly lives up to the spirit of bayanihan, which means communal unity and cooperation.

Formal approval of this rezoning application will help preserve and protect that spirit. It will allow the BAEC to continue operating legally as a banquet and events facility open to the wider public, in accordance with the intent of the state grant that helped fund its construction. It will also ensure that organizations like ours can continue serving not just the Filipino community, but all residents of Hillsborough County.

I respectfully urge you to approve Rezoning Application PD 24-1116 and allow the Bayanihan Arts and Events Center to continue as a beacon of culture, connection, and public service in our county. As someone who has performed and grown within its walls, I can say with certainty that it has made a difference in my

	life and in the lives of many others. Thank you for your time and consideration. Sincerely, Joselita Luistro Performer, Musikong Kawayan Bamboo Ensemble Philippine Cultural Foundation, Inc.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:21 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD-24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 9:41 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 9:40 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Dawn Maggi
Address:	14839 Tudor Chase Dr Tampa, FL 33626
Your Phone Number::	(563) 343-0540
Your Email Address::	dawnmagnuson@yahoo.com

Your Message	
Your Subject (required)::	Strong Opposition to Rezoning Petition 24-1116 (Philippine Cultural Center Expansion)
Your Message (required)::	I write to express my firm and unified opposition on behalf of the surrounding family neighborhoods and school communities regarding the proposed rezoning request RZ 24-1116 for the Philippine Cultural Center, located on Nine Eagles Drive. This request, which seeks to transform the existing zoning into a Planned Development for the purpose of operating a high-capacity special event venue, poses significant concerns to the well-being, safety, and character of our residential neighborhoods. The introduction of a facility that would host daily small events, four medium events annually with up to 317 vehicles, and one large-scale event per year with extensive off-site parking is completely inappropriate for a community centered around families and schools. Key reasons for our objection include: Traffic and Safety Hazards: The proposal dramatically increases vehicular traffic along Nine Eagles Drive, a substandard two-lane road. Daily peak volumes may reach over 3,000 vehicle trips—a staggering increase from the current traffic levels. This threatens the safety of school children, cyclists, and pedestrians who frequently use this corridor. No amount of off-duty officer coordination can fully mitigate the congestion and hazards that will result. Disruption to Family Life and School Environments: Noise, crowds, and overflow parking will directly disturb the peace and safety of nearby homes. Many residents have young children and students attending neighborhood schools. The proposal, with events stretching until 11:00 PM, creates an ongoing disruption incompatible with a quiet residential area. Incompatibility with Existing Community Character: The requested uses—banquet halls, wedding chapels, food trucks, and neighborhood fairs—are commercial in nature and fundamentally inconsistent with the established low-density, family-oriented residential zoning. Approving this PD sets a dangerous precedent for commercial creep in residential areas.

	Insufficient Infrastructure: Despite proposed improvements like a right-turn lane and paved parking, the existing infrastructure is grossly inadequate to accommodate this scale of development. The approval of an administrative variance to avoid road widening only underscores how unsuited this location is for such use. We respectfully but firmly request that the Board of County Commissioners and the Development Services Department reject this rezoning request in full. It is not compatible with the Comprehensive Plan's goal of preserving the character and integrity of family neighborhoods and ensuring the health, safety, and welfare of all residents. Thank you for your attention to this matter. We trust the County will prioritize the voices of residents and the best interests of our families and children. Respectfully, Dawn Maggi
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 10:33 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 10:32 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Bernadette Maglaya
Address:	203 PEREGRINE DR VOORHEES, NJ 08043
Your Phone Number::	(727) 455-3450
Your Email Address::	btr1969@yahoo.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Bernadette and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 4:46 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 4:45 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1)
Your Information	
Your Name::	Nathalie Marcelin
Address:	4004 North Branch Avenue Tampa, FL 33603
Your Phone Number::	(561) 809-1377
Your Email Address::	nathaliemarcelin159@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am Nathalie Marcelin and I am requesting your support to the rezoning to a planned development banquet hall application of the

Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:59 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 10:48 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 10:47 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Melissa Martinez
Address:	1749 Sharondale Dr Clearwater, FL 33755
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	Good morning! I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. I have been deeply involved with the organization for the past 25 years and would love to continue to share my heritage with my three daughters so they can learn about their culture and where they come from. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization,

	and the Filipino American community in general. Thank you! Melissa Martinez, EdD
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Abraheem Mashragi <abraheem.mashragi@gmail.com>
Sent: Friday, February 7, 2025 4:39 PM
To: Ball, Fred (Sam)
Subject: Formal Opposition to Rezoning Application 24-1116 – Traffic, Safety, and Legal Concerns

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

Dear Hillsborough Zoning Department,

My name is Abraheem Mashragi, and I am a resident of Westwood Lakes at 12914 Tar Flower Dr, Tampa, FL 33626. I am writing to strongly oppose Rezoning Application 24-1116, which seeks approval for a 195-foot cellular tower and additional parking spaces at the Philippine Cultural Center.

This expansion poses significant safety hazards, legal concerns, and infrastructure burdens that will directly and negatively impact the residents of Westwood Lakes and surrounding communities.

Existing and Future Traffic Safety Hazards

As a resident of Westwood Lakes, I have already personally experienced the severe congestion that occurs whenever the Philippine Cultural Center hosts an event. This facility is located near the only entrance and exit for our community, creating serious safety risks that will only worsen if this expansion is approved.

Currently, during events:

• Traffic bottlenecks trap residents inside their community, preventing them from leaving or returning home in a reasonable timeframe.

• Emergency response delays are inevitable, as ambulances, fire trucks, and law enforcement will not be able to navigate through gridlocked roads. In a life-threatening emergency, this could result in tragic consequences.

• Pedestrian and driver safety is compromised, as attendees frequently park along non-designated areas, obstructing views and creating hazardous conditions.

Expanding parking to accommodate 327 vehicles will magnify these dangers exponentially, increasing the likelihood of accidents, property damage, and even potential liability for the County if an emergency arises and emergency services are unable to respond in time due to traffic congestion.

Legality and Compliance Issues

It is also questionable whether this proposed expansion aligns with local zoning laws and land use regulations. The Philippine Cultural Center is a nonprofit facility, yet it has a documented history of hosting large, non-cultural events—including proms, fairs, and parties—that bring in excessive traffic, noise, and disruptions.

If the County approves this application without proper review and legally enforceable restrictions, it could set a precedent for:

• Nonprofit organizations misusing zoning allowances to hold large-scale, non-cultural commercial events.

• Increased liability for Hillsborough County due to failure to address known safety risks.

• Potential legal challenges from affected residents and HOAs, who will suffer significant and unjustified harm if this expansion is approved without necessary restrictions and safety measures.

Lack of Infrastructure to Support This Expansion

The roads surrounding Linebaugh Ave and Nine Eagles Dr, are not designed to handle high volumes of event-related traffic. The proposed parking expansion would push event traffic directly against land and residential areas, further straining infrastructure that is already at its limit.

Without extensive improvements such as:

• Additional ingress/egress points,

• Dedicated traffic control personnel during events,

• Strict sound and operational restrictions, this proposal will create an unbearable burden on Westwood Lakes residents and the surrounding area.

Request for Immediate Rejection of Application 24-1116

Given these overwhelming concerns, I formally urge the Hillsborough Zoning Department to reject Rezoning Application 24-1116.

The Philippine Cultural Center has already demonstrated an inability to manage its existing impact on traffic, safety, and the surrounding community. Allowing them to expand their event capacity will only worsen an already dangerous and legally questionable situation.

If the applicant wishes to proceed, I request that the County:

1. Conduct a full traffic study and safety impact assessment before approving any expansion.

2. Implement strict limitations on the type and frequency of events that may be held at this facility.

3. Require legally enforceable traffic control and safety measures to prevent further public safety hazards.

I expect my concerns to be formally recorded in opposition to this application and request to be kept informed about any public hearings or decisions related to this matter.

Sincerely,

Abraheem Mashragi

12914 Tar Flower Dr, Tampa, FL 33626

Abraheem.mashragi@gmail.com

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 10:59 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 10:59 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Karen Mata
Address:	193 Seville Drive Murrells Inlet, SC 29576
Your Phone Number::	(843) 798-2022
Your Email Address::	akm414@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I am Karen Mata and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general.

Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 11:36 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 11:35 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Liza Mata
Address:	193 Seville Drive Murrells Inlet, SC 29576
Your Phone Number::	(843) 251-1833
Your Email Address::	liza.mata@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I am Liza Mata and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general.

Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Jane Melamed <janemelamed@gmail.com>
Sent: Tuesday, July 15, 2025 9:02 AM
To: Hearings
Subject: Application RZ-24-1116

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

Dear Sirs,

I am writing regarding the above referenced application by the Philippine Cultural Center seeking a variance that will allow expanded use of Nine Eagles Drive for events on a daily basis. I am a home owner and full time resident in Westwood Lakes. Nine Eagles Drive is the only access into my community of over 700 families. This additional use would cause additional obstruction of access to residents if the communities along Nine Eagles. Often those attending large events park within our community causing blockage of neighborhood roads, hampering access by emergency vehicles, damaging bordering grassy areas and leaving behind large amounts of litter that we as a community have to clean up at our cost.

We feel the impact of heavy traffic daily with just the residents of several communities normally using this road, as well as high volume traffic associated with the presence of both a primary and middle school on Nine Eagles.

I oppose the approval of this variance and urge you to deny it

Kind regards,

Jane Melamed
12738 Tar Flower Dr, Tampa, FL 33626

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 9:12 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-24-1126). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 9:12 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jane Melamed
Address:	12738 Tar Flower Drive TAMPA, FL 33626
Your Phone Number::	9782043789
Your Email Address::	janemelamed@gmail.com
Your Message	
Your Subject (required)::	RZ-24-1116

Your Message (required)::	I am writing to request that you deny the variance referenced above that would grant the Philippine Cultural Center the ability to hold daily events as well as multiple large events throughout the year. This is a two lane road that already allows access to multiple large communities as well as a primary and a middle school. This additional use is a nuisance and a safety issue for our communities. I urge you to deny approval of the variance. Regards, Jane Melamed Westwood Lakes Resident 12738 Tar Flower Dr, Tampa,FL 33626
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-24-1126

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 3:28 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: Hearing RZ-24116

From: Julian Melamed <julian.melamed@gmail.com>
Sent: Sunday, July 13, 2025 11:19 AM
To: Hearings <Hearings@hcfl.gov>
Subject: Hearing RZ-24116

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

I am writing to strongly oppose the application of the Phillipino cultural centre that would impact 4 large communities along 9 Eagles a one lane road.
Traffic during the Phil fest alone is unbearable and I like a lot of residents will not go out during the daytime on that weekend.

--
Julian Melamed MD,ABIM, ABAI

This message and any included attachments are intended only for the use of the person or entity to whom it is addressed and may contain information that is privileged, confidential and protected from disclosure under applicable law. Any review, disclosure, transmission, dissemination, copying or other use of this information by persons or entities other than the intended recipient is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete the related message

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 4:29 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, July 13, 2025 11:38 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (RZ 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/13/25 11:38 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	2 | Commissioner Ken Hagan (District 2)
Your Information	
Your Name::	Julian Melamed
Address:	12738 Tar Flower Drive Tampa, FL 33626
Your Phone Number::	9785966458
Your Email Address::	julian.melamed@gmail.com
Your Message	
Your Subject (required)::	Oppositon to application RZ 24-1116

Your Message (required)::	The Phillipino Cultural centre has applied for a variance to hold small (UP TO 105 CARS) events daily and 3 large events annually. The centre is located off 9 Eagles a single lane road feeding 3 large residential communities and 1 smaller community. The road is totally in appropriate for the amount of traffic for this amount of traffic. The one event they currently hold ie PHILFEST makes travel to and from home VERY difficult taking up to 40 minutes to travel the one mile from Race Track to the entrance to our community and Westwood Lakes. I am writing to STRONGLY oppose this expansion.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, February 25, 2025 4:51 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, February 24, 2025 4:03 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/24/25 4:02 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Donald Mihokovich
Address:	15507 Eastbourn Drive, Odessa, FL, USA Odessa, FL 33556
Your Phone Number::	18139566706
Your Email Address::	don.mihokovich@hotmail.com

Your Message	
Your Subject (required)::	Philippine Cultural Foundation - Nine Eagles Drive
Your Message (required)::	I write in support of the Philippine Cultural Foundation ("PCF") and in response to the misinformation and hysteria I see spread on our local social media pages, which has resulted in misinformed opposition being sent to your offices. As I understand it, all that the PCF is seeking to do is get a rezoning that will allow them to do what they have already been doing for years, having a very few big cultural events per year such as PhilFest, and hosting smaller arguably non-cultural events like weddings and proms. Again, things they have already been doing for years. The one thing that will change is that the rezoning will eliminate the argument that what they have been doing was a violation of the zoning code, and provide more on-site parking, which will be much safer and efficient than them parking off-site. The opponents are spreading misinformation that the PCF will be holding "night club" events 7-days a week. This is simply not true.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 2:08 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 2:08 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Betty Miranda
Address:	1893 Shore Drive S South Pasadena, FL 33706
Your Phone Number::	(727) 687-0503
Your Email Address::	bettymiranda727@gmail.com
Your Message	
Your Subject (required)::	Request to support our rezoning to PD banquet hall (Application No. PD 24-1116)

Your Message (required)::	I am Betty and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 7:25 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 7:24 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	VICTOR NAVARRO
Address:	7701 STARKEY RD APT 502 SEMINOLE, FL 33777
Your Phone Number::	(727) 262-0553
Your Email Address::	vonavarr@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I, Victor O. Navarro, is requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general.

Thank you.

Sincerely,

	Victor O. Navarro
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 12:42 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 12:42 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	SUSAN NAVARRO BILBAO
Address:	20832 CEDAR BLUFF PL LAND O LAKES, FL 34638
Your Phone Number::	(813) 503-6460
Your Email Address::	SUGAR27B@GMAIL.COM
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Susan Navarro-Bilbao and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Thursday, July 17, 2025 10:13 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/17/25 10:12 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Cheryl Ocampo-Ignacio
Address:	9021 95th Street North NORTH Seminole, FL 33777
Your Phone Number::	7276860582
Your Email Address::	ceobites@yahoo.com
Your Message	
Your Subject (required)::	PD24-1116 Support of PCFI

Your Message (required)::	I am Cheryl Ocampo-Ignacio and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Heather O'Keefe <heatherp@clearwatercommunity.org>
Sent: Tuesday, February 11, 2025 3:45 PM
To: Ball, Fred (Sam)
Subject: The Phillipine Cultural Center rezoning

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

Hello -
I just saw a notice that the Cultural Center off Race Track Road and Nine Eagles Road is asking to expand their parking to include more parties and fairs. I live across Race Track Road and despite the noise ordinance, they regularly are blasting music outside long into the late evening. I am against increasing the commercial aspect of a residential area that is already overcrowded with traffic and ask that you take the resident's into consideration. If this group wants to expand, I suggest they move locations and find an area that isn't surround by homes.

Heather O'Keefe
11907 Northumberland Drive
Tampa, FL 33626

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 4:03 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 4:03 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Vicente Omila
Address:	8513 N Hyaleah Rd Tampa, FL 33617
Your Phone Number::	(813) 405-5584
Your Email Address::	plural.peppery_5j@icloud.com
Your Message	
Your Subject (required)::	Support for Rezoning Application PD 24-1116

I am writing as a resident of the Tampa Bay Area community to express my full support for the Philippine Cultural Foundation, Inc.'s request to rezone its Bayanihan Arts and Events Center (BAEC), located at 1401 Nine Eagles Drive, Tampa, FL 33626, to a Planned Development designation.

As someone who has personally attended events at the BAEC and witnessed the positive impact it has had on our region, I can confidently say that this facility plays a vital role not only in preserving cultural heritage, but in bringing people together from all backgrounds. It is a true community hub—welcoming, inclusive, and deeply rooted in service.

Over the years, the BAEC has become a gathering place for everything from cultural celebrations to educational events, civic duties such as naturalization ceremonies and polling, and even school proms and fundraisers. This is not just a venue for the Filipino-American community; it's a venue for our community—an asset that adds value to Hillsborough County culturally, socially, and economically.

Your Message (required)::

Their signature event, PhilFest, draws thousands of visitors from across the state and even the country, providing a significant tourism boost to the area. Local hotels, restaurants, and small businesses benefit directly from this influx. Other events throughout the year, including the elegant Sampaguita Ball, continue this trend and have helped cement the BAEC as one of the few cultural venues in our county that consistently promotes international awareness, economic activity, and community engagement.

The Foundation's desire to open the facility to broader public use—beyond its cultural mission—demonstrates its commitment to inclusivity and responsible stewardship. This intent aligns with the original purpose of the state grant that supported the BAEC's development and upholds the values we strive to promote as a county.

I sincerely urge you to approve this rezoning request and ensure that the Bayanihan Arts and Events Center can continue to serve Hillsborough County residents of all backgrounds. This facility enhances our community, and your support will help preserve a space that brings us all closer together.

Thank you for your time, attention, and continued leadership.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Received 07-14-25
Development Services

Rivas, Keshia

From: Joey Omila <joeyo49@gmail.com>
Sent: Monday, July 14, 2025 2:45 PM
To: Hearings
Subject: Fwd: Support for Application No. PD 24-1116
Attachments: REzoning Master ltr from Joey.docx

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

RE: FILE # **PD 24-1116**

Dear Zoning Hearing Master,

In connection with the public hearing on July 21, 2025, at 6:00 pm in the above matter, please register my support for the application for the reasons mentioned in my enclosed letter dated 07/14/2025.

Your kind consideration is highly appreciated.

Jose H. Omila
1950 Hammocks Ave,
Lutz, FL 33549

24-1116

Received 07-14-25
Development Services

The Zoning Hearing Master (email to: hearings@hcfl.gov)
Department of Developmental Services
Hillsborough County
Fred Karl County Center 601
Kennedy Blvd., 16th Floor
Tämpa, Florida 33602

Re: Support for Application NO. PD 24-1116:

Dear Sir/Madam:

My name is Jose Omila, and I am the Executive Director and Founder of the Philippine Performing Arts Company (PPAC), a Florida not-for-profit corporation, whose current address is 1950 Hammocks Avenue, Lutz, FL 33549.

My community organization is one of the 19 member organizations of the mother organization, the Philippine Cultural Foundation, Inc. (PCFI>, Florida, a profit corporation and a Section 501 (c) (3) tax-exempt organization under the Internal Revenue Code.

The Philippine Cultural Foundation (PCFI) owns and operates the Bayanihan Arts and Events Center (BAEC), a 14,300 square foot air-conditioned and fully furnished cultural center built and inaugurated on September 22, 2001, on the PCFI's 1-acre property at 14301 Nine Eagles Drive, Tampa, Hillsborough County 33626, Florida. The PCFI is applying for a planned development. (PD) Rezoning for BAEC as a banquet hall so the public may use the facility instead. its use is limited to Filipinos only.

On behalf of my organization and myself, please note that we are supporting the application. our reasons for supporting the rezoning application include, but are not limited to, the following:

The subject of this rezoning request from agricultural rural (AR) to PD is not the entire 10-acre property, but only the existing BAEC building is included. The BAEC, funded by a state grant from the Florida Department of State, Division of Cultural Facilities, has a state-mandated nondiscriminatory policy in that it does not discriminate based on age, sex, religion, national origin, race, or color. The BAEC has a library of Filipino American reading materials, and it has been used historically and generally by the public, such as the U.S. Citizenship & Immigration Services for holding swearing-in ceremonies of new American citizens, and Hillsborough County. Supervisor of Elections for a polling place during regular and primary elections, Hillsborough County high schools for graduation ceremonies and proms, and the Nine Eagles Homeowners Association for meetings,

However, on 04/25/2012, the Hillsborough County Code Enforcement Board limited the use of BAEC only "to those directly hosted by the Philippine Center and connected with Filipino culture," to the exclusion of the "general public" (the "Zoning interpretation"). We respectfully Submit that the zoning interpretation, as applied to BAEC, is discriminatory and

ultra vires as contravening (I) the Supremacy Clause of the United States Constitution as expressed in Internal Revenue Code Sections 501 (a) and 501 and the (2) Pre-exemption Clause Of the Florida Constitution as expressed in Florida Statutes Section 265.703.

As a result of the zoning interpretation, the PCFI and BAEC suffered and will continue to suffer irreparable loss, harm, and injury, including, but not limited to, the possible revocation ot its Section 501 tax-exempt status for being forced to adopt a discrimination policy on the use ot the facility.

The PCFI is applying for a variation to the use of the inside of the BAEC, not its outside use, because BAE-C was built in 2001, and all applicable Land Development code requirements have been previously complied with at that time.

The PCFI requests a Section 6.04.02-3 Administrative Variance from section 6.04.03.1 requirement (in the case the applicant is seeking a waiver of substandard road requirements), or a Design Exception by Section 1.7.2. and other applicable sections of the Transportation Technical Manual (TIM), in the event the applicant is seeking relief from a Typical Sections standard found within the TTMI notwithstanding the request for waiver of substandard roads, the BAEC is complying with the requirements related to traffic and road-right-of-way, as shown in the report of the engineering firm of Tampa Civil Design, LLC,

We respectfully submit the objections to the subject application by some neighbors of the PCFI are directed to the construction of the cell tower on the northern end of the PCFI property, which objections are now moot and academic as a result of the settlement of the lawsuit in the Circuit Court of Hillsborough County, Case NO. 24-CA-006627). Given the foregoing, we would appreciate it if you could approve the PD 24-1116 application. Thank you.

Sincerely,

Jose Omilla
Executive Director & Founder
Philippines Performing Arts Company
PhilippinesperformingArts company
Dated:July 1 1, 2025

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 14, 2025 3:14 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 3:13 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	JOSE H. OMILA
Address:	1950 HAMMOCKS AVENUE LUTZ, FL 33549
Your Phone Number::	(813) 312-6518
Your Email Address::	joeyo49@gmail.com
Your Message	
Your Subject (required)::	APPLICATON FOR REZONING PD 24-1116

Application number is PD 24-1116

Dear Hillsborough County Commissioners, Project Planners, and City Engineers,

I, Jose H. Omila, would like to show my support for the application of the Philippine Cultural Foundation, Inc. (PCFI)for re-zoning (#PD 24-1116) of their beautiful ten-acre property and the Bayanihan Arts and Events Center located at 14301 Nine Eagles Drive, Tampa, Florida 33626. For the past several years, the Philippine Center has been a blessing to many Filipinos, schools, and other Asian and Pacific Islander communities in Tampa, hosting cultural events and school proms. It has been a blessing to many of us to have the Bayanihan Center located in the Oldsmar area, far from bars and temptations, for our students, as we have had them in the past in downtown Tampa. Parents and guardians felt much safer having them at the Bayanihan Center.

Your Message (required)::

On behalf of the Filipino community, and my own, please make a record that we are supporting the application. Our reasons for supporting the rezoning application include, but are not limited to, the following: The subject of this rezoning request from agricultural rural (AR) to PD is not the entire 10-acre property, but only the existing Bayanihna Arts and Events Center (BAEC) building on the land. The BAEC, funded by a total of $850,000 state grant from the Florida Department of State, Division of Cultural Facilities, has a state-mandated nondiscriminatory policy in that it does not discriminate based on age, sex, religion, national origin, race, or color. The BAEC has a library of Filipino American reading materials. It has been used historically and generally by the public, such as the U.S. Citizenship & Immigration Services for holding swearing-in ceremonies of new American citizens, Hillsborough County Supervisor of Elections for a polling place during regular and primary elections, Hillsborough County schools for graduation ceremonies, proms, and the like, and the Nine Eagles Homeowners Association for meetings. However, on 04/25/2012, the Hillsborough County Code Enforcement Board limited the use of BAEConly “to those directly hosted by the Philippine Center and connected with Filipino culture,” to the exclusion of the “general public” (the “zoning interpretation”). Recently, the Hillsborough County Code Enforcement Board has entered an order assessing the PCFI/BAEC a fine of $5,000 per occurrence of events held at the BAEC by non-Filipinos, including as our election polling places. We respectfully submit that the zoninginterpretation, as applied to BAEC, is discriminatory and ultra vires as contravening (1) the Supremacy Clause of the UnitedStates Constitution as expressed

in Internal Revenue Code Sections 501(a) and501(c)(3), and the (2) Pre-exemption Clause of the Florida Constitution asexpressed in Florida Statutes Section 265.703.

As a result of the zoning interpretation, I understand that (1) the PCFI and BAEC suffered and will continue to suffer irreparable loss, harm, and injury, including, but not limited, to the possible revocation of its Section 501(c)(3) tax-exemptstatus for being forced to adopt a discrimination policy on the use of thefacility. (2) The PCFI is applying for a variation of only the use of the inside of the BAEC, not of its outside use, because BAEC was built in 2001, and all applicable Land Development Code requirements have been previously complied with at that time. (3) The PCFI requests a Section 6.04.02.8 Administrative Variance from the Section 6.04.03.1requirement (in the case the applicant is seeking a waiver of substandard road requirements), or a Design Exception by Section 1.7.2. and other applicable sections of the Transportation Technical Manual (TTM), in the event the applicant is seeking relief from a Typical Sections standard found within the TTM, (4) Notwithstanding the request for waiver of substandard roads, the BAEC is complying with the requirements relative to traffic and road-right-of-way, as shown in the report of the engineering firm of Tampa Civil Design, LLC. (5) The PCFI respectfully submits that the objections to the subject application by some neighbors of the PCFI are directed to the construction of the cell tower on the northern end ofthe PCFI property, which objections are now moot and academic as the result of the settlement of the lawsuit in the Circuit Court of Hillsborough County Case. 24-CA-006627. Given the above, we would appreciate it if you could approve the PD 24-1116application.
I kindly request that you reconsider their application in light of this additional information. If there are any other concerns or questions, please don't hesitate to contact me. I am eager to work with your department to resolve any issues and move forward with this project.

Sincerely,

Jose "Joey" Horstman Omila
1950 Hammocks Avenue
Lutz, Florida 33549
(813) 312-6518
E-mail: joeyo49@gmail.com

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Ian Ott <762ian@gmail.com>
Sent: Wednesday, July 16, 2025 10:11 AM
To: Ball, Fred (Sam); Medrano, Maricela; Hearings
Subject: RZ-PD-24-1116 Opposition

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

Hello,

I am writing to express my opposition against the rezoning request RZ-PD-24-1116, I am resident of the Westwood Lakes subdivision off of Nine Eagles Drive.

Nine Eagles Drive provides the only access to/from my home, when the Philippine Cultural Foundation (PCFI) hosts their events, the road becomes nearly impassible for the duration of the event. They have repeatedly demonstrated their inability to manage traffic issues directly caused by these events. Which I believe will only become worse, should those events be allowed to occur more often.

Unless the PCFI is willing to cover the cost for an increase of the road so that there are additional lanes on Nine Eagles Drive, I am strongly opposed to the approval of this application.

I would like to add a few additional points.

1. The increase in vehicle traffic in relation to the children who bike past that center multiple times a day.
2. The increase in noise. The Center has consistently ignored the County decibel limits, with multiple neighbors reporting measured recordings as high 92 decibels.
3. They historically agree to comply with whatever restrictions the County gives them, and then they seem to ignore those restrictions.
4. They may continue to violate the Fire Marshal Codes and will exceed occupancy loads as noted in previous events.
5. The other cultural centers in Tampa are not allowed to host public events while they enjoy tax benefits. (The Indian Cultural Center in Carrollwood as an example).
6. They have just been granted several traffic and land variances and waivers by the County.
7. The road is the only road for entrance into both Hampton Chase and Westwood Lakes, as well as the main entry into the Eagles.

The PCFI was originally zoned as a garden center, to be used ONLY for hosting cultural affairs. This is a residential area full of family homes that do not wish for their primary dwellings to be negatively impacted by the results of approving this application.

Thank you,

Ian Ott
762ian@gmail.com
813.444.8006

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 2:06 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 2:06 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Pureza Pacis
Address:	732 Thornbury Rd Bartlett, IL 60103
Your Phone Number::	(630) 398-0654
Your Email Address::	pureza_pacis1@yahoo.com
Your Message	
Your Subject (required)::	Support for Rezoning Application PD 24-1116

Your Message (required)::

I am writing as a resident of the Tampa Bay Area community to express my full support for the Philippine Cultural Foundation, Inc.'s request to rezone its Bayanihan Arts and Events Center, located at 1401 Nine Eagles Drive, Tampa, FL 33626, to a Planned Development designation.

As someone who has personally attended events at the BAEC and witnessed the positive impact it has had on our region, I can confidently say that this facility plays a vital role not only in preserving cultural heritage, but in bringing people together from all backgrounds. It is a true community hub—welcoming, inclusive, and deeply rooted in service.

Over the years, the BAEC has become a gathering place for everything from cultural cele-brations to educational events, civic duties such as naturalization ceremonies and polling, and even school proms and fundraisers. This is not just a venue for the Filipino-American community; it's a venue for our community—an asset that adds value to Hillsborough County culturally, socially, and economically.

Their signature event, PhilFest, draws thousands of visitors from across the state and even the country, providing a significant tourism boost to the area. Local hotels, restaurants, and small businesses benefit directly from this influx. Other events throughout the year, includ-ing the elegant Sampaguita Ball, continue this trend and have helped cement the BAEC as one of the few cultural venues in our county that consistently promotes international awareness, economic activity, and community engagement.

The Foundation's desire to open the facility to broader public use—beyond its cultural mis-sion—demonstrates its commitment to inclusivity and responsible stewardship. This intent aligns with the original purpose of the state grant that supported the BAEC's development and upholds the values we strive to promote as a county.

I sincerely urge you to approve this rezoning request and ensure that the Bayanihan Arts and Events Center can continue to serve Hillsborough County residents of all backgrounds. This facility enhances our community, and your support will help preserve a space that brings us all closer together.

Thank you for your time, attention, and continued leadership.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Received 07-15-25
Development Services

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 1:48 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.
Attachments: 152422882_181027-mk-anniversary-ceoncert-347.jpg

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 1:47 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Nhickk Pacis
Address:	1004 East Comanche Avenue Tampa, FL 33604
Your Phone Number::	8133175319
Your Email Address::	nhick@nhick.com
Your Message	
Your Subject (required)::	Strong Support for Rezoning Application PD 24-1116 – Bayanihan Arts and Events Center

24-1116

Your Message (required)::

I am writing to express my sincere and formal support for Rezoning Application PD 24-1116, which pertains to the Bayanihan Arts and Events Center (BAEC), located at 1401 Nine Eagles Drive in Tampa, Florida.

As the Cultural Director of the Philippine Cultural Foundation, Inc. (PCFI) and the Music Director of the Musikong Kawayan Bamboo Ensemble, I have had the privilege of overseeing cultural programming, musical training, and performance development at the BAEC for more than two decades. This facility is not only the home of our rehearsals and concerts—it is the heart of PCFI's cultural mission and a symbol of our community's commitment to multicultural engagement, artistic expression, and civic involvement.

Under my direction, the Musikong Kawayan Bamboo Ensemble has trained multiple generations of Filipino-American youth in traditional bamboo music, fostering discipline, collaboration, and cultural pride. The BAEC has allowed us to prepare and perform with professionalism, not only at PhilFest, Sampaguita Ball, and other in-house programs, but also at high-profile events across Tampa Bay, Hillsborough County, and other cities throughout Florida. Through this facility, we proudly represent our heritage and, by extension, Hillsborough County, as cultural ambassadors.

Importantly, the Bayanihan Arts and Events Center has consistently functioned far beyond the scope of Filipino-specific programming. It has served the wider public in many meaningful ways: hosting high school proms for Hillsborough County schools, providing a dignified venue for naturalization ceremonies, operating as an official polling place, and accommodating weddings, fundraisers, and corporate functions for people of all backgrounds.

Moreover, our flagship cultural celebration, PhilFest, draws tens of thousands of attendees annually—many from outside the county—filling hotels, generating tourism revenue, and showcasing Hillsborough County as a vibrant, diverse, and welcoming destination.

The approval of Rezoning Application PD 24-1116 will ensure that the BAEC may legally and sustainably continue to function as a banquet and events venue open to the general public. This is consistent with the original intent of the grant awarded by the Florida Department of State, Division of Cultural Affairs, which helped fund the facility's construction. It also affirms PCFI's

	commitment to inclusion and equity, principles that have guided our operations since our founding in 1991. Failure to approve this rezoning could force unnecessary limitations on the BAEC's use and risk non-compliance with IRS 501(c)(3) standards regarding discrimination. That outcome would not only harm PCFI but deprive Hillsborough County of one of its most productive and community-serving cultural institutions. I respectfully urge you to vote in favor of this rezoning application. Your support will help preserve a cultural landmark, protect inclusive access, and empower our organization to continue enriching lives through music, culture, and community engagement. Thank you for your time, leadership, and thoughtful consideration. Respectfully, Nhick Ramiro Pacis Cultural Director, Philippine Cultural Foundation, Inc. Music Director, Musikong Kawayan Bamboo Ensemble
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116
Attachment::	View File

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Received 07-15-25
Development Services

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 2:21 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 2:21 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Pular Padua
Address:	12966Farmington Trail Seminole, FL 33776
Your Phone Number::	(727) 505-7531
Your Email Address::	rali1313@gmail.com
Your Message	
Your Subject (required)::	“PD 24-1116”

Your Message (required)::	Rezoning application Application “PD 24-1116”
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Monday, March 17, 2025 10:49 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/17/25 10:49 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Lisa Paquin
Address:	12006 meridian point dr Tampa, FL 33626
Your Email Address::	lisapaquin@sbcglobal.net
Your Message	
Your Subject (required)::	Philippine Cultural RZ-PD-24-1116
Your Message (required)::	Dear Commissioner,

RZ-PD-24-1116

I hope this letter finds you well. I am writing to you as a concerned resident of the Waterchase community in Westchase, specifically regarding a land use rezoning application by the The Philippine Cultural Foundation, Inc. As you may be aware, this application seeks to reclassify their property to allow for large-scale public gatherings and events seven days a week, with no restrictions on hours of operation. This proposal, if approved, would allow them to host daily, potentially disruptive events that could negatively impact the surrounding communities, including Waterchase, Nine Eagles, and other neighborhoods in Westchase.

Currently, The Philippine Cultural Foundation, Inc is zoned as a cultural center, a designation that limits its use to activities that do not include large-scale public events. If the proposed rezoning application is approved, it would effectively transform the center into a venue capable of hosting nightly events, akin to a nightclub. This transformation would bring significant noise and disruption to the area, particularly during evening hours, and could severely affect the quality of life for families living nearby. As a family-centered community, we are deeply concerned that the daily noise, traffic, and potential crowding could create an environment that is no longer conducive to the peaceful and safe neighborhood we currently enjoy.

The Westchase area is home to many families, and we chose this community for its serene atmosphere, commitment to safety, and quality of life. The approval of this rezoning application would be a major departure from these values. While we respect the cultural and community contributions of tThe Philippine Cultural Foundation, Inc, we believe the proposed changes would not be in the best interests of the surrounding families who would be directly impacted by the noise and disruption.

I kindly ask for your support in opposing the rezoning application and ensuring that the current zoning restrictions for The Philippine Cultural Foundation, Inc remain in place. We urge you to consider the needs and concerns of the residents who live in close proximity to this facility, and to prioritize the preservation of the peaceful, family-oriented nature of our neighborhoods.

Also please ensure they pay tax like all other nearby corporate venues which should be property tax of $70-80k based on the multimillion dollar property valuation of their buildings and grounds.

	Thank you for your attention to this matter. I appreciate your ongoing commitment to the residents of Hillsborough County and your leadership in maintaining the integrity of our communities. Sincerely, Lisa Paquin Waterchase Resident
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Monday, March 17, 2025 10:56 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/17/25 10:56 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Daniel Paquin
Address:	12006 meridian dr Tampa, FL 33626
Your Email Address::	dpaquin74@gmail.com
Your Message	
Your Subject (required)::	Cell tower Philippine Ctr PD24-1116 westchase
Your Message (required)::	Dear Commissioner

(Please add this letter to the case documents for PD 24-1116)

I am formally requesting that the inaccurate and misleading information presented by the Philippine Cultural Center on Nine Eagles Road be discounted in your considerations (attached).

The Philippine Cultural Center has long been a valued part of our local community. However, its recent initiatives do not align with the traditional goals of a cultural center. Rather than serving as a nonprofit, community-focused entity, the center appears to be shifting toward a commercial enterprise under the guise of a charitable organization. Their rezoning request and waiver for Commercial Locational Criteria would allow them to operate as a Commercial Entertainment venue while still benefiting from tax breaks and charitable status. For example, they are currently exempt from property taxes as a charitable organization, yet they are actively seeking rezoning that will enable them to operate as a for-profit venue.

Additionally, I urge the commission to carefully examine the misleading information they have presented regarding the construction of a 200-ft Skyway Tower cell tower on their property. Their visual representations are highly deceptive—the diagram they provided was explicitly labeled “NOT TO SCALE” and falsely depicted surrounding trees as tall and dense. In reality, the tree cover is sparse, and many trees have already been removed. The claim that the tower will be minimally visible is inaccurate; in fact, due to the area’s flat terrain and the lack of dense vegetation, this 200-ft tower will be highly visible within a half-mile radius and will significantly impact the character of our residential community.

Key Concerns with the Cell Tower Proposal:
1. Zoning and Land Use Violations
• The Skyway Tower cell tower is not zoned for construction in this location. The current zoning does not support such a structure, and approving it would set a dangerous precedent for other inappropriate commercial developments in residential zones.
• Granting this rezoning request undermines Hillsborough County’s commitment to responsible zoning and land use planning.
2. Negative Impact on Property Values
• Numerous studies have shown that cell towers reduce residential property values in their immediate vicinity. Homebuyers are often deterred by large, intrusive structures, especially when they are located near single-family homes.
• The presence of a 200-ft tower in a community like Westwood

Lakes, Waterchase, and Nine Eagles will devalue homes, negatively impacting the financial investments of hundreds of local homeowners.
3. Significant Safety Concerns
• Tall communication towers pose structural and environmental hazards, particularly in hurricane-prone Florida. A 200-ft tower collapsing during extreme weather events could cause catastrophic damage.
• The proposed location is also alarmingly close to residential areas, parks, and schools, posing health concerns related to long-term electromagnetic exposure—a subject that continues to be debated among scientists and medical experts.

Additional Misrepresentations in the Waiver Request:
• Cultural and Community Benefits – The waiver request does not introduce any new cultural or community benefits. The Philippine Cultural Center already exists and serves its original purpose. This waiver serves only to advance their commercial ambitions, not to enhance their cultural mission.
• Proximity to Existing Commercial Zones – Their claim that the property is near commercial areas is completely false. The center directly borders residential neighborhoods, including Westwood Lakes and Waterchase. The only adjacent land is a protected wildlife easement, which they are also attempting to gain an exemption from.
• Minimal Impact on Surrounding Residential Areas – Their claim that these changes will have minimal impact on the surrounding community is entirely inaccurate.
• Traffic congestion: The entrance is on an already congested road used by thousands of residents as their primary access route. Additional commercial activity will worsen traffic flow, increase accident risks, and create safety concerns for pedestrians and cyclists.
• Noise and disruption: If rezoned, the center will be able to host events seven days a week, disrupting the quiet residential character of our community.

Request for Scrutiny of Tax Exemptions

If the Philippine Cultural Center is granted Commercial Entity status, I assume that the Hillsborough County Tax Collector's office will be notified and that they will no longer qualify for property tax exemptions under nonprofit status. Their current benefits as a tax-exempt organization should not be allowed to continue if they shift toward commercial operations.

	Conclusion: Request for Denial Given the overwhelming evidence of misleading claims, zoning violations, and significant negative impacts, I strongly urge the Planning Commission to deny this rezoning request and associated waivers. Additionally, I request that the commission fully investigate the multiple other changes the Philippine Cultural Center is pursuing. There is a clear pattern of misrepresentation, and our community is deeply concerned about the long-term consequences of these changes. I appreciate your time and consideration and look forward to your response. Sincerely, Daniel Paquin
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 9:40 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 9:40 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Romulo Parungao
Address:	848 129th st NE Bradenton , FL 34212
Your Phone Number::	(678) 852-6004
Your Email Address::	romulo.parungao@gmail.com
Your Message	
Your Subject (required)::	Support of PD24-1116

Your Message (required)::	In support for active zoning application supporting PCFI. PD 24-1116
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 12:02 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD24-1116 Support for PCFI). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 12:01 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Josefina Parungao
Address:	848 129th St. NE Bradenton, FL 34212
Your Phone Number::	6789235572
Your Email Address::	jparungao.35@gmail.com
Your Message	
Your Subject (required)::	PD41116

Your Message (required)::	PD24-1116 in support for PCFI
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD24-1116 Support for PCFI

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

History of the Center and Restrictive Grants

On July 9, 1999 the Board of Commissioners received a letter from the Philippine Cultural Foundation, Inc. ("PCF") with their request to build the events center. The letter contained the following statement:

"The Center is planned to have a small retractable stage on an approximately 8,000 sq. ft. of hall/museum, **a historical library, a small administrative office, restrooms, and a reasonably large kitchen for banquets and social activities. The Center is intended to house paintings of Filipino artists from here and the Philippines, and cultural arts and exhibits, etc. The Center will also be used as a venue for touring artists to display their arts."**

Their Articles of Incorporation state the purpose of the corporation is: organized **exclusively** to teach Philippine culture, music, dance, arts, custom, traditions or language; to provide scholarships to deserving students; or to operate exclusively as an educational, religious or charitable organization within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended. Their Operational limitations state the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code and they are classified by the Internal Revenue Service under the category of "Arts, Culture and Humanities/Cultural, Ethic Awareness."

In 2000, PCF received a grant in the amount of $500,000 from the State of Florida's Division of Cultural Affairs to build a community arts center.

In 2006, PCF received another grant in the amount of $200,000 from the Department of Cultural Affairs to add to its cultural facilities. Department of Cultural Affairs to add to its cultural facilities. The grant has restrictive covenants that does not allow them to rent out their land and they are a cultural facility as defined by Section 265.701(4).

In 2024, PCF received another grant in the amount of $224,000 from Department of Cultural Affairs to add to its cultural facilities. The grant has restrictive covenants that does not allow them to rent out their land and they are a cultural facility as defined by Section 265.701(4).

History of Improper Use and Code Enforcement

Hillsborough County Code Enforcement has cited them at various times for improper use because they have repeatedly rented the Arts Center to persons and/or organizations with no affiliation to culture.

The Zoning Board has concluded in the Zoning Interpretation "under Section 2.02.02, found in the 2000 edition of the Land Development Code that b**usiness and commercial uses are categorically prohibited** for cultural centers.

False Statement

On October 12, 2023 Rich Reidy received a letter from Arnell Biglete, Chairman of the Philippine Cultural Foundation and in that letter asking for permission to use the facility for the "general public" he even made the statement: **"Our revenues only come from donations from the community and from fundraising events…and the occasional and limited use of our facility by Filipinos only.** This letter is another example of giving false statements to the County because a quick Google search shows all of the concerts, proms, dances, and weddings that have been held over the years.

Noise

The residents have filed noise complaints with the local HOA boards, police department, and the County since 2008. The events have been allowed to go to 11pm. **The PCF has consistently ignored the rules that the Environmental Protection Agency has regulated in Chapters 1-10.** Decibels shall not exceed 60 during the day and 55 after 10pm. The neighbors have recorded videos that are over 10 minutes long with decibel ratings from 75-92 decibels. Our homes have vibrated from the noise, and even homes located over 2,000 feet away from the outdoor stage can hear the music in their homes until 11pm for outdoor events.

Traffic and Road Conditions

Nine Eagles Road is classified as a "substandard road." It is the only road that allows access into the residential neighborhoods of Westwood Lakes and Hampton Chase. It is also the main entry into the the residential neighborhood of the Eagles, the second entrance is a 4-mile detour. Nine Eagles Road also serves as the resident entry access into the residential neighborhood of Waterchase. Nine Eagles Road services approximately 3,000 homes.

It is also the only road that services Mary Bryant Elementary School and Farnell Middle School. Both schools serve over 2,000 students each day.

The Philippine Cultural Center is located in the center of residential developments and the other nearby commercial venues have access to multiple roads for ingress and egress, unlike the PCF.

Parking Lot

Between Saturday and Sunday March 22-23,2008 the PCF cut down almost 1 acre of trees. Natural Resources has not been able to locate any permits. Hundreds of trees were removed from what appears to be wetlands and on land that is designated Significant Wildlife Habitat to build a "grass parking lot." The removal of those trees has caused significant noise issues and a lack of buffer for the neighbors that reside around that location.

Is the use of their land Non-conforming use?

11.03.01 D. of the Hillsborough County LDC "Any enlargement, replacement or modification of such use shall be in accordance with the requirements of this Code as if the use were new."

11.03.06. - Nonconforming Use [...] B. Use Established as Legally Permissible Under Provisions of Regulations in Effect at the Time of Development Uses established legally at the time of development shall be deemed pre-existing and may be certified by the Administrator and allowed to continue provided that: There shall be no enlargement, increase in intensity or alterations to the use, its permanent structure.

Any property owner wishing to expand, change or rebuild an existing legal nonconforming use shall apply for a Nonconformity Special Use Permit in accordance with the provisions set forth in 10.03.00 of this Code.

Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Ryan Nesselroade the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14623 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, David Alan Duroure the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 12113 San Chaliford CT.
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Kim Marie Kelly the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11507 Meridian Point Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

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RZ 24-1116 Petition

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Kelly Machonis the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11801 Shire Wycliffe Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
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I, Michael Vandall the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 11928 Mandevilla Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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I, Jennifer Mason the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11633 Bristol Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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I, Mary Katherine Carlson the undersigned, a registered voter in
print name as it appears on your voter information card

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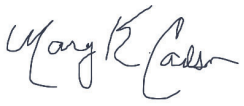
Address 12041 Royce Waterford Cir, WATERCHASE
Tampa, FL, 33626

Signature of Voter 

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Is the use of their land Non-conforming use?

11.03.01 D. of the Hillsborough County LDC "Any enlargement, replacement or modification of such use shall be in accordance with the requirements of this Code as if the use were new."

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Allison Jason the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14766 San Marsala Ct
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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On October 12, 2023 Rich Reidy received a letter from Arnell Biglete, Chairman of the Philippine Cultural Foundation and in that letter asking for permission to use the facility for the "general public" he even made the statement: **"Our revenues only come from donations from the community and from fundraising events…and the occasional and limited use of our facility by Filipinos only.** This letter is another example of giving false statements to the County because a quick Google search shows all of the concerts, proms, dances, and weddings that have been held over the years.

Noise

The residents have filed noise complaints with the local HOA boards, police department, and the County since 2008. The events have been allowed to go to 11pm. **The PCF has consistently ignored the rules that the Environmental Protection Agency has regulated in Chapters 1-10.** Decibels shall not exceed 60 during the day and 55 after 10pm. The neighbors have recorded videos that are over 10 minutes long with decibel ratings from 75-92 decibels. Our homes have vibrated from the noise, and even homes located over 2,000 feet away from the outdoor stage can hear the music in their homes until 11pm for outdoor events.

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Tricia Vaillancourt the undersigned, a registered voter in

print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14847 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Saturday, July 17, 2021

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Danielle LeBlanc the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12009 San Chaliford Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Chantal Racette the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14703 Waterchase Blvd
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Kelsey Rice the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11950 Royce Waterford Cir
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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Traffic and Road Conditions

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Parking Lot

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Marie Gatto Barker the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12524 Sparkleberry Road
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

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Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Marina Yailo the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14446 Pepperpine Drive
TAMPA, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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I, Paola Galliani the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 11807 Glen Wessex Ct
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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I, Kattrina Miller the undersigned, a registered voter in

print name as it appears on your voter information card

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Address 12719 Westwood Lakes Blvd
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Signature of Voter

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Maria Lobacz the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14635 Mirasol Manor Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Tuesday, July 23, 1963

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

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In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Amanda Siftar the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12016 Meridian Point Dr.
Tampa, Florida, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Megan Sheakoski the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12401 Maidstone Court, 12401 Maidstone Court
Odessa, FL, 33556

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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On behalf of concerned neighbors and residents

I, Julie Dana Duroure the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12113 San Chaliford Ct
Tampa, Florida, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Address 14612 Fetterbush Way
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Signature of Voter

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Received 07-17-25
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Traffic and Road Conditions

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Kathy Ritchie the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14510 Mirabelle Vista Cir
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Candace Crook the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11921 Meridian Point Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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print name as it appears on your voter information card

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Address 14601 Mirabelle Vista Cir
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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print name as it appears on your voter information card

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Signature of Voter

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Sean P. Cronin the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12111 San Chaliford Court
Tampa, Florida, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Our neighborhoods will suffer severe adverse effects if this request is granted.

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Doug Mackle the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 16234 Carnoustie Dr
Odessa, FL, 33556

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Cayla Schrimsher the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address	14540 Mirabelle Vista Circle Tampa, FL, 33626
Signature of Voter	
Date Signed	Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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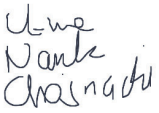
Address 14643 Corkwood Dr
Tampa, FL, 33626

Signature of Voter



Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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I, Ireneusz chojnacki the undersigned, a registered voter in
print name as it appears on your voter information card

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Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

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Traffic and Road Conditions

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Jackie Bernard the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12619 Bassbrook Ln
Tampa, FL, 33626-5139

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Scott deLelys the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14716 Waterchase Blvd
FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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On behalf of concerned neighbors and residents

I, Christina Andonov the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14521 Mirasol Manor Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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I, Dana Seiber the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 14425 MIRABELLE VISTA CIR
TAMPA, FL, 33626

Signature of Voter

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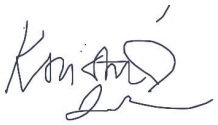
Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address 11922 Mandevilla Ct
Tampa, FL, 33626

Signature of Voter



Date Signed Thursday, July 17, 2025

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Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

History of the Center and Restrictive Grants

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Their Articles of Incorporation state the purpose of the corporation is: organized **exclusively** to teach Philippine culture, music, dance, arts, custom, traditions or language; to provide scholarships to deserving students; or to operate exclusively as an educational, religious or charitable organization within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended. Their Operational limitations state the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code and they are classified by the Internal Revenue Service under the category of "Arts, Culture and Humanities/Cultural, Ethic Awareness."

In 2000, PCF received a grant in the amount of $500,000 from the State of Florida's Division of Cultural Affairs to build a community arts center.

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On October 12, 2023 Rich Reidy received a letter from Arnell Biglete, Chairman of the Philippine Cultural Foundation and in that letter asking for permission to use the facility for the "general public" he even made the statement: **"Our revenues only come from donations from the community and from fundraising events…and the occasional and limited use of our facility by Filipinos only.** This letter is another example of giving false statements to the County because a quick Google search shows all of the concerts, proms, dances, and weddings that have been held over the years.

Noise

The residents have filed noise complaints with the local HOA boards, police department, and the County since 2008. The events have been allowed to go to 11pm. **The PCF has consistently ignored the rules that the Environmental Protection Agency has regulated in Chapters 1-10.** Decibels shall not exceed 60 during the day and 55 after 10pm. The neighbors have recorded videos that are over 10 minutes long with decibel ratings from 75-92 decibels. Our homes have vibrated from the noise, and even homes located over 2,000 feet away from the outdoor stage can hear the music in their homes until 11pm for outdoor events.

Traffic and Road Conditions

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Rachel Carr the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14728 San Marsala Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Michael Elliot the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14730 San Marsala Court
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

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RZ 24-1116 Petition

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Address	14839 Tudor Chase Dr Tampa, FL, 33626
Signature of Voter	
Date Signed	Thursday, July 17, 2025

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RZ 24-1116 Petition

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Address 11807 glen wessex ct
Tampa, Fl, 33626

Signature of Voter

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address 12562 Leatherleaf Drive
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Janet Mack Zaloga the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12037 Royce Waterford Cir
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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On behalf of concerned neighbors and residents

I, Marian Guta the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14635 Mirabelle Vista Cir
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Any property owner wishing to expand, change or rebuild an existing legal nonconforming use shall apply for a Nonconformity Special Use Permit in accordance with the provisions set forth in 10.03.00 of this Code.

Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Sarah Rose-Kozlowski Walters the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11631 Bristol Chase Drive
Tampa, Florida, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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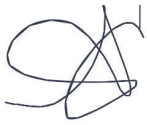
Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Amanda Pairitz-Campo the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 890& Citrus Village Drive, 106
Tampa, FL, 33626

Signature of Voter 

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, John E Zabrucki the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14504 Corkwood Drive
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Mercedes Hinton the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12021 Meridian Point Drive
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Received 07-17-25
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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address 14344 moon flower dr
Tampa, FL, 33626

Signature of Voter

Date Signed Tuesday, July 17, 2012

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Stanley Orr the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12101 San Chaliford Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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print name as it appears on your voter information card

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Address 14676 Canopy Dr
Tampa, Florida, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

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RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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Address 14704 San Marsala Ct
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Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
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RZ 24-1116 Petition

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Address	14622 Chatsworth Manor Cir Tampa, FL, 33626
Signature of Voter	
Date Signed	Thursday, July 17, 2025

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Any property owner wishing to expand, change or rebuild an existing legal nonconforming use shall apply for a Nonconformity Special Use Permit in accordance with the provisions set forth in 10.03.00 of this Code.

Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Ryan Salapa the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11901 Royce Waterford Circle
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

History of the Center and Restrictive Grants

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Traffic and Road Conditions

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Joyce Desmond the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11905 Mandevilla Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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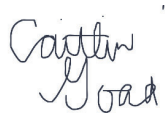
Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Caitlin Goad the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address	12001 San Chaliford Ct Westchase, FL, 33626
Signature of Voter	
Date Signed	Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Tony Zuffa the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12025 San Chaliford Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Wednesday, July 16, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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I, Sharon Matthews Kishen the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 12046 Royce Waterford Circle
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Kelsey Arruda the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11640 Bristol Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Leslie Spear the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12008 Meridian Point Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Address

14610 Chatsworth Manor Cir
Tampa, FL, 33626

Signature of Voter

Date Signed

Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Signature of Voter

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Received 07-17-25
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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address 11901 Royce Waterford Circle
Tampa, FL, 33629

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

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Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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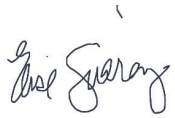
Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Elise Marie Suarez the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14718 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter



Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
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On behalf of concerned neighbors and residents

I, Caitlin Stark the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 14813 Tudor Chase Dr
Tampa, string:FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Greg Tilzer the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14704 San Marsala Court
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Martin Krupp the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address	14622 Chatsworth Manor Cir Tampa, FL, 33626
Signature of Voter	
Date Signed	Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Erica Cirilla the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14538 Mirabelle Vista Cir
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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I, Christine Nielsen the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14610 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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print name as it appears on your voter information card

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Address 12009 San Chaliford Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Any property owner wishing to expand, change or rebuild an existing legal nonconforming use shall apply for a Nonconformity Special Use Permit in accordance with the provisions set forth in 10.03.00 of this Code.

Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Jacquelyn Phillips the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14745 San Marsala Ct
Tampa, Fl, 33626

Signature of Voter JKP

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

History of the Center and Restrictive Grants

On July 9, 1999 the Board of Commissioners received a letter from the Philippine Cultural Foundation, Inc. ("PCF") with their request to build the events center. The letter contained the following statement:

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Noise

The residents have filed noise complaints with the local HOA boards, police department, and the County since 2008. The events have been allowed to go to 11pm. **The PCF has consistently ignored the rules that the Environmental Protection Agency has regulated in Chapters 1-10.** Decibels shall not exceed 60 during the day and 55 after 10pm. The neighbors have recorded videos that are over 10 minutes long with decibel ratings from 75-92 decibels. Our homes have vibrated from the noise, and even homes located over 2,000 feet away from the outdoor stage can hear the music in their homes until 11pm for outdoor events.

Traffic and Road Conditions

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Ron Kishen the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12046 Royce Waterford Circle
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Development Services

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address	12014 Meridian Point Dr 33626
Signature of Voter	
Date Signed	Wednesday, July 16, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Shannon Santoni the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14837 Tudor Chase Dr
Tampa, FL, 33526

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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I, Julianne Recine the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 14520 MIRASOL MANOR CT
TAMPA, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Jason Carney the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11604 Bristol Chase Dr
Tampa - Hillsborough, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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I, Jane Hoölamd the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14828 Tudor Chase De
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Address 11801 Glen Wessex CT
Tampa, FL, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

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I, Ellen C. Ehmer the undersigned, a registered voter in

print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14420 Pepperpine Drive
Tampa, Florida, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

History of the Center and Restrictive Grants

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Piotr Paczkowski the undersigned, a registered voter in

print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14622 coral Berry dr
Tampa, Fl, 33626

Signature of Voter

Date Signed Monday, August 28, 1978

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Aashima Kapoor Ratti the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14712 Tudor Chase Drive
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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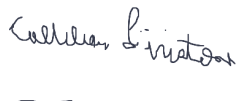
Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Cathleen Livingstone the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14302 Moon Flower Dr
Tampa, FL, 33626

Signature of Voter



Date Signed Thursday, July 17, 2025

Received 07-17-25
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RZ 24-1116 Petition

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Signature of Voter

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Rebecca Gahan the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14683 Canopy Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Our neighborhoods will suffer severe adverse effects if this request is granted.

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Amanda Gorman the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11804 Glen Wessex Ct
Tampa, Florida, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Address

12632 Weston Drive, Tampa FL 33626
Tampa, FL33626, 33626

Signature of Voter

Date Signed

Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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print name as it appears on your voter information card

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Address 16436 Turnbury Oak Dr
Odessa, Fk

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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print name as it appears on your voter information card

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Address 14636 Coral Berry Dr
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Signature of Voter

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Stephen Graveman the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14636 CORAL BERRY DR
TAMPA, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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I, Stanley Orr the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12101 San Chaliford Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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print name as it appears on your voter information card

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Address 14676 Canopy Dr
Tampa, Florida, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Received 07-17-25
Development Services

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Any property owner wishing to expand, change or rebuild an existing legal nonconforming use shall apply for a Nonconformity Special Use Permit in accordance with the provisions set forth in 10.03.00 of this Code.

Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address	14622 Chatsworth Manor Cir Tampa, FL, 33626
Signature of Voter	
Date Signed	Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

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Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Ryan Salapa the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11901 Royce Waterford Circle
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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On behalf of concerned neighbors and residents

I, Joyce Desmond the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11905 Mandevilla Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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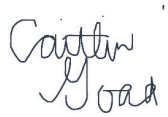
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Caitlin Goad the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address	12001 San Chaliford Ct Westchase, FL, 33626
Signature of Voter	
Date Signed	Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Address 12025 San Chaliford Ct
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Signature of Voter

Date Signed Wednesday, July 16, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Sharon Matthews Kishen the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12046 Royce Waterford Circle
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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I, Kelsey Arruda the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11640 Bristol Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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I, Leslie Spear the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 12008 Meridian Point Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Signature of Voter

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Elizabeth Baldwin the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14704 San Marsala Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

Address 11901 Royce Waterford Circle
Tampa, FL, 33629

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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601 E Kennedy Blvd

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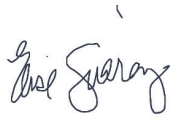
I, Elise Marie Suarez the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14718 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter



Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

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RZ 24-1116 Petition

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On behalf of concerned neighbors and residents

I, Caitlin Stark the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14813 Tudor Chase Dr
Tampa, string:FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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601 E Kennedy Blvd

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Martin Krupp the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address	14622 Chatsworth Manor Cir Tampa, FL, 33626
Signature of Voter	
Date Signed	Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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I, Erica Cirilla the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14538 Mirabelle Vista Cir
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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I, Christine Nielsen the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 14610 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Signature of Voter

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address 14708 San Marsala Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

History of the Center and Restrictive Grants

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In 2000, PCF received a grant in the amount of $500,000 from the State of Florida's Division of Cultural Affairs to build a community arts center.

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Hillsborough County Code Enforcement has cited them at various times for improper use because they have repeatedly rented the Arts Center to persons and/or organizations with no affiliation to culture.

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Noise

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Traffic and Road Conditions

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Jacquelyn Phillips the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14745 San Marsala Ct
Tampa, Fl, 33626

Signature of Voter JKP

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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On behalf of concerned neighbors and residents

I, Ron Kishen the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12046 Royce Waterford Circle
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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I, Lindsay herndon the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 14621 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

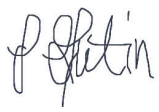
Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Janet Gutin the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11529, Meridian Point Drive
Tampa, FL, 33626

Signature of Voter



Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Amanda Allbritton the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11501 MERIDIAN POINT DR
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Michelle Stoker the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11616 Bristol Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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print name as it appears on your voter information card

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Address 14719 Tudor chase drive
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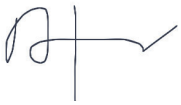
Signature of Voter



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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address	12044 Royce Waterford Circle Tampa, FL, 33626
Signature of Voter	
Date Signed	Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

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Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Jeffrey Rapoport the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14516 mirabelle vista circle
Tampa, Fla, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Noelle Perra the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12011 Royce Waterford Circle
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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print name as it appears on your voter information card

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Address 11804 Glen Wessex Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Wednesday, July 16, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Traffic and Road Conditions

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Paige Easton the undersigned, a registered voter in

print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12118 San Chaliford Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Monday, September 4, 2006

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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On behalf of concerned neighbors and residents

I, Chris Weismiller the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14531 Mirasol manor ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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I, Stefan Nicodemou the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 14712 San Marsala Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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I, Christie McDermott the undersigned, a registered voter in
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Address 9910 Tree Tops lake Rd
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Signature of Voter

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Clint Rice the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address	11950 Royce Waterford Cir Tampa, FL, 33626
Signature of Voter	
Date Signed	Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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I, Guillaume Labat the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 12116 san chaliford ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

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Address 11916 Mandevilla Ct
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Signature of Voter

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Received 07-17-25
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Address 12116 San Chaliford Ct
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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Tyson Martin the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14613 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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I, Perla Hanna the undersigned, a registered voter in
print name as it appears on your voter information card

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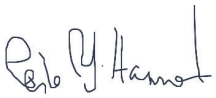
Address 14426 Mirabelle vista circle
Tampa, FL, 33626

Signature of Voter 

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

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RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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print name as it appears on your voter information card

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Address 11618 Bristol Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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Signature of Voter

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Received 07-17-25
Development Services

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Any property owner wishing to expand, change or rebuild an existing legal nonconforming use shall apply for a Nonconformity Special Use Permit in accordance with the provisions set forth in 10.03.00 of this Code.

Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address 14734 Waterchase Blvd
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

History of the Center and Restrictive Grants

On July 9, 1999 the Board of Commissioners received a letter from the Philippine Cultural Foundation, Inc. ("PCF") with their request to build the events center. The letter contained the following statement:

"The Center is planned to have a small retractable stage on an approximately 8,000 sq. ft. of hall/museum, **a historical library, a small administrative office, restrooms, and a reasonably large kitchen for banquets and social activities. The Center is intended to house paintings of Filipino artists from here and the Philippines, and cultural arts and exhibits, etc. The Center will also be used as a venue for touring artists to display their arts."**

Their Articles of Incorporation state the purpose of the corporation is: organized **exclusively** to teach Philippine culture, music, dance, arts, custom, traditions or language; to provide scholarships to deserving students; or to operate exclusively as an educational, religious or charitable organization within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended. Their Operational limitations state the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code and they are classified by the Internal Revenue Service under the category of "Arts, Culture and Humanities/Cultural, Ethic Awareness."

In 2000, PCF received a grant in the amount of $500,000 from the State of Florida's Division of Cultural Affairs to build a community arts center.

In 2006, PCF received another grant in the amount of $200,000 from the Department of Cultural Affairs to add to its cultural facilities. Department of Cultural Affairs to add to its cultural facilities. The grant has restrictive covenants that does not allow them to rent out their land and they are a cultural facility as defined by Section 265.701(4).

In 2024, PCF received another grant in the amount of $224,000 from Department of Cultural Affairs to add to its cultural facilities. The grant has restrictive covenants that does not allow them to rent out their land and they are a cultural facility as defined by Section 265.701(4).

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Hillsborough County Code Enforcement has cited them at various times for improper use because they have repeatedly rented the Arts Center to persons and/or organizations with no affiliation to culture.

The Zoning Board has concluded in the Zoning Interpretation "under Section 2.02.02, found in the 2000 edition of the Land Development Code that b**usiness and commercial uses are categorically prohibited** for cultural centers.

False Statement

On October 12, 2023 Rich Reidy received a letter from Arnell Biglete, Chairman of the Philippine Cultural Foundation and in that letter asking for permission to use the facility for the "general public" he even made the statement: **"Our revenues only come from donations from the community and from fundraising events…and the occasional and limited use of our facility by Filipinos only.** This letter is another example of giving false statements to the County because a quick Google search shows all of the concerts, proms, dances, and weddings that have been held over the years.

Noise

The residents have filed noise complaints with the local HOA boards, police department, and the County since 2008. The events have been allowed to go to 11pm. **The PCF has consistently ignored the rules that the Environmental Protection Agency has regulated in Chapters 1-10.** Decibels shall not exceed 60 during the day and 55 after 10pm. The neighbors have recorded videos that are over 10 minutes long with decibel ratings from 75-92 decibels. Our homes have vibrated from the noise, and even homes located over 2,000 feet away from the outdoor stage can hear the music in their homes until 11pm for outdoor events.

Traffic and Road Conditions

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It is also the only road that services Mary Bryant Elementary School and Farnell Middle School. Both schools serve over 2,000 students each day.

The Philippine Cultural Center is located in the center of residential developments and the other nearby commercial venues have access to multiple roads for ingress and egress, unlike the PCF.

Parking Lot

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Hannah Guest the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14614 Tudor chase drive
Tampa, Florida, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Conclusion

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Danielle Klyczek the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14782 San Marsala Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Wednesday, July 16, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Michael Easton the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12118 San Chaliford Ct
Tampa, FL, 33626-3343

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Jamie Easton the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 12118 San Chaliford Ct.
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Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

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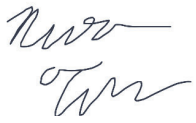
Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Nicole Tilzer the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14704, San Marsala Ct
Tampa, FL, 33626

Signature of Voter 

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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I, Anya Popenoe the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14819 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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print name as it appears on your voter information card

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Address 11929 Mandevilla Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Address 11620 Bristol Chase Dr
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Signature of Voter

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Any property owner wishing to expand, change or rebuild an existing legal nonconforming use shall apply for a Nonconformity Special Use Permit in accordance with the provisions set forth in 10.03.00 of this Code.

Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Gregory Dawson the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12546 Leatherleaf Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Wednesday, July 17, 2024

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

History of the Center and Restrictive Grants

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"The Center is planned to have a small retractable stage on an approximately 8,000 sq. ft. of hall/museum, **a historical library, a small administrative office, restrooms, and a reasonably large kitchen for banquets and social activities. The Center is intended to house paintings of Filipino artists from here and the Philippines, and cultural arts and exhibits, etc. The Center will also be used as a venue for touring artists to display their arts."**

Their Articles of Incorporation state the purpose of the corporation is: organized **exclusively** to teach Philippine culture, music, dance, arts, custom, traditions or language; to provide scholarships to deserving students; or to operate exclusively as an educational, religious or charitable organization within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended. Their Operational limitations state the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code and they are classified by the Internal Revenue Service under the category of "Arts, Culture and Humanities/Cultural, Ethic Awareness."

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The residents have filed noise complaints with the local HOA boards, police department, and the County since 2008. The events have been allowed to go to 11pm. **The PCF has consistently ignored the rules that the Environmental Protection Agency has regulated in Chapters 1-10.** Decibels shall not exceed 60 during the day and 55 after 10pm. The neighbors have recorded videos that are over 10 minutes long with decibel ratings from 75-92 decibels. Our homes have vibrated from the noise, and even homes located over 2,000 feet away from the outdoor stage can hear the music in their homes until 11pm for outdoor events.

Traffic and Road Conditions

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Parking Lot

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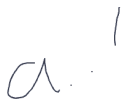
Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, ANASTASIA PAVLINIC the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12554 LEATHERLEAF DR
TAMPA, FL, 33626

Signature of Voter



Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Kelly Farnan the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14503 Corkwood Drive
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Maida Weiss the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12034 Royce Waterford Cir
Tampa, FL

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Louis R. Kaminow the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14634 Mirasol Manor Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Traffic and Road Conditions

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Melissa Johnson the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11903 Meridian Point Dr
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Tiffany Daniels the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12114 San Chaliford Court
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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On behalf of concerned neighbors and residents

I, Shari D Brauer the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12523 Sparkleberry Rd
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Address 14705 Tudor Chase
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Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, RICHARD TILLERY the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11922 MANDEVILLA CT
TAMPA - HILLSBORUGH, FL, 33626

Signature of Voter

Date Signed Wednesday, July 16, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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On behalf of concerned neighbors and residents

I, Elliot Easton the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12118 san chaliford ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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I, Christine Lambert the undersigned, a registered voter in
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Address 14612 Mirasol Manor Ct
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Address	14619 Tudor Chase Drive Tampa, Florida, 33626
Signature of Voter	
Date Signed	Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Received 07-17-25
Development Services

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address 14736 San Marsala Ct
Tampa, Florida, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

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In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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On behalf of concerned neighbors and residents

Address

14602 Tudor Chase Drive
Tampa, FL, 33626

Signature of Voter

Date Signed

Wednesday, July 16, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Chelsea Watson the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12112 San Chaliford Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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Signature of Voter

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Melinda Bynum the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11620 Bristol Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

History of the Center and Restrictive Grants

On July 9, 1999 the Board of Commissioners received a letter from the Philippine Cultural Foundation, Inc. ("PCF") with their request to build the events center. The letter contained the following statement:

"The Center is planned to have a small retractable stage on an approximately 8,000 sq. ft. of hall/museum, **a historical library, a small administrative office, restrooms, and a reasonably large kitchen for banquets and social activities. The Center is intended to house paintings of Filipino artists from here and the Philippines, and cultural arts and exhibits, etc. The Center will also be used as a venue for touring artists to display their arts."**

Their Articles of Incorporation state the purpose of the corporation is: organized **exclusively** to teach Philippine culture, music, dance, arts, custom, traditions or language; to provide scholarships to deserving students; or to operate exclusively as an educational, religious or charitable organization within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended. Their Operational limitations state the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code and they are classified by the Internal Revenue Service under the category of "Arts, Culture and Humanities/Cultural, Ethic Awareness."

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History of Improper Use and Code Enforcement

Hillsborough County Code Enforcement has cited them at various times for improper use because they have repeatedly rented the Arts Center to persons and/or organizations with no affiliation to culture.

The Zoning Board has concluded in the Zoning Interpretation "under Section 2.02.02, found in the 2000 edition of the Land Development Code that b**usiness and commercial uses are categorically prohibited** for cultural centers.

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On October 12, 2023 Rich Reidy received a letter from Arnell Biglete, Chairman of the Philippine Cultural Foundation and in that letter asking for permission to use the facility for the "general public" he even made the statement: **"Our revenues only come from donations from the community and from fundraising events…and the occasional and limited use of our facility by Filipinos only.** This letter is another example of giving false statements to the County because a quick Google search shows all of the concerts, proms, dances, and weddings that have been held over the years.

Noise

The residents have filed noise complaints with the local HOA boards, police department, and the County since 2008. The events have been allowed to go to 11pm. **The PCF has consistently ignored the rules that the Environmental Protection Agency has regulated in Chapters 1-10.** Decibels shall not exceed 60 during the day and 55 after 10pm. The neighbors have recorded videos that are over 10 minutes long with decibel ratings from 75-92 decibels. Our homes have vibrated from the noise, and even homes located over 2,000 feet away from the outdoor stage can hear the music in their homes until 11pm for outdoor events.

Traffic and Road Conditions

Nine Eagles Road is classified as a "substandard road." It is the only road that allows access into the residential neighborhoods of Westwood Lakes and Hampton Chase. It is also the main entry into the the residential neighborhood of the Eagles, the second entrance is a 4-mile detour. Nine Eagles Road also serves as the resident entry access into the residential neighborhood of Waterchase. Nine Eagles Road services approximately 3,000 homes.

It is also the only road that services Mary Bryant Elementary School and Farnell Middle School. Both schools serve over 2,000 students each day.

The Philippine Cultural Center is located in the center of residential developments and the other nearby commercial venues have access to multiple roads for ingress and egress, unlike the PCF.

Parking Lot

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Patty Beringer the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 16419 Turnbury Oak Dr
Odessa, FL, 33556

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Debbie Davis the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14804 Tudor Chase Drive
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Janice Purcell the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12027 San Chaliford ct
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Christopher Clabby the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14549 Mirabelle Vista Circle
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address 12036 Royce Waterford Cir
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

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Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Debra Rola the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14723 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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On behalf of concerned neighbors and residents

I, Jaime Bellew the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 11906 Mandevilla Ct
Tampa, Florida, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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On behalf of concerned neighbors and residents

I, Corinne Adams the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 14723 San Marsala Ct.
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Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Jerry Tomberlin the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12009 Meridian Point Drive
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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I, Lisa Richards the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14619 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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On behalf of concerned neighbors and residents

I, Ashley Savala the undersigned, a registered voter in
print name as it appears on your voter information card

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Address 12110 San Chaliford Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Address 11703 Glen Wessex Court
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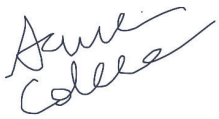
Signature of Voter 

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The residents have filed noise complaints with the local HOA boards, police department, and the County since 2008. The events have been allowed to go to 11pm. **The PCF has consistently ignored the rules that the Environmental Protection Agency has regulated in Chapters 1-10.** Decibels shall not exceed 60 during the day and 55 after 10pm. The neighbors have recorded videos that are over 10 minutes long with decibel ratings from 75-92 decibels. Our homes have vibrated from the noise, and even homes located over 2,000 feet away from the outdoor stage can hear the music in their homes until 11pm for outdoor events.

Traffic and Road Conditions

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Any property owner wishing to expand, change or rebuild an existing legal nonconforming use shall apply for a Nonconformity Special Use Permit in accordance with the provisions set forth in 10.03.00 of this Code.

Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Dina Odrobina the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11802 Glen Wessex Court
Tampa, FL, 33626

Signature of Voter

Date Signed Sunday, August 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

Granting the request will increase the intensity of the current use of the building and the land. The request for increased intensity of events will occur in the buildings and on the existing land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties.

Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

History of the Center and Restrictive Grants

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Their Articles of Incorporation state the purpose of the corporation is: organized **exclusively** to teach Philippine culture, music, dance, arts, custom, traditions or language; to provide scholarships to deserving students; or to operate exclusively as an educational, religious or charitable organization within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended. Their Operational limitations state the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code and they are classified by the Internal Revenue Service under the category of "Arts, Culture and Humanities/Cultural, Ethic Awareness."

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Stephanie Arkelian the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11611 Bristol Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Christopher Passarella the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14857 Tudor Chase Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Ashley Pospischil the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14504 Marisol Manor Ct.
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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601 E Kennedy Blvd

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Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Anastasiya Dubikouski the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14501 Mirabelle Vista Cir
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

Address 12739 Tar Flower Dr
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

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Address 12036 Royce Waterford Cir
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Signature of Voter

Date Signed Wednesday, July 16, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Maria T Orr the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12101 San Chaliford Court
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Dolores Savino the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address Meridian Point Drive
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

We are writing you regarding the Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center. The neighbors are in general opposition to the PCF's request:

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Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

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Traffic and Road Conditions

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Sandi Zuffa the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12025 San Chaliford Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Wednesday, July 16, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Kimberly S Nadel the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14725 Tudor Chase Drive
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Dana Pope the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11930 Mandevilla Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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Sincerely,
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On behalf of concerned neighbors and residents

I, Kenneth Cardillo the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12044 Royce Waterford Circle
Tampa, FL, 33626

Signature of Voter

Date Signed Wednesday, July 16, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Victoria Tomberlin the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12009 Meridian Point Drive
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Matthew F Appice the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11917 Mandevilla Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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On behalf of concerned neighbors and residents

I, Barbara Hausner the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 14628 Mirasol Manor Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

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Signature of Voter

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Conclusion

The use of the property has clearly intensified since its original approval in 1999. The burden of these changes should not be imposed on the community. We respectfully request that the County deny the rezoning request.

Sincerely,
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Fraser Henderson the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 12115 San Chaliford Ct
Tampa, FL, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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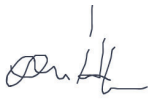
Amanda Siftar - 12016 Meridian Point Dr. Tampa, FL 33626
On behalf of concerned neighbors and residents

I, Linda Huffman the undersigned, a registered voter in
print name as it appears on your voter information card

said state and county, petition to Hillsborough County to deny the rezoning request for application 24-1116.

Address 11915 Meridian Point Dr
Tampa, FL, 33626

Signature of Voter



Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

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RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

601 E Kennedy Blvd

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On behalf of concerned neighbors and residents

I, Jennifer Egan the undersigned, a registered voter in

print name as it appears on your voter information card

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Address 12912 Red Cardinal Dr
Odessa, FL, 33556

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
Development Services

Thursday, July 17, 2025

RZ 24-1116 Petition

Hillsborough County Board of County Commissioners

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print name as it appears on your voter information card

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Address 12112 San Chaliford Ct
Tampa, Fl, 33626

Signature of Voter

Date Signed Thursday, July 17, 2025

Received 07-17-25
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I, Hollie Owens the undersigned, a registered voter in
print name as it appears on your voter information card

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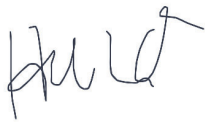
Address 11821 Shire Wycliffe Court
Tampa, FL, 33626

Signature of Voter



Date Signed Thursday, July 17, 2025

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 2:59 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PETITION NO: RZ 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Saturday, July 12, 2025 8:39 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PETITION NO: RZ 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/12/25 8:39 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jackie Phillips
Address:	14745 San Marsala Ct Tampa, FL 33626
Your Message	
Your Subject (required)::	Rezoning of Philippine Cultural Center on Nine Eagles Drive.

Your Message (required)::	I am against the rezoning of this facility to a public event venue. This site is in midst of large tracts of residential only zoning with the event center's only entrance on a dead end two lane road- Nine Eagles Blvd. Nine Eagles Blvd. serves as the only road to both an elementary school and a middle school (Mary Bryant elementary and Farnell Middle school). Attendance at Mary Bryant is approximately 900 and at Farnell is approximately 1200 plus large numbers of staff which in turn generate large amounts of car, bus and pedestrian traffic twice a day. Nine Eagles serves as a dead end, two lane entry road to four large residential subdivisions with thousands of homes. Two of the subdivisions, Hampton Chase and Westwood Lakes, have no other entrance to their neighborhood. Events with both hundreds of attendee cars plus the commercial and employee vehicles needed for events of this size would mean gridlock to people trying to get to and from their homes or drive children to and from schools. It also means that more traffic worsens the safety conditions for kids walking and biking to these two schools. There is no bus service to Farnell Middle school from any of the four neighborhoods hundreds of homes so Nine Eagles is the pedestrian/bike route for these kids. Generating large amounts of both car and commercial vehicle traffic on this narrow road is a safety concern for all types of school traffic. The noise from this venue has already caused multiple noise complaints as the current owners are not abiding by current event restrictions. Future events allowed between 10 am and 11 pm mean large commercial trucks and employee vehicles for event prep, catering, floral and equipment delivery, and event tear down will be entering and leaving the site from 6 am to 2 am. That noise is right across a creek and right across the street from residences. Can you imagine trying to sleep with commercial trucks being loaded and unloaded close to your bedroom and your children's bedroom windows? While events may begin at 10 AM and end at 11 PM, traffic and noise does not end at those times. This type of noise and activity is not supposed to be in a residentially zoned area. I oppose this rezoning because this type of commercial enterprise with the amount of commercial traffic, large trucks and large numbers of vehicles is not suited for the narrow two lane, dead end street where it would be located. And it is certainly not a good idea for a two lane street that is the route, entrance and exit for two large schools.

	Additionally, the noise generated at all hours by this type of enterprise is not suitable for a strictly residential zoning area.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PETITION NO: RZ 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 3:17 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 3:16 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Marie Plantig
Address:	732 Thornbury Rd Bartlett, IL 60103
Your Phone Number::	(773) 396-1973
Your Email Address::	marieplantig@yahoo.com
Your Message	
Your Subject (required)::	Rezoning Application PD 24-1116 Approval

Your Message (required)::

We are writing as supporters and admirers of the Philippine Cultural Foundation, Inc. and the Bayanihan Arts and Events Center in Tampa, Florida, to express our full and heartfelt support for Rezoning Application PD 24-1116.

As a Filipino-American family living in Bartlett, Illinois, we have traveled to Tampa on multiple occasions—specifically to attend PhilFest, the annual Philippine cultural festival held on the grounds of the BAEC. Both of our children, Kix and Lance, have attended the festival twice and still talk about the experience to this day. They were deeply inspired by the music, dances, food, and sense of community that PhilFest brought to life. As parents, it gave us a rare and meaningful opportunity to reconnect them with their Filipino roots in a vibrant, authentic, and joyful environment.

What makes the Bayanihan Arts and Events Center and PCFI truly special is how they not only celebrate Filipino culture—they share it. The Center welcomes everyone, regardless of background, and opens the door for others to learn about and appreciate the rich traditions of the Philippines as well as using it as commercial venue for private events, school celebrations such as proms and homecomings, and much more. Events held at the BAEC go beyond cultural preservation—they foster connection, understanding, and pride.

Tampa is very lucky to have a venue and an organization like this. As outsiders looking in, we can honestly say that this kind of cultural resource is rare and invaluable—not just for Filipino-Americans, but for the general public who benefit from its inclusive, educational, and community-driven programming.

Approving Rezoning Application PD 24-1116 would allow the BAEC to continue operating legally and effectively as a banquet and event space open to the wider public. This move would be consistent with the vision behind the original state grant that supported its construction and would help protect its future for generations to come.

We sincerely urge you to support this rezoning request. The Bayanihan Arts and Events Center is a gift not only to Tampa and Hillsborough County, but to all families like ours who travel from across the country in search of cultural connection and community.

With gratitude,

	Marie and Jonathan Plantig Bartlett, Illinois
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 4:16 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD-24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, February 13, 2025 3:03 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/13/25 3:03 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Alicia Plevritis
Address:	13219 Royal George Ave Odessa 33556
Your Phone Number::	8452244549
Your Email Address::	aliciaplevritis@yahoo.com

Your Message	
Your Subject (required)::	RZ-PD-24-1116
Your Message (required)::	RZ-PD-24-1116 Dear Commissioner, I hope this letter finds you well. I am writing to you as a concerned resident of the Eagles community in Westchase, specifically regarding a land use rezoning application by the The Philippine Cultural Foundation, Inc. As you may be aware, this application seeks to reclassify their property to allow for large-scale public gatherings and events seven days a week, with no restrictions on hours of operation. This proposal, if approved, would allow them to host daily, potentially disruptive events that could negatively impact the surrounding communities, including Waterchase, Nine Eagles, and other neighborhoods in Westchase. Currently, The Philippine Cultural Foundation, Inc is zoned as a cultural center, a designation that limits its use to activities that do not include large-scale public events. If the proposed rezoning application is approved, it would effectively transform the center into a venue capable of hosting nightly events, akin to a nightclub. This transformation would bring significant noise and disruption to the area, particularly during evening hours, and could severely affect the quality of life for families living nearby. As a family-centered community, we are deeply concerned that the daily noise, traffic, and potential crowding could create an environment that is no longer conducive to the peaceful and safe neighborhood we currently enjoy. The Westchase area is home to many families, and we chose this community for its serene atmosphere, commitment to safety, and quality of life. The approval of this rezoning application would be a major departure from these values. While we respect the cultural and community contributions of tThe Philippine Cultural Foundation, Inc, we believe the proposed changes would not be in the best interests of the surrounding families who would be directly impacted by the noise and disruption. I kindly ask for your support in opposing the rezoning application and ensuring that the current zoning restrictions for The Philippine

	Cultural Foundation, Inc remain in place. We urge you to consider the needs and concerns of the residents who live in close proximity to this facility, and to prioritize the preservation of the peaceful, family-oriented nature of our neighborhoods. Thank you for your attention to this matter. I appreciate your ongoing commitment to the residents of Hillsborough County and your leadership in maintaining the integrity of our communities. Sincerely, Alicia Plevritis Eagles Resident
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: Norris, Marylou
Sent: Friday, March 7, 2025 11:34 AM
To: jpurcell8112@gmail.com
Subject: RZ-PD 24-1116
Attachments: 3-7-25 Purcell - BOCC Contact Form - Zoning Application Comment (RZ-PD-24_1116)_ Please add to hearing record.pdf; PGM Store Tutorial.pdf; Participation in the ZHM Meeting.pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the RZ-PD 24-1116 application's record. 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.

Please note that this application is being heard at the 3/24/25 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, that 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 (**3/20/25 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.

If you wish to attend the hearing either in person or by virtual participation, please register **one week before the hearing and up to 30 minutes prior to the start of the hearing** at the following link **http://hcflgov.net/SpeakUp.** However, if you just want to watch the hearing without participating, you do not need to register, and can watch the hearing at the following link:

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

PGM Store Instructions:
For your convenience, please be aware that all application records may be viewed on our website through the PGM Store. We have attached the instructions to access the PGM Store. The Tracking, in this case, would be 25-0426. **The Tracking, in this case, would be 24-1116.**

If you need further information regarding this application, please contact Sam Ball at BallF@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,
Marylou Norris
Administrative Specialist
Community Development Section
Development Services Department

P: (813) 276-8398

E: NorrisM@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.

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Friday, March 7, 2025 12:55 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-24_1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/07/25 12:55 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	2 | Commissioner Ken Hagan (District 2)
Your Information	
Your Name::	Dr. Jim Purcell
Address:	12027 San Chaliford Court Tampa, FL 33626
Your Phone Number::	(813) 792-5992
Your Email Address::	jpurcell8112@gmail.com
Your Message	
Your Subject (required)::	Rezoning #RZ-PD-24_1116
Your Message (required)::	Mr. Hagen, As a Waterchase long time resident and one serves the community at multiple levels, I am submitting my concerns to you. I am aware

	of the amount of money involved in major projects from utility companies as they plan their expansion projects. The one referenced here has to do with a Cell Tower on the perimeters of the Philippine Cultural Center and Waterchase properties. If this project is approved the impact is multifaceted. From a health point of view, and frankly I do not give any creedence to prior studies on microwaves and brain function, It is dangerous. The proposed tower is within walking distance of two schools for our children. I am convinced there does exist potential for fallout with our children at the heart of it. Secondly, we are all aware of the trend in property values in Florida, Tampa is no exclusion, and to add a tower in the sub division of Waterchase does nothing but suppress the property value even more. As it is an intrusion for the Cultural Center it is a health and aethetic blemish for Waterchase, the once premier community in West Chase. I am convinced that the utility can locate a more appropriate location for the tower without harming the community, cultural center, or potentially our children. As an elected official who has the support from the community, we come to you to understand our concerns. Delay the project and seek an alternative location for the tower. Placing the tower where proposed in not the reasonable alternative I assure you. I thank you for your time and hopefully for making the protective and correct decision in this matter. Dr. Jim Purcell Waterchase Tampa, Florida
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-24_1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Hillsborough County Florida
Development Services

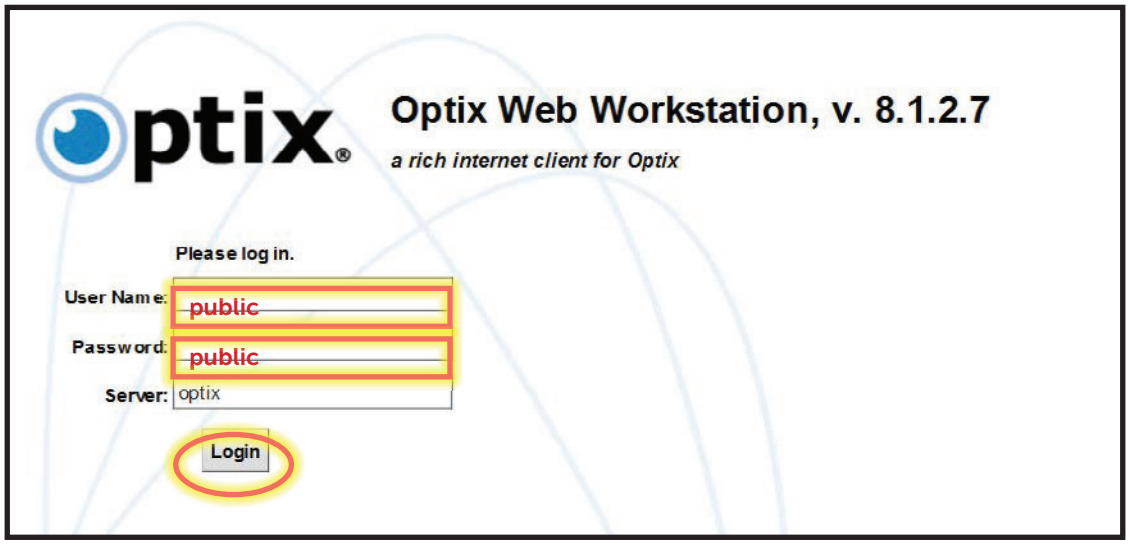
PGM Store Tutorial

1. Turn off your browser pop-up blocker (if enabled).

2. Find the Folio number for the property by going to https://maps.hillsboroughcounty.org and entering the address. *(Note: Additional information can be found in the search result that may answer your questions.)*

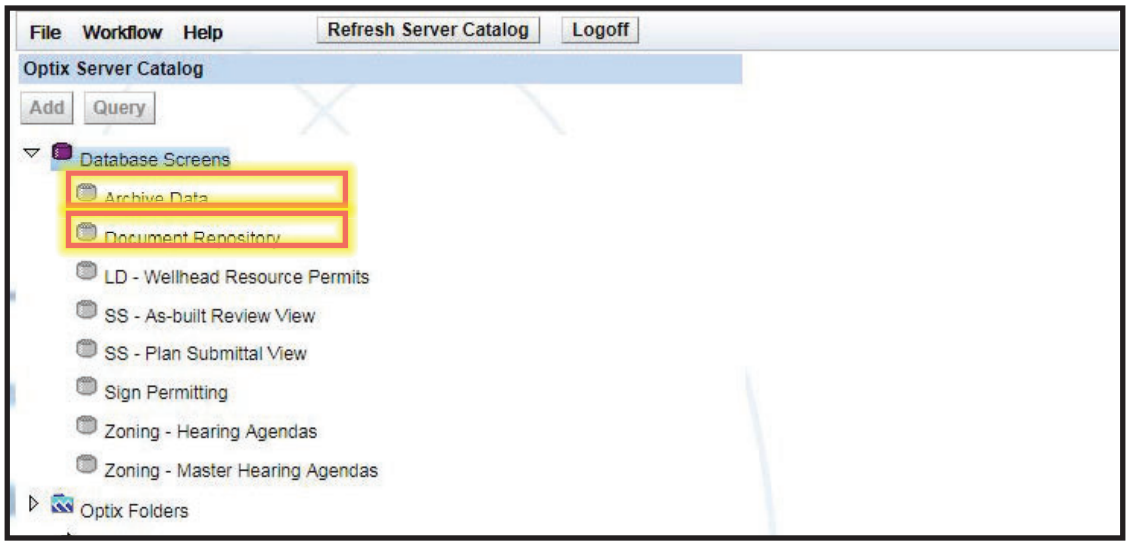
3. Go to the PGM Store: https://pgm.hillsboroughcounty.org/optix-web-8/#logon.

4. Enter username and password: **public** (all lowercase). Leave the server as **optix**.

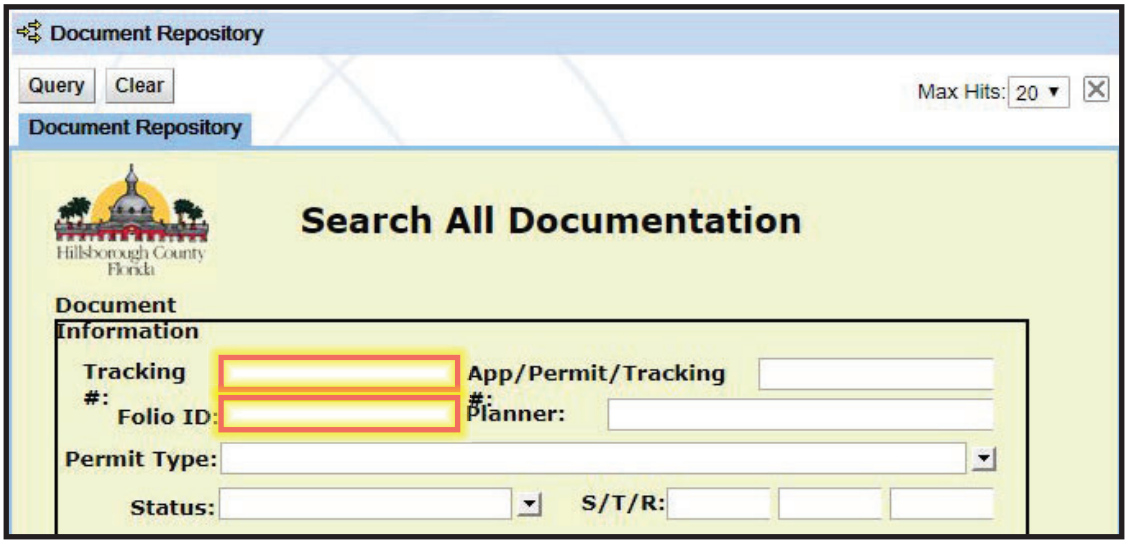


5. Click **Login**.

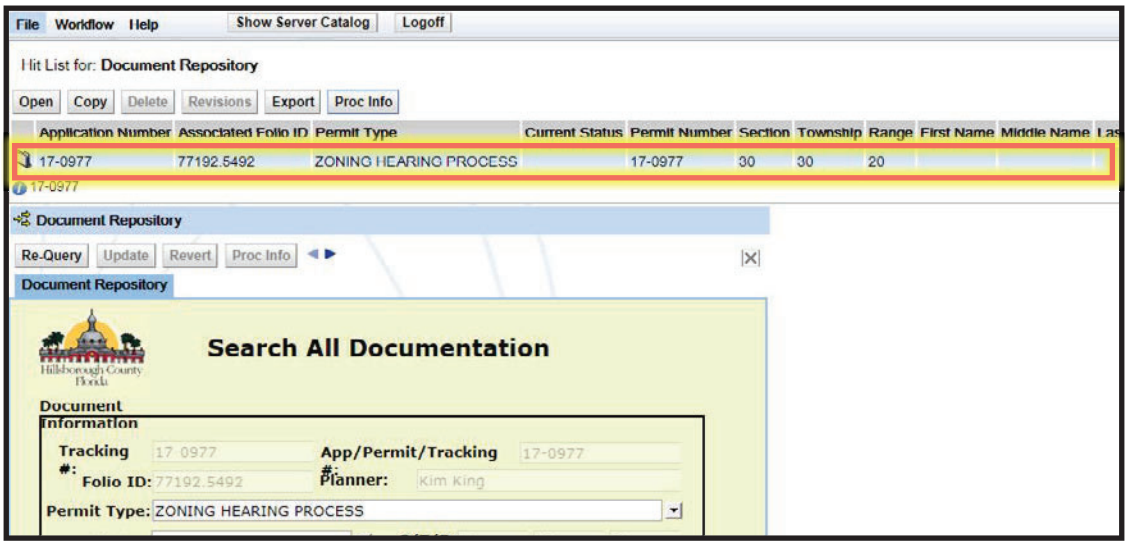
6. Once you are logged in, double click on **Document Repository** near the top left corner. For items approved prior to 2005, please choose **Archive Data**. *(Note: If records of an application from 2004 are not found in **Archive Data**, check the **Document Repository**.)*



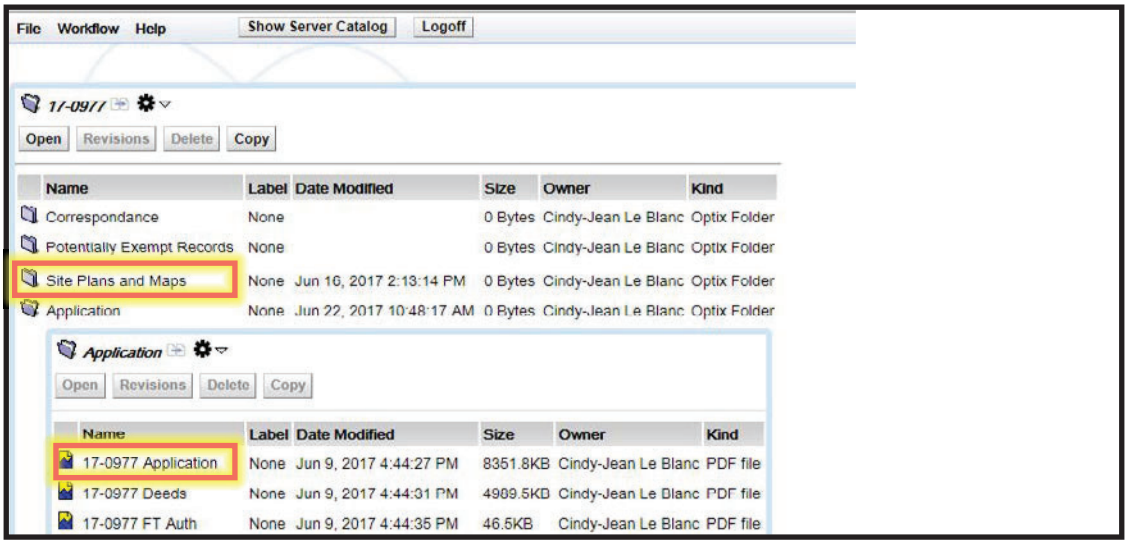
7. Enter the tracking number (application number, permit number) in the box that reads **Tracking**. Or, you can search by Folio by entering the Folio number into the **Folio ID** box. Click **Query**.



8. A blue bar will pop up with the application number, Folio ID, permit type, and current status. Double click on the blue bar to access the folders.



9. Double click on each folder/document to access.



How to Participate in the ZHM Hearing
Virtually, In Person, and Submitting Documentary Evidence

PARTICIPATION OPTIONS: Hillsborough County is making it possible for interested parties to participate in this public hearing virtually by means of communications media technology or in person.

Virtual Participation: In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing.

Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing at **Hearings@HillsboroughCounty.ORG**. Any evidence submitted to the record prior to the deadline will be included in the record with or without live participation.

Anyone who wishes to participate virtually in this public hearing will be able to do so one week before the hearing by completing the online Public Comment Signup Form found at: **http://hcflgov.net/SpeakUp.** You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

In Person: Standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For the safety of participants and staff, social distancing will be properly adhered to at all times. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at **http://hcflgov.net/SpeakUp**.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meetings" button
- Listening to the hearing on smart phones by going to the above YouTube link.

If you have any questions or need additional information for providing public input
you may call (813)307-4739

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Monday, March 17, 2025 9:57 AM
To: Norris, Marylou; Burgos, Glorivee
Subject: Housing in Florida

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

Though the report reflects a different county it does conclude with a point of reference regarding vacant homes in Florida.
It is without question that any enomaly in the landscape can cause a factor adding to the hugh number in Florida. This report is necessary for the Council to lend their decision on the Tower to preposed for backside of Waterchase.
I have reference this matter previously.

Waterchase Resident
Dr. Jim Purcell
---------- Forwarded message ---------
From: **Jim Purcell** <jpurcell8112@gmail.com>
Date: Mon, Mar 17, 2025, 5:43 PM
Subject:
To: Jim Purcell <jpurcell8112@gmail.com>

https://vt.tiktok.com/ZSM3J4oNF/

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Tuesday, March 25, 2025 9:43 AM
To: Norris, Marylou
Cc: Anna Labat
Subject: Another Reference

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

https://www.facebook.com/share/r/1APvAhveh4/

Here is another insert from a different publication on housing issues in Florida and Tampa.
The Council needs to understand what is happening to the value of homes and Waterchase in part of this. We do not need another antagonist to our declining property value. The Tower can be placed in a location where there is no potential(and it real) harm to our children, families, and property value and still provide the coverage they are seeking.

Thank you
Dr. Jim Purcell
Waterchase Resident

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Sunday, March 30, 2025 6:58 AM
To: Norris, Marylou
Cc: Anna Labat
Subject: Support

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

https://vt.tiktok.com/ZSrjQ8EtA/

This is what ee are facing. The gravity of this can only be understood by those of us facing the potential lose of any resemblence of property value.
The Tower will damage this even more.

Thank you
Dr. Jim Purcell
Waterchase Resident

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Sunday, March 30, 2025 6:58 AM
To: Norris, Marylou
Cc: Anna Labat
Subject: Support

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

https://vt.tiktok.com/ZSrjQ8EtA/

This is what ee are facing. The gravity of this can only be understood by those of us facing the potential lose of any resemblence of property value.
The Tower will damage this even more.

Thank you
Dr. Jim Purcell
Waterchase Resident

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Monday, March 31, 2025 4:02 AM
To: Norris, Marylou
Subject: Support

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

https://vt.tiktok.com/ZSr6sdfoH/

He is accurate.
Ive had peopety valuations done and it keeps going down. Now image a tower in our backyard!

Thank you
Dr. Jim Purcell
Waterchase Resident

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Monday, March 31, 2025 5:57 AM
To: Norris, Marylou
Subject: Support

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

https://vt.tiktok.com/ZSr6vAgDc/
Additional evendence that the housing market is in serious trouble in Florida and specificaly Tampa and Hillsborougj County.
The Commission needs to understand the indicators are inplace for us to have no equitity at all in our homes.
Thank you

Dr. Jim Purcell
Waterchase Resident opposing the Cell Tower placement

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Monday, March 31, 2025 9:20 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/31/25 9:19 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	4 | Commissioner Christine Miller (District 4)
Your Information	
Your Name::	John Purcell
Address:	1932 wolf laurel dr Sun City Center 33573
Your Phone Number::	(813) 634-7878
Your Email Address::	jppurcell5@verizon.net
Your Message	
Your Subject (required)::	Sun City rezoning
Your Message (required)::	I want to voice my disapproval of the Clublink plan to develop the golf courses in our neighborhood. They closed the golf course restaurant, they upped the price to play they closed the pool, laterthey closed the bar and grill.TThen after this they say we can't

	make money". THEY bought 6 golf courses for 6 million dollars,if it's a bad deal for them they should have sold them,to be operated as golf courses. Sun City Center was built as a planned community, it is at capacity. The roads inside SCCare crowded now. The route 674 is a parking lot. There are many other issues water sewage, and environment impact. Currently there are 8500 houses being built around SCC now our stores were built for a population of 12000 not 25000. Storess,doctors and other services are stretched now.Our hospital is small.We depend on health services. Thank you for listening, I hope you will take my words into consideration John Purcell
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Tuesday, April 15, 2025 10:49 AM
To: Norris, Marylou
Cc: Anna Labat
Subject: Home Prices

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

https://vt.tiktok.com/ZSrCCbWnC/

The picture continues to look bad better stated bleak for Florida home owners.
These are two counties in our region. 8% loss in value following the valuation declines in Hillsborough County.
We as homeowners can not afford additional losses.
We care about our homes, market, and those we put in office. Support us now. The evidence is clear.

Dr. Jim Purcell
Waterchade Resident

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Friday, April 18, 2025 10:07 AM
To: Norris, Marylou
Cc: Anna Labat

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

https://www.facebook.com/share/v/158p5rD2mT/

To be very clear, the challenge for the Cell Tower is offset by what is happening in Florida. I have fact checked these assumptions and the housing markets are in terrible shape.
Waterchse should not encounter an obstacle, as named, to be part of the housing demise in our great State. I offer yet another reference for consideration by the Council. I sense the members will see clearly on protecting our community, the families, and schools. I will once again state medically, that the mircowaves have proven to cause migrains and other neurological issues. And of course, its that close to two schools.
I do not believe additional time needs to be provided sinve the evidence is fact based.
Thank you

Dr. Jim Purcell
Watercase Resident

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Friday, April 18, 2025 1:16 PM
To: Norris, Marylou
Subject: Report shows sharp decline in people moving to Tampa: 'It's like a fire sale' | FOX 13 Tampa Bay

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

https://www.fox13news.com/news/report-shows-sharp-decline-people-moving-tampa-its-like-fire-sale

For submission in the hearing on the Cell Tower in Waterchase.

Yet another reference.

Dr. Jim Purcell

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Tuesday, April 22, 2025 5:48 AM
To: Norris, Marylou
Subject: Housing Market

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

https://www.facebook.com/share/r/1EFAc79hXZ/

We can not afford to have our homes decline in value or be classified as unable to sell.
The tower must not be placed as suggested.
Save oir kids and homes Council.

Dr. Jim Purcell
Waterchase Resident

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Friday, April 25, 2025 5:50 AM
To: Norris, Marylou
Cc: Janice Purcell; Anna Labat
Subject: Another Assessment

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

https://vt.tiktok.com/ZSr3s91jf/

We can not afford to have any additional deteriation of our property value which once again the Tower will create.
For the Council to understand and seriuosly consider. This from yet another perspective.

Thank you
Jim Purcell, Waterchase Resident

Norris, Marylou

From: Jim Purcell <jpurcell8112@gmail.com>
Sent: Tuesday, March 18, 2025 11:34 PM
To: Norris, Marylou
Subject: Tower Concern

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

https://vt.tiktok.com/ZSMw8e8yb/

This also needs to be forwarded for the Council review.
We can not afford to have any additional damage done to our property value.
The tower will do just that. Damage our and our family's health and corrupt even further our proprty value.

The Council must support Waterchase and the Cultural Center.

Dr. Jim Purcell
A very concerned Waterchase Resident

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 14, 2025 7:33 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 7:32 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Janella Puyot
Address:	2940 7th Ave N St Petersburg, FL 33713
Your Phone Number::	(727) 323-0703
Your Email Address::	jdjpuyot@yahoo.com
Your Message	
Your Subject (required)::	Request to support our rezoning to PD banquet hall (Application No. PD 24-1116)

Your Message (required)::	I am Janella and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 14, 2025 7:44 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 7:44 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Viven Puyot
Address:	2940 7th Ave N St Petersburg, FL 33713
Your Phone Number::	(727) 742-4147
Your Email Address::	viven.dagani@gmail.com
Your Message	
Your Subject (required)::	: Request to support our rezoning to PD banquet hall (Application No. PD 24-1116)

Your Message (required)::	I am Viven and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 14, 2025 9:23 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 9:23 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Diosdado Rabanso
Address:	4355 Tapestry Headwaters Drive Apt 313 Kissimmee, FL 34746
Your Phone Number::	(725) 266-0387
Your Email Address::	dodie_killua@yahoo.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Diosdado Rabanso and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 14, 2025 8:59 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (Pd24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 8:59 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Joyce Ralston
Address:	1419 Ravenna Hollow rd Odessa, FL 33556
Your Phone Number::	(813) 317-7763
Your Email Address::	joyralston5050@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I am Joyce Ralston and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

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Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	Pd24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Nhick Ramiro Pacis <nhick@nhick.com>
Sent: Tuesday, July 15, 2025 12:42 PM
To: Hearings
Subject: Strong Support for Rezoning Application PD 24-1116 – Bayanihan Arts and Events Center

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

Dear Mr. Ball,

I am writing to express my sincere and formal support for **Rezoning Application PD 24-1116**, which pertains to the **Bayanihan Arts and Events Center (BAEC)**, located at 1401 Nine Eagles Drive in Tampa, Florida.

As the **Cultural Director** of the **Philippine Cultural Foundation, Inc. (PCFI)** and the **Music Director of the Musikong Kawayan Bamboo Ensemble**, I have had the privilege of overseeing cultural programming, musical training, and performance development at the BAEC for more than two decades. This facility is not only the home of our rehearsals and concerts—it is the heart of PCFI's cultural mission and a symbol of our community's commitment to multicultural engagement, artistic expression, and civic involvement.

Under my direction, the Musikong Kawayan Bamboo Ensemble has trained multiple generations of Filipino-American youth in traditional bamboo music, fostering discipline, collaboration, and cultural pride. The BAEC has allowed us to prepare and perform with professionalism, not only at *PhilFest*, *Sampaguita Ball*, and other in-house programs, but also at high-profile events across Tampa Bay, Hillsborough County, and other cities throughout Florida. Through this facility, we proudly represent our heritage and, by extension, Hillsborough County, as cultural ambassadors.

Importantly, the Bayanihan Arts and Events Center has consistently functioned far beyond the scope of Filipino-specific programming. It has served the wider public in many meaningful ways: hosting high school proms for Hillsborough County schools, providing a dignified venue for naturalization ceremonies, operating as an official polling place, and accommodating weddings, fundraisers, and corporate functions for people of all backgrounds.

Moreover, our flagship cultural celebration, *PhilFest*, draws tens of thousands of attendees annually—many from outside the county—filling hotels, generating tourism revenue, and showcasing Hillsborough County as a vibrant, diverse, and welcoming destination.

The **approval of Rezoning Application PD 24-1116** will ensure that the BAEC may legally and sustainably continue to function as a banquet and events venue open to the general public. This is consistent with the original intent of the grant awarded by the **Florida Department of State,**

Division of Cultural Affairs, which helped fund the facility's construction. It also affirms PCFI's commitment to inclusion and equity, principles that have guided our operations since our founding in 1991.

Failure to approve this rezoning could force unnecessary limitations on the BAEC's use and risk non-compliance with IRS 501(c)(3) standards regarding discrimination. That outcome would not only harm PCFI but deprive Hillsborough County of one of its most productive and community-serving cultural institutions.

I respectfully urge you to vote in favor of this rezoning application. Your support will help preserve a cultural landmark, protect inclusive access, and empower our organization to continue enriching lives through music, culture, and community engagement.

Thank you for your time, leadership, and thoughtful consideration.

Respectfully,
Nhick Ramiro Pacis
Cultural Director, Philippine Cultural Foundation, Inc.
Music Director, Musikong Kawayan Bamboo Ensemble

Nhick Ramiro Pacis
Cultural Director
Philippine Cultural Foundation, Inc.
813-317-5319
pcfitampa.org

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 11:04 AM
To: Ball, Fred (Sam); Rome, Ashley; Rivas, Keshia
Subject: FW: Rezoning Request for Philippine Cultural Center 24-1116/5G Cell Tower

From: Evelyn Restaino <evelynrestaino@gmail.com>
Sent: Thursday, February 13, 2025 9:27 AM
To: Hearings <Hearings@hcfl.gov>
Subject: Fwd: Rezoning Request for Philippine Cultural Center 24-1116/5G Cell Tower

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

Hello,

I am writing to formally object to Application 24-1116, submitted by the Philippine Cultural Center (PCC). As a nonprofit organization, the PCC should not be granted approval for 327 additional parking spaces intended for weddings, fairs, proms, meetings, and other non-cultural events. These activities extend beyond the scope of a cultural center and generate revenue that exceeds their operational needs. The PCC is not functioning as a true cultural center, and its initiatives are misaligned with its stated mission. This has caused disruption among neighboring residents and strained local relationships, which is contrary to the foundation's intended purpose.

The traffic situation is already problematic, and additional events will only make it worse. My family has lived in the Waterchase neighborhood since 2004, and we have personally experienced the increased noise pollution, congestion, and traffic jams caused by PCC events. When we purchased our home, we were assured that the PCC would host only a few events per year while adhering to a 10 p.m. quiet hour. However, this is no longer the case, as events frequently extend beyond the designated quiet hours. If their permitted end time is extended to 11 p.m., it will inevitably stretch to midnight or later, disturbing residents who are trying to sleep. The police offer little assistance beyond traffic control, and on weekends, the noise from events disrupts our ability to enjoy time at home. Approving additional events will only worsen these issues.

A traffic study conducted during peak hours—such as school drop-off and pick-up times, football games, and other school-related events—would likely demonstrate that this area cannot support additional vehicles. The two-lane road is already heavily utilized by children on bikes, scooters, and foot traffic. This single roadway serves approximately 54,853 households and connects to master-planned communities like Hampton Lakes, Waterchase, and Nine Eagles. Increasing traffic will further strain an already congested area.

Furthermore, the types of events being proposed by the PCC resemble those of a bar or nightclub, located within 100 yards of our community. Would such an establishment be

approved in this location? We strongly urge you to say no to additional parking and increased vehicle traffic.

The PCC appears to operate with little regard for rules and regulations. I recall when they cleared an entire field of trees—conveniently in the same location where they now propose to build a parking lot. This was not the result of a storm; rather, it was a deliberate act that removed a natural buffer between the PCC and the surrounding community. The trees previously served as a sound barrier, shielding residents from excessive noise, including open mic karaoke, which is far from enjoyable for nearby homeowners. The PCC failed to obtain the necessary permits for this deforestation and has never been penalized for violating environmental codes. Additionally, they have neglected maintenance of their exterior fence. The removal of these trees also led to the displacement of native wildlife, including the Bald Eagle, Wood Stork, and Gopher Tortoise. It is frustrating that the county continues to defend the PCC rather than supporting tax-paying homeowners who are committed to preserving the community.

When Waterchase was developed, efforts were made to replant trees and maintain conservation areas to protect local wildlife. The PCC, however, disregards these environmental responsibilities. Their justification for the proposed 195-foot cell tower—claiming it will blend with surrounding trees—is misleading. The average tree height in this area is between 30 and 60 feet, while trees reaching 195 feet, such as Sequoias and Douglas Firs, do not exist on Nine Eagles Drive or in the surrounding area.

We do not need a parking lot filled with bright lights, excessive noise from late-night parties, and increased risks associated with intoxicated drivers. Additionally, we do not need a 5G cell tower in our backyard—especially when our neighborhood and the surrounding area already have sufficient 5G coverage. The tower belongs in an industrial zone, not a residential community. It is evident that the PCC's primary motive for the tower is financial gain, as they stand to receive an upfront finder's fee along with ongoing monthly payments. This is purely a for-profit endeavor, contradicting their nonprofit status. If approved, these changes will negatively impact home values and alter the character of this thriving area.

For the sake of our community, I urge you to oppose the PCC's requests for additional parking, increased events, and the 5G cell tower. Your attention and support in protecting our neighborhood are greatly appreciated.

VR,

Evelyn Restaino

14602 Tudor Chase DriveTampa, FL 33626

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 11:04 AM
To: Ball, Fred (Sam); Rome, Ashley; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Thursday, February 13, 2025 10:22 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 02/13/25 10:21 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Evelyn Restaino
Address:	14602 Tudor Chase Drive Tampa, FL 33626
Your Phone Number::	(813) 451-4704
Your Email Address::	evelynrestaino@gmail.com

Your Message	
Your Subject (required)::	Application 24-1116/Cell Tower
Your Message (required)::	Hello, I am writing to formally object to Application 24-1116, submitted by the Philippine Cultural Center (PCC). As a nonprofit organization, the PCC should not be granted approval for 327 additional parking spaces intended for weddings, fairs, proms, meetings, and other non-cultural events. These activities extend beyond the scope of a cultural center and generate revenue that exceeds their operational needs. The PCC is not functioning as a true cultural center, and its initiatives are misaligned with its stated mission. This has caused disruption among neighboring residents and strained local relationships, which is contrary to the foundation's intended purpose. The traffic situation is already problematic, and additional events will only make it worse. My family has lived in the Waterchase neighborhood since 2004, and we have personally experienced the increased noise pollution, congestion, and traffic jams caused by PCC events. When we purchased our home, we were assured that the PCC would host only a few events per year while adhering to a 10 p.m. quiet hour. However, this is no longer the case, as events frequently extend beyond the designated quiet hours. If their permitted end time is extended to 11 p.m., it will inevitably stretch to midnight or later, disturbing residents who are trying to sleep. The police offer little assistance beyond traffic control, and on weekends, the noise from events disrupts our ability to enjoy time at home. Approving additional events will only worsen these issues. A traffic study conducted during peak hours—such as school drop-off and pick-up times, football games, and other school-related events—would likely demonstrate that this area cannot support additional vehicles. The two-lane road is already heavily utilized by children on bikes, scooters, and foot traffic. This single roadway serves approximately 54,853 households and connects to master-planned communities like Hampton Lakes, Waterchase, and Nine Eagles. Increasing traffic will further strain an already congested area. Furthermore, the types of events being proposed by the PCC resemble those of a bar or nightclub, located within 100 yards of

our community. Would such an establishment be approved in this location? We strongly urge you to say no to additional parking and increased vehicle traffic.

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When Waterchase was developed, efforts were made to replant trees and maintain conservation areas to protect local wildlife. The PCC, however, disregards these environmental responsibilities. Their justification for the proposed 195-foot cell tower—claiming it will blend with surrounding trees—is misleading. The average tree height in this area is between 30 and 60 feet, while trees reaching 195 feet, such as Sequoias and Douglas Firs, do not exist on Nine Eagles Drive or in the surrounding area.

We do not need a parking lot filled with bright lights, excessive noise from late-night parties, and increased risks associated with intoxicated drivers. Additionally, we do not need a 5G cell tower in our backyard—especially when our neighborhood and the surrounding area already have sufficient 5G coverage. The tower belongs in an industrial zone, not a residential community. It is evident that the PCC's primary motive for the tower is financial gain, as they stand to receive an upfront finder's fee along with ongoing monthly payments. This is purely a for-profit endeavor, contradicting their nonprofit status. If approved, these changes will negatively impact home values and alter the character of this thriving area.

For the sake of our community, I urge you to oppose the PCC's requests for additional parking, increased events, and the 5G cell tower. Your attention and support in protecting our neighborhood

	are greatly appreciated. VR, Evelyn Restaino 14602 Tudor Chase DriveTampa, FL 33626
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 3:16 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ-PD-24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Saturday, July 12, 2025 12:11 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD-24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/12/25 12:11 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Evelyn Restaino
Address:	14602 Tudor Chase Drive Tampa, FL 33626
Your Phone Number::	(813) 451-4704
Your Email Address::	evelynrestaino@gmail.com

Your Message	
Your Subject (required)::	Strong Opposition to Rezoning Petition 24-1116 (Philippine Cultural Center Expansion)
Your Message (required)::	I write to express my firm and unified opposition on behalf of the surrounding family neighborhoods and school communities regarding the proposed rezoning request RZ 24-1116 for the Philippine Cultural Center, located on Nine Eagles Drive. This request, which seeks to transform the existing zoning into a Planned Development for the purpose of operating a high-capacity special event venue, poses significant concerns to the well-being, safety, and character of our residential neighborhoods. The introduction of a facility that would host daily small events, four medium events annually with up to 317 vehicles, and one large-scale event per year with extensive off-site parking is completely inappropriate for a community centered around families and schools. Key reasons for our objection include: Traffic and Safety Hazards: The proposal dramatically increases vehicular traffic along Nine Eagles Drive, a substandard two-lane road. Daily peak volumes may reach over 3,000 vehicle trips—a staggering increase from the current traffic levels. This threatens the safety of school children, cyclists, and pedestrians who frequently use this corridor. No amount of off-duty officer coordination can fully mitigate the congestion and hazards that will result. Disruption to Family Life and School Environments: Noise, crowds, and overflow parking will directly disturb the peace and safety of nearby homes. Many residents have young children and students attending neighborhood schools. The proposal, with events stretching until 11:00 PM, creates an ongoing disruption incompatible with a quiet residential area. Incompatibility with Existing Community Character: The requested uses—banquet halls, wedding chapels, food trucks, and neighborhood fairs—are commercial in nature and fundamentally inconsistent with the established low-density, family-oriented residential zoning. Approving this PD sets a dangerous precedent for commercial creep in residential areas.

	Insufficient Infrastructure: Despite proposed improvements like a right-turn lane and paved parking, the existing infrastructure is grossly inadequate to accommodate this scale of development. The approval of an administrative variance to avoid road widening only underscores how unsuited this location is for such use. We respectfully but firmly request that the Board of County Commissioners and the Development Services Department reject this rezoning request in full. It is not compatible with the Comprehensive Plan's goal of preserving the character and integrity of family neighborhoods and ensuring the health, safety, and welfare of all residents. Thank you for your attention to this matter. We trust the County will prioritize the voices of residents and the best interests of our families and children. Respectfully, Evelyn Restaino
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD-24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Thursday, February 13, 2025 11:05 AM
To: Rome, Ashley; Rivas, Keshia
Subject: FW: Rezoning Request for Philippine Cultural Center 24-1116/5G Cell Tower

-----Original Message-----
From: John Restaino <spotf15@gmail.com>
Sent: Wednesday, February 12, 2025 4:33 PM
To: Ball, Fred (Sam) <BallF@hcfl.gov>
Subject: Rezoning Request for Philippine Cultural Center 24-1116/5G Cell Tower

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

I am writing in opposition to the proposed further rezoning of the Philippine Cultural Center. The center has been a bad neighbor to the surrounding communities over the 20+ years I have lived nearby. When we moved here, the facility was chartered and supported as a limited use facility for cultural events only. They violated these restrictions on numerous occasions but there has been no enforcement by county or state officials. They have been terrible stewards of their land and the surrounding land. They built a block wall that extended on to CDD conservation land. They have rundown, temporary structures that have been installed on a permanent basis, impacting conservation land and visible from the road. The wall, signage, and lights have been damaged for years. More recent damage from the storms to their fence and trees have yet to be repaired or cleaned up. Years ago, they removed trees, without permission, that provided insulation to the noise and unsightly facility for the homes nearby for the purpose of expanding their outdoor event area. Now they want the county to approve an increase in the number of events that can be hosted at the center, the number of attendees that can be hosted in the compound, and increase the traffic on a residential road for an extra hour at night. To the extent that events are hosted here during the day, the added traffic along this route would create a safety hazard to all, both young and old, who enjoy walks, jogs, biking and scootering down the paths along Nine Eagles Drive. I implore the county officials involved in this decision to deny this application.

John Restaino
14602 Tudor Chase Dr
Tampa FL 33626

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Monday, May 5, 2025 8:28 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-PD 24-1116). Please add to hearing record.
Attachments: 152422882_img_1222.jpeg

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 05/05/25 8:27 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	John Restaino
Address:	14602 Tudor Chase Drive Tampa, FL 33626
Your Phone Number::	(813) 766-9361
Your Email Address::	spotf15@gmail.com
Your Message	
Your Subject (required)::	Oppose rezoning of Philippine Cultural Center

Your Message (required)::	My family strongly opposes changing the zoning that has been in place for over two decades limiting the Philippine Cultural Center to cultural celebrations. As it is now, our community only has to withstand two weekends a year of heavy traffic and loud music, that often doesn't end at the current 10pm restriction. This rezoning will make living off Nine Eagles unpalatable due to safety, traffic and noise. Even midweek business gatherings would result in an unacceptable increase in traffic and safety risk to our two schools and the hundred of kids that ride bikes and scooters past the center every school day. Don't add to the mistakes that are challenging the beauty of our area.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ-PD 24-1116
Attachment::	View File

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

nter

Rome, Ashley

From: Hearings
Sent: Monday, May 5, 2025 9:48 AM
To: Vazquez, Bianca; Rome, Ashley
Subject: FW: Points of contact to oppose rezoning

Categories: Please Note

Please see below.

Marylou Norris
Administrative Specialist
Community Development Section
Development Services Department

P: (813) 276-8398
E: NorrisM@HCFLGov.net
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.

-----Original Message-----
From: JOHN RESTAINO <spotf15@me.com>
Sent: Monday, May 5, 2025 8:14 AM
To: Hearings <Hearings@hcfl.gov>
Subject: Points of contact to oppose rezoning

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

Who are the points of contact to express my opposition to the rezoning of the Philippine Cultural Center from a limited use cultural center to a full blown unrestricted event center?

John Restaino
14602 Tudor Chase Dr
Sent from my iPhone

Received 07-12-25
Development Services

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 3:17 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (RZ 24-1116). Please add to hearing record.
Attachments: 152422882_image8.jpeg

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Saturday, July 12, 2025 12:41 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (RZ 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/12/25 12:41 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	JOHN RESTAINO
Address:	14602 TUDOR CHASE DR TAMPA, FL 33626
Your Phone Number::	8137669361
Your Email Address::	spotf15@gmail.com

24-1116

Your Message	
Your Subject (required)::	Opposition to RZ 24-1116
Your Message (required)::	I was very disheartened to see this application proceed to a July hearing. I had previously been told by Sam Ball that the applicant would have to start over if they could not meet the timeline for a June hearing. Now I have read the documents from James Ratliff and Michael Williams supporting the rezoning and variance applications with conditions. These documents included the applicant's administrative variance request. There is so much wrong in these documents. First, enforceability. The limited cultural events that currently occur at the facility cause a burden on the residential communities along Nine Eagles. It is not just the traffic burden where Nine Eagles repeatedly becomes blocked. The center staff and the police currently do nothing. It's the safety hazard created by additional road traffic as Nine Eagles has enough traffic already. It is already challenging to pull out of my neighborhood. Then you have all the people, both adults and kids including myself, who travel the sidewalks whether walking, jogging, biking and scootering. With two schools along Nine Eagles, and in excess of 100 children headed to and from these two schools on their bikes and scooters, the center should NEVER have an event on a school day. The reality is that access into this facility will always be problematic and the idea that you can enforce where people park, how many vehicle's enter the compound versus drop off on the sidewalk is a farce. The sidewalk is in disrepair right now due to all the vehicles that drop off along the sidewalk. The Philipine Cultural Center also just this year, as well as most years, have violated their current noise curfew of 10pm on Friday and Saturday night of the Philfest by nearly 30 minutes on the first night and 15 minutes on the second night. They have never been good neighbors. They also don't maintain their facade. Their wall is cracked, chipped and stained. Lights hanging down. Signage damaged. Fence damage from the hurricane last October still unrepaired. As someone who walks past this facility probably 15 times per month and picks up garbage along Nine Eagles every weekend, I can tell you I have picked up more garbage outside their wall then they ever have including Philfest garbage which is discarded as their attendees walk back to their unauthorized parking closer to Racetrack Rd. Once again, enforceability of the conditions in this application approval is unlikely. The trip generation area of this report is farcical. The idea that current use is 19 for 24-hour Two-Way Volume is absurd. The traffic study if done on workdays with

	school in session cannot average that low of a number. None the less, this report says 24-hour Two-Way Volume will increase by 2,081 to 3,321 on a road that is identified in the same report as "residential" and "substandard." The applicant states that certain county requests place an undue burden on the singular applicant. What about the undue burden on the 100+ children that travel the road to and from school daily? What about the undue burden on hundreds of families that travel Nine Eagles multiple times per day? What about the undue burden caused by the noise generated, affecting the quality of life for residents in dozens of homes nearby that have existed for 20+years?
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	RZ 24-1116
Attachment::	View File

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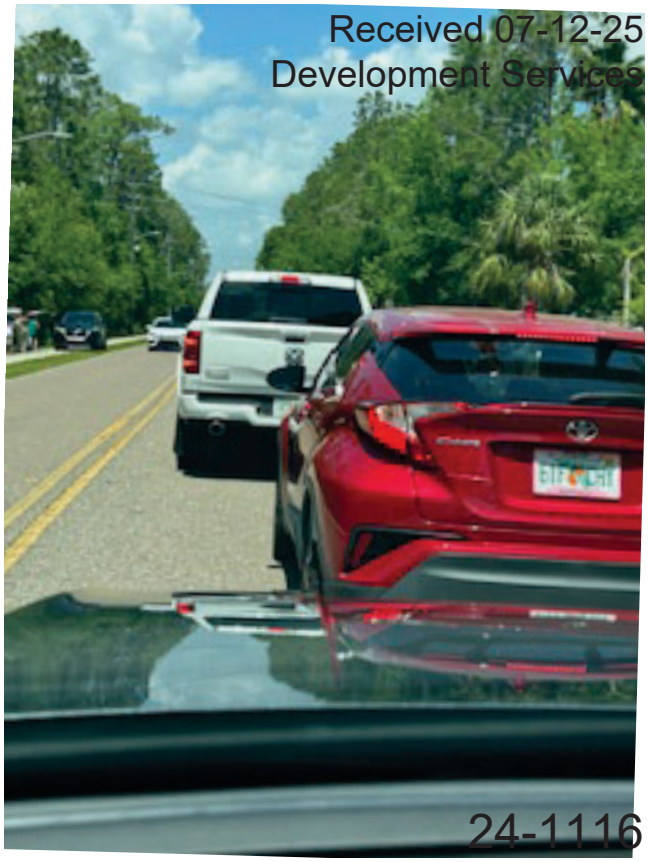
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038



Received 07-12-25
Development Services

Received 07-12-25
Development Services

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 3:18 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: Opposition to RZ 24-1116
Attachments: 1000001102.jpg; 1000001096.jpg; 1000001093.jpg; 1000001099.jpg; 1000001094.jpg; 1000001100.jpg; 1000001095.jpg; 1000001101.jpg; 1000001097.jpg; 1000001098.jpg

From: John Restaino <spotf15@gmail.com>
Sent: Saturday, July 12, 2025 5:41 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Opposition to RZ 24-1116

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

My family and I are opposed to the rezoning of the Philippines Cultural Center. I was very disheartened to see this application proceed to a July hearing. I had previously been told by Sam Ball that the applicant would have to start over if they could not meet the timeline for a June hearing. Now I have read the documents from James Ratliff and Michael Williams supporting the rezoning and variance applications with conditions. These documents included the applicant's administrative variance request. There is so much wrong and unrealistic in these documents. First, enforceability. The limited cultural events that currently occur at the facility cause a burden on the residential communities along Nine Eagles. It is not just the traffic burden where Nine Eagles repeatedly becomes blocked. The center staff and the police currently do nothing. It's the safety hazard created by additional road traffic as Nine Eagles has enough traffic already. It is already challenging to pull out of my neighborhood. Then you have all the people, both adults and kids including myself, who travel the sidewalks whether walking, jogging, biking and scootering. With two schools along Nine Eagles, and in excess of 100 children headed to and from these two schools on their bikes and scooters, the center should NEVER have an event on a school day. The reality is that access into this facility will always be problematic and the idea that you can enforce where people park, how many vehicle's enter the compound versus drop off on the sidewalk is a farce. The sidewalk is in disrepair right now due to all the vehicles that drop off along the sidewalk. The Philippine Cultural Center just this year, has violated their current noise curfew of 10 pm on Friday and Saturday night of the Philfest by nearly 30 minutes on the first night and 15 minutes on the second night. They have never been good neighbors. They also don't maintain their facade. Their wall is cracked, chipped and stained. Lights hanging down. Signage damaged. Fence damage from the hurricane last October still unrepaired. As someone who walks past this facility probably 15 times per month and picks up garbage along Nine Eagles every weekend, I can tell you I have picked up more garbage outside their wall then they ever have, including the Philfest garbage, which is discarded as their attendees walk back to their unauthorized parking closer to Racetrack Rd. Once again, enforceability of the conditions in this application approval is unlikely. The trip generation area of this report is farcical. The idea that current use is 19 for 24-hour Two-Way Volume is absurd. The traffic study, if done on workdays with school in session cannot average that low of a number. None the less, this report says 24-hour Two-Way Volume

will increase by 2,081 to 3,321 on a road that is identified in the same report as "residential" and "substandard." That is over a 10,000% increase!! The applicant states that certain county requests place an undue burden on the singular applicant. What about the undue burden on the safety of 100+ children that travel the road to and from school daily? What about the undue burden on the few hundreds of families that travel Nine Eagles multiple times per day? What about the undue burden caused by the noise generated, affecting the quality of life for residents in dozens of homes nearby that have coexisted for 20+years? Please get this right and deny the application. Years of progress improving NW Hillsborough for families will have been reversed in recent years with excessive storage facility and industrial development approvals, the cellphone tower to be installed on this very property, and now this pending application. Please deny it.

John Restaino
14602 Tudor Chase Dr
33626

Get Outlook for Android

Received 07-12-25
Development Services
24-1116

Received 07-12-25
Development Services
24-1116

Received 07-12-25
Development Services
24-1116

Received 06/11/24
Development Services
24-1116

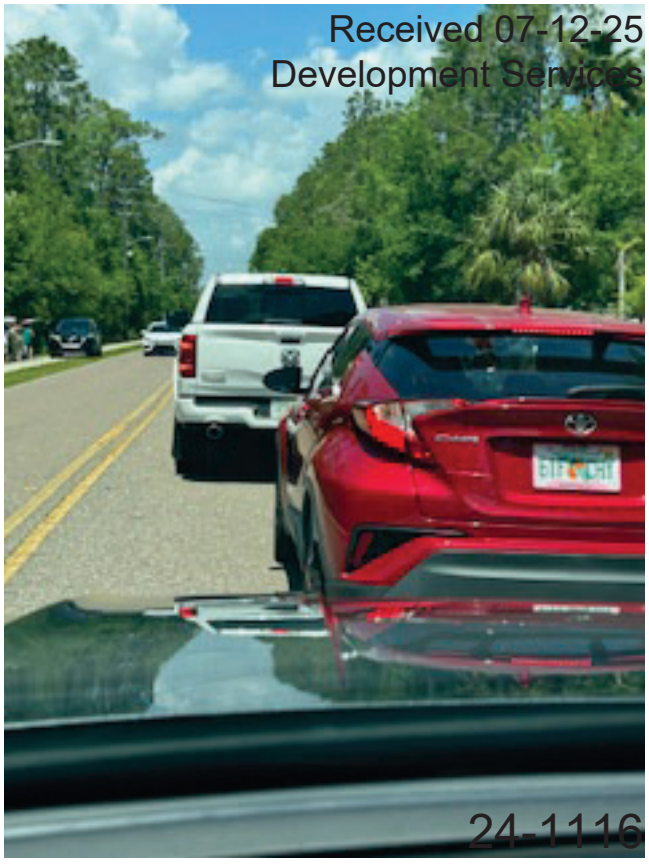
Received 07-12-25
Development Services
24-1116

Received
Development Services

24-1116

Received 07-12-25
Development Services
24-1116

Received 07-12-25
Development Services
24-1116


Received 07-12-25
Development Services
24-1116

Received 07-12-25
Development Services
24-1116

Rivas, Keshia

From: Evelyn Restaino <evelynrestaino@gmail.com>
Sent: Tuesday, February 11, 2025 1:41 PM
To: Ball, Fred (Sam)
Subject: Rezoning Request for Philippine Cultural Center 24-1116/5G Cell Tower

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

Hello,

I am writing to formally **object** to Application 24-1116, submitted by the Philippine Cultural Center (PCC). As a nonprofit organization, the PCC should not be granted approval for 327 additional parking spaces intended for weddings, fairs, proms, meetings, and other non-cultural events. These activities extend beyond the scope of a cultural center and generate revenue that exceeds their operational needs. The PCC is not functioning as a true cultural center, and its initiatives are misaligned with its stated mission. This has caused disruption among neighboring residents and strained local relationships, which is contrary to the foundation's intended purpose.

The traffic situation is already problematic, and additional events will only make it worse. My family has lived in the Waterchase neighborhood since 2004, and we have personally experienced the increased noise pollution, congestion, and traffic jams caused by PCC events. When we purchased our home, we were assured that the PCC would host only a few events per year while adhering to a 10 p.m. quiet hour. However, this is no longer the case, as events frequently extend beyond the designated quiet hours. If their permitted end time is extended to 11 p.m., it will inevitably stretch to midnight or later, disturbing residents who are trying to sleep. The police offer little assistance beyond traffic control, and on weekends, the noise from events disrupts our ability to enjoy time at home. Approving additional events will only worsen these issues.

Parking has become a major problem, with businesses like Walgreens and Aldi overwhelmed by event attendees using their lots instead of designated spaces. These businesses do not want their parking lots used for school drop-offs, pick-ups, or activities unrelated to their patrons. A traffic study conducted during peak hours—such as school drop-off and pick-up times, football games, and other school-related events—would likely demonstrate that this area cannot support additional vehicles. The two-lane road is already heavily utilized by children on bikes, scooters, and foot traffic. This single roadway serves approximately 54,853 households and connects to master-planned communities like Hampton Lakes, Waterchase, and Nine Eagles. Increasing traffic will further strain an already congested area.

Furthermore, the types of events being proposed by the PCC resemble those of a bar or nightclub, located within 100 yards of our community. Would such an establishment be approved in this location? We **strongly urge you to say no** to additional parking and increased vehicle traffic.

The PCC appears to operate with little regard for rules and regulations. I recall when they cleared an entire field of trees—conveniently in the same location where they now propose to build a parking lot. This was not the result of a storm; rather, it was a deliberate act that removed a natural buffer between the PCC and the surrounding community. The trees previously served as a sound barrier, shielding residents from excessive noise, including open mic karaoke, which is far from enjoyable for nearby homeowners. The PCC failed to obtain the necessary permits for this deforestation and has never been penalized for violating environmental codes. Additionally, they have neglected maintenance of their exterior fence. The removal of these trees also led to the displacement of native wildlife, including the Bald Eagle, Wood Stork, and Gopher Tortoise. It is frustrating that the county continues to defend the PCC rather than supporting tax-paying homeowners who are committed to preserving the community.

When Waterchase was developed, efforts were made to replant trees and maintain conservation areas to protect local wildlife. The PCC, however, disregards these environmental responsibilities. Their justification for the proposed 195-foot cell tower—claiming it will blend with surrounding trees—is misleading. The average tree height in this area is between 30 and 60 feet, while trees reaching 195 feet, such as Sequoias and Douglas Firs, do not exist on Nine Eagles Drive or in the surrounding area.

We do not need a parking lot filled with bright lights, excessive noise from late-night parties, and increased risks associated with intoxicated drivers. Additionally, we do not need a 5G cell tower in our backyard—especially when our neighborhood and the surrounding area already have sufficient 5G coverage. The tower belongs in an industrial zone, not a residential community. It is evident that the PCC's primary motive for the tower is financial gain, as they stand to receive an upfront finder's fee along with ongoing monthly payments. This is purely a for-profit endeavor, contradicting their nonprofit status. If approved, these changes will negatively impact home values and alter the character of this thriving area.

For the sake of our community, I urge you to oppose the PCC's requests for additional parking, increased events, and the 5G cell tower. Your attention and support in protecting our neighborhood are greatly appreciated.

VR,

Evelyn Restaino

14602 Tudor Chase DriveTampa, FL 33626

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 2:07 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:55 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:55 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Carlita Reyes
Address:	10377 56th St N Pinellas Park, FL 33782
Your Phone Number::	(914) 426-6455
Your Email Address::	litatayao@yahoo.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am Carlita and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Sunday, March 16, 2025 11:24 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/16/25 11:24 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Kelsey Rice
Address:	11950 Royce Waterford Circle Tampa, FL 33626
Your Phone Number::	(812) 631-2612
Your Email Address::	kelseysandersrice@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116

Your Message (required)::

Dear Commissioner,

(Please add this letter to the case documents for PD 24-1116)

I am formally requesting that the inaccurate and misleading information presented by the Philippine Cultural Center on Nine Eagles Road be discounted in your considerations.

The Philippine Cultural Center has long been a valued part of our local community. However, its recent initiatives do not align with the traditional goals of a cultural center. Rather than serving as a nonprofit, community-focused entity, the center appears to be shifting toward a commercial enterprise under the guise of a charitable organization. Their rezoning request and waiver for Commercial Locational Criteria would allow them to operate as a Commercial Entertainment venue while still benefiting from tax breaks and charitable status. For example, they are currently exempt from property taxes as a charitable organization, yet they are actively seeking rezoning that will enable them to operate as a for-profit venue.

Additionally, I urge the commission to carefully examine the misleading information they have presented regarding the construction of a 200-ft Skyway Tower cell tower on their property. Their visual representations are highly deceptive—the diagram they provided was explicitly labeled “NOT TO SCALE” and falsely depicted surrounding trees as tall and dense. In reality, the tree cover is sparse, and many trees have already been removed. The claim that the tower will be minimally visible is inaccurate; in fact, due to the area’s flat terrain and the lack of dense vegetation, this 200-ft tower will be highly visible within a half-mile radius and will significantly impact the character of our residential community.

Key Concerns with the Cell Tower Proposal:
1. Zoning and Land Use Violations
• The Skyway Tower cell tower is not zoned for construction in this location. The current zoning does not support such a structure, and approving it would set a dangerous precedent for other inappropriate commercial developments in residential zones.
• Granting this rezoning request undermines Hillsborough County’s commitment to responsible zoning and land use planning.
2. Negative Impact on Property Values
• Numerous studies have shown that cell towers reduce residential property values in their immediate vicinity. Homebuyers are often deterred by large, intrusive structures, especially when they are located near single-family homes.

• The presence of a 200-ft tower in a community like Westwood Lakes, Waterchase, and Nine Eagles will devalue homes, negatively impacting the financial investments of hundreds of local homeowners.

3. Significant Safety Concerns

• Tall communication towers pose structural and environmental hazards, particularly in hurricane-prone Florida. A 200-ft tower collapsing during extreme weather events could cause catastrophic damage.

• The proposed location is also alarmingly close to residential areas, parks, and schools, posing health concerns related to long-term electromagnetic exposure—a subject that continues to be debated among scientists and medical experts.

Additional Misrepresentations in the Waiver Request:

• Cultural and Community Benefits – The waiver request does not introduce any new cultural or community benefits. The Philippine Cultural Center already exists and serves its original purpose. This waiver serves only to advance their commercial ambitions, not to enhance their cultural mission.

• Proximity to Existing Commercial Zones – Their claim that the property is near commercial areas is completely false. The center directly borders residential neighborhoods, including Westwood Lakes and Waterchase. The only adjacent land is a protected wildlife easement, which they are also attempting to gain an exemption from.

• Minimal Impact on Surrounding Residential Areas – Their claim that these changes will have minimal impact on the surrounding community is entirely inaccurate.

• Traffic congestion: The entrance is on an already congested road used by thousands of residents as their primary access route. Additional commercial activity will worsen traffic flow, increase accident risks, and create safety concerns for pedestrians and cyclists.

• Noise and disruption: If rezoned, the center will be able to host events seven days a week, disrupting the quiet residential character of our community.

Request for Scrutiny of Tax Exemptions

If the Philippine Cultural Center is granted Commercial Entity status, I assume that the Hillsborough County Tax Collector's office will be notified and that they will no longer qualify for property tax exemptions under nonprofit status. Their current benefits as a tax-exempt organization should not be allowed to continue if they shift toward commercial operations.

	Conclusion: Request for Denial Given the overwhelming evidence of misleading claims, zoning violations, and significant negative impacts, I strongly urge the Planning Commission to deny this rezoning request and associated waivers. Additionally, I request that the commission fully investigate the multiple other changes the Philippine Cultural Center is pursuing. There is a clear pattern of misrepresentation, and our community is deeply concerned about the long-term consequences of these changes. I appreciate your time and consideration and look forward to your response. Sincerely, Kelsey Rice
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: formstack@hillsboroughcounty.org
Sent: Monday, March 17, 2025 4:57 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 03/17/25 4:56 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Clint Rice
Address:	11950 Royce Waterford Cir Tampa, FL 33626
Your Phone Number::	(205) 908-9331
Your Email Address::	Clint.Rice@tmrecycling.com
Your Message	
Your Subject (required)::	Denial of PD 24-1116

Your Message (required)::

Dear Commissioners,

(Please add this letter to the case documents for PD 24-1116)

I am formally requesting that the inaccurate and misleading information presented by the Philippine Cultural Center on Nine Eagles Road be discounted in your considerations.

The Philippine Cultural Center has long been a valued part of our local community. However, its recent initiatives do not align with the traditional goals of a cultural center. Rather than serving as a nonprofit, community-focused entity, the center appears to be shifting toward a commercial enterprise under the guise of a charitable organization. Their rezoning request and waiver for Commercial Locational Criteria would allow them to operate as a Commercial Entertainment venue while still benefiting from tax breaks and charitable status. For example, they are currently exempt from property taxes as a charitable organization, yet they are actively seeking rezoning that will enable them to operate as a for-profit venue.

Additionally, I urge the commission to carefully examine the misleading information they have presented regarding the construction of a 200-ft Skyway Tower cell tower on their property. Their visual representations are highly deceptive—the diagram they provided was explicitly labeled “NOT TO SCALE” and falsely depicted surrounding trees as tall and dense. In reality, the tree cover is sparse, and many trees have already been removed. The claim that the tower will be minimally visible is inaccurate; in fact, due to the area’s flat terrain and the lack of dense vegetation, this 200-ft tower will be highly visible within a half-mile radius and will significantly impact the character of our residential community.

Key Concerns with the Cell Tower Proposal:
1. Zoning and Land Use Violations
• The Skyway Tower cell tower is not zoned for construction in this location. The current zoning does not support such a structure, and approving it would set a dangerous precedent for other inappropriate commercial developments in residential zones.
• Granting this rezoning request undermines Hillsborough County’s commitment to responsible zoning and land use planning.
2. Negative Impact on Property Values
• Numerous studies have shown that cell towers reduce residential property values in their immediate vicinity. Homebuyers are often deterred by large, intrusive structures, especially when they are located near single-family homes.

• The presence of a 200-ft tower in a community like Westwood Lakes, Waterchase, and Nine Eagles will devalue homes, negatively impacting the financial investments of hundreds of local homeowners.

3. Significant Safety Concerns

• Tall communication towers pose structural and environmental hazards, particularly in hurricane-prone Florida. A 200-ft tower collapsing during extreme weather events could cause catastrophic damage.

• The proposed location is also alarmingly close to residential areas, parks, and schools, posing health concerns related to long-term electromagnetic exposure—a subject that continues to be debated among scientists and medical experts.

Additional Misrepresentations in the Waiver Request:

• Cultural and Community Benefits – The waiver request does not introduce any new cultural or community benefits. The Philippine Cultural Center already exists and serves its original purpose. This waiver serves only to advance their commercial ambitions, not to enhance their cultural mission.

• Proximity to Existing Commercial Zones – Their claim that the property is near commercial areas is completely false. The center directly borders residential neighborhoods, including Westwood Lakes and Waterchase. The only adjacent land is a protected wildlife easement, which they are also attempting to gain an exemption from.

• Minimal Impact on Surrounding Residential Areas – Their claim that these changes will have minimal impact on the surrounding community is entirely inaccurate.

• Traffic congestion: The entrance is on an already congested road used by thousands of residents as their primary access route. Additional commercial activity will worsen traffic flow, increase accident risks, and create safety concerns for pedestrians and cyclists.

• Noise and disruption: If rezoned, the center will be able to host events seven days a week, disrupting the quiet residential character of our community.

Request for Scrutiny of Tax Exemptions

If the Philippine Cultural Center is granted Commercial Entity status, I assume that the Hillsborough County Tax Collector's office will be notified and that they will no longer qualify for property tax exemptions under nonprofit status. Their current benefits as a tax-exempt organization should not be allowed to continue if they shift toward commercial operations.

	Conclusion: Request for Denial Given the overwhelming evidence of misleading claims, zoning violations, and significant negative impacts, I strongly urge the Planning Commission to deny this rezoning request and associated waivers. Additionally, I request that the commission fully investigate the multiple other changes the Philippine Cultural Center is pursuing. There is a clear pattern of misrepresentation, and our community is deeply concerned about the long-term consequences of these changes. I appreciate your time and consideration and look forward to your response. Sincerely, Clint Rice
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 14, 2025 7:30 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 7:30 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Ernie Roque
Address:	1127 Crimson Clover Ln Wesley Chapel, FL 33543
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am Ernie and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state

	grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Sent: Monday, July 14, 2025 7:34 PM
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Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Ernie Roque
Address:	1127 Crimson Clover Ln Wesley Chapel, FL 33543
Your Phone Number::	8132707259
Your Email Address::	tata_ernie@yahoo.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::	I am Ernie and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, July 14, 2025 7:29 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 7:28 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Francia Roque
Address:	1127 Crimson Clover Ln Wesley Chapel, FL 33543
Your Phone Number::	(813) 270-7259
Your Email Address::	chiroque916@gmail.com
Your Message	
Your Subject (required)::	Request to support our rezoning to PD banquet hall (Application No. PD 24-1116)

Your Message (required)::	I am Francia and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:03 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 8:44 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 8:44 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Dax Roxas
Address:	17107 turning oaks bend .. Lutz, FL 33549
Your Phone Number::	8137481503
Your Email Address::	daxrox@aol.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am Dax Roxas and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance

	with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:47 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 10:21 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 10:21 AM

Your Commissioner(s)	
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Your Information	
Your Name::	Kristine Roxas
Address:	17107 Turning Oaks Bend Lutz, FL 33549
Your Phone Number::	(813) 503-0183
Your Email Address::	kroxas@gmail.com

Your Message	
Your Subject (required)::	In support of PCFI Cultural Center PD24-1116
Your Message (required)::	My name is Kristine Roxas and I am requesting your support for the rezoning of a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization,

	and the Filipino American community in general. Many Blessings, Kristine Roxas RN-BSN, BSW
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD24-1116

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Received 07-14-25
Development Services

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 1:42 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: Support for Application No. PD 24-1116
Attachments: ltrsupport.bob.zoninghearingmaster.pcfibaec.pdf

From: rruelo@tampabay.rr.com <rruelo@tampabay.rr.com>
Sent: Monday, July 14, 2025 11:28 AM
To: Hearings <Hearings@hcfl.gov>
Cc: 'rruelo@tampabay.rr.com' <rruelo@tampabay.rr.com>; 'arnellbiglete@gmail.com' <arnellbiglete@gmail.com>; 'viviandudgeon@yahoo.com' <viviandudgeon@yahoo.com>; 'joeyo49@gmail.com' <joeyo49@gmail.com>
Subject: Support for Application No. PD 24-1116

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

Dear Zoning Hearing Master: In connection with the public hearing on July 21, 2025 at 6:00 pm in the above matter, please register my support for the application for the reasons adduced in my enclosed letter dated 07/14/2025. Thank you for your kind and favorable consideration to my request. Roberto R. Ruelo, 16409 Ashwood Drive, Tampa, FL 33624 (813-679-5256 mobile)

24-1116

Received 07-14-25
Development Services

The Zoning Hearing Master (by email: hearings@hcfl.gov)
Department of Developmental Services
Hillsborough County
Fred Karl County Center
601 Kennedy Blvd., 16th Floor
Tampa, Florida 33602

Re: Support for Application No. PD 24-1116
:

Dear Sir/Madam:

My name is ROBERTO R. RUELO of 16409 Ashwood Drive, Tampa, Florida 33624.

I am an officer and member of the PILIPINO-AMERICAN POLITICAL AGGREGATION INC., a Florida not-for-profit political organization.

My community organization is one of the about 19-member organizations of the mother organization, the Philippine Cultural Foundation, Inc. (PCFI), a Florida not for profit corporation and a Section 501c3 tax-exempt organization of the Internal Revenue Code. The PCFI owns and operates the Bayanihan Arts and Events Center (BAEC), a 14,300 square foot air-conditioned and fully-furnished cultural center built and inaugurated on September 22, 2001 on the PCFI's 10-acre property at 14301 Nine Eagles Drive, Tampa, Hillsborough County 33626, Florida. The PCFI is applying for a planned development (PD) rezoning for BAEC as a banquet hall so the facility may be used by the public, instead of its use being limited to Filipinos only.

On my own behalf, please make of record that my family and I are supporting the rezoning application. Our reasons for supporting the application include, but are not limited, to the following:

The subject of this rezoning request from agricultural rural (AR) to PD is not the entire 10-acre property but only the existing BAEC building on the land. The BAEC, funded by a state grant from the Florida Department of State, Division of Cultural Facilities in the total amount of $850,000, has a state-mandated nondiscriminatory policy in that it does not discriminate on the basis of age, sex religion, national origin, race or color. The BAEC has a library of Filipino American reading materials and it has been used historically and generally by the public, such as the U.S. Citizenship & Immigration Services for holding swearing-in ceremonies of new American citizens, Hillsborough County Supervisor of Elections for a polling place during regular and primary elections, Hillsborough county high schools for graduation ceremonies and proms, and the Nine Eagles Homeowners Association for meetings.

However, on 04/25/2012, the Hillsborough County Code Enforcement Board limited the use of BAEC only "to those directly hosted by the Philippine Center and connected with Filipino

Received 07-14-25
Development Services

culture," to the exclusion of the "general public" (the "zoning interpretation."). We respectfully submit that the zoning interpretation, as applied to BAEC, is discriminatory and **ultra vires** as contravening (1) the Supremacy Clause of the United States Constitution as expressed in Internal Revenue Code Sections 501(a) and 501(c)(3), and the (2) Pre-exemption Clause of the Florida Constitution as expressed in Florida Statutes Section 265.703.

As the result of the zoning interpretation, the PCFI and BAEC suffered and will continue to suffer irreparable loss, harm, and injury, including, but not limited, to the possible revocation of its Section 501(c)(3) tax-exempt status for being forced to adopt a discrimination policy on the use of the facility.

The PCFI is applying for a variation of only the use of the inside of the BAEC, not of its outside use because BAEC was built in 2001 and all applicable Land Development Code requirements have been previously complied with at that time.

The PCFI requests a Section 6.04.02.8 Administrative Variance from the Section 6.04.03.1 requirement (in the case applicant is seeking a waiver of substandard road requirements), or a Design Exception in accordance with Section 1.7.2. and other applicable sections of the Transportation Technical Manual (TTM)), in the event applicant is seeking relief from a Typical Sections standard found within the TTM,

Notwithstanding the request for waiver of substandard roads, the BAEC is complying with the requirements relative to traffic and road-right-of-way, as shown in the report of the engineering firm of Tampa Civil Design, LLC.

We respectfully submit that the objections to the subject application by some neighbors of the PCFI are directed to the construction of the cell tower on the northern end of the PCFI property, which objections are now moot and academic as the result of the dismissal with prejudice of the lawsuit in the Circuit Court of Hillsborough County Case No. 24-CA-006627.

In view of the foregoing, we would appreciate it if you could approve the PD 24-1116 application. Thank you.

Sincerely,

Roberto R. Ruelo

ROBERTO R. RUELO
Dated: July 14, 2025

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 7:34 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 7:33 PM

Your Commissioner(s)	
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Your Information	
Your Name::	Avagail Sarmiento
Address:	7865 Tuscany woods dr Tampa, FL 33647
Your Phone Number::	(813) 765-1261
Your Email Address::	gailava01@yahoo.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I am Avagail Sarmiento, parent, and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

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Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general.

Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: Yukie Sawai <38yukie@gmail.com>
Sent: Tuesday, July 15, 2025 8:31 PM
To: Hearings
Subject: Support for Rezoning Application No. PD 24-1116 – Bayanihan Arts and Events Center

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

My name is Yukie Sawai, and I am a resident of Hillsborough County.

I am writing to express my strong personal support for the Philippine Cultural Foundation, Inc. (PCFI) and their application to rezone the Bayanihan Arts and Events Center (BAEC), located at 14301 Nine Eagles Drive, Tampa, FL 33626.

I have personally attended events at this venue, and I can confidently say that it plays a vital role in serving schools, families, and the broader Tampa Bay community. In particular, this Center has been essential for large gatherings like our school's band banquet and prom. Finding venues that can comfortably accommodate 400 people, like the Bayanihan Center can, is extremely challenging — especially those that are willing to work within a public school's budget.

This facility offers not only the necessary space but also a safe, welcoming, and well-maintained environment for these important milestones in our children's lives.

I understand that current Agricultural Rural (AR) zoning limits the Center's ability to fully serve the public. Approving the rezoning to Planned Development (PD) will help ensure that schools, families, and organizations can continue using this venue without unnecessary restrictions.

The Bayanihan Arts and Events Center has a long history of supporting the broader Tampa Bay community through cultural, educational, and civic events. I respectfully ask for your support in approving this rezoning application so this community asset can continue to serve families like mine in the years ahead.

Thank you for your time and consideration.

Sincerely,

Yukie Sawai

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 2:38 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 2:37 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Tere Seggerman
Address:	1806 Allegheny Dr Sun City Center, FL 33573
Your Phone Number::	(863) 899-0402
Your Email Address::	teresw2@aol.com
Your Message	
Your Subject (required)::	PD 24-1116 Supportn of PCFI

Your Message (required)::	I am Tere Seggerman and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 2:42 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 2:42 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Tere Seggerman
Address:	1806 Allegheny Dr. Sun City Center, FL 33573 1806 Allegheny Dr. Sun City Center, FL 33573 Sun City Center, FL 33573
Your Phone Number::	(404) 433-2645
Your Email Address::	PSEGGER592@HOTMAIL.COM
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I am Patrick Seggerman and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 4:58 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, July 13, 2025 4:19 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/13/25 4:18 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jose Sibayan III
Address:	19205 Alice Circle Lutz, FL 33558
Your Phone Number::	(813) 833-8454
Your Email Address::	jonjie@me.com

Your Message	
Your Subject (required)::	PD24-1116 Support of Philippine Cultural Center
Your Message (required)::	I am writing in support of the rezoning application for the Bayanihan Arts and Events Center. The funds from the events at the Bayanihan helps support our Filipino Community and the events and programs for our community. My grandfather started the first Philippine cultural organization in Tampa Bay. Please help us by permitting our rezoning. Thank you!
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 11:20 AM
To: Ball, Fred (Sam); Rome, Ashley; Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 9:23 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 9:23 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jonathan Sibayan
Address:	4922 Hi Vista CIrcle Tampa, FL 33625
Your Phone Number::	(813) 600-8033
Your Email Address::	johnnycsibayan@gmail.com

Your Message	
Your Subject (required)::	PD 24-1116 Support for PCFI Rezoning
Your Message (required)::	Good morning Hillsborough County Commissioner, I am a born and raised Hillsborough County resident and I have resided in Carrollwood/Citrus Park for 35 years. The PCFI has been a formative agent in my life and in the lives of many Filipinos and non-Filipinos in and around Hillsborough County for almost as long as I have been alive. The Philippine Center and Village has given a safe place for a number of Philippine based non-profit organizations to celebrate our heritage and culture while still providing for other cultural organizations, schools, and the surrounding community. Though we have a thriving Philippine Community here in Tampa Bay the PCFI could not hope to sustain itself without access to hosting events for the greater community at large. I have had the honor to support a number of Philippine Organizations who call PCFI their home base, including the Philippine Performing Arts Company (PPAC) and Philipino American Association of Tampa (PAAT). PPAC, a Philippine Dance Group, has performed cultural performances around Hillsborough County, the state, the US, and internationally highlighting Philippine Culture and brining it to the greater community. PPAC has supported the growth and learning for more than four generations of Hillsborough County Filipinos, allowing them to learn and perform their culture in a centralized location and if PCFI were unable to sustain itself this cultural tradition could be lost. Personally my family and I look forward to visiting the PCFI Event Center and Village weekly and it has allowed my nieces and nephews to embrace their heritage surrounded by friends and family. PAAT, being the first Filipino Organization in Hillsborough County established in the 70s has been a pillar to our community and hosted family events that highlight our culture, but which are open to all in the community. The PCFI is a jewel for the Philippine Community in the USA and has served as an example for other organizations nationwide; showing that with collaboration something beautiful can manifest and thrive. I know many other culture communities who wish they could have a place like the PCFI to call home. Beyond the Philippine Community the PCFI helps support the

	greater Hillsborough County Community having hosted years of polling for various local and national elections, as well as, FEMA Information sessions after natural disasters like the recent hurricane's Helene and Milton. I hope you and the other County Commissioners would consider supporting the rezoning request from the PCFI to allow it to continue to support the community in which it resides and has called home for over 30 years. Respectfully yours, Jonathan Sibayan
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Monday, July 14, 2025 4:54 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, July 13, 2025 2:52 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/13/25 2:51 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Judy Sibayan
Address:	19205 Alice Circle Lutz, FL 33558
Your Phone Number::	(813) 833-1867
Your Email Address::	j5mom@icloud.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	My name is Judy Sibayan and I am a second generation Filipino American. I am part of the Philippine Performing Arts Company and I teach our children's cultural dance Group Indak Pambata. PCFI and the Bayanihan Arts and Events Center has been our home and location for dance practices and performances. Without this organization and cultural center, we would not have the opportunity to pass along to our children their heritage and teach them about their culture. The rezoning provides us the opportunity keep our doors open and I ask the County Commissioners to please consider our request and help us keep our community and culture alive in Tampa Bay. Thank you! Judy Sibayan
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Norris, Marylou

From: Ball, Fred (Sam)
Sent: Tuesday, March 18, 2025 11:32 AM
To: Hearings
Subject: FW: PCF Survey Discrepancies 24-1116
Attachments: _20050208_0002.pdf; 24-1116+Rev+SP+03-14-25-2.pdf

Good morning,

I am not sure if this is a POR statement or not. It appears to be questions for the applicant.

Sam

Sam Ball
Principal Planner
Community Development Section
Development Services Department

P: (813) 307-1876
E: BallF@hillsboroughcounty.org
W: HCFLGov.net

Zoning Public Hearing Map (LUHO & ZHM)

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: Amanda Siftar <amanda.siftar@waterchase.com>
Sent: Monday, March 17, 2025 11:02 PM
To: jim.porter@akerman.com; jcouch@tampacivil.com; info@bayanihananartscenter.org
Cc: Ball, Fred (Sam) <BallF@hcfl.gov>
Subject: PCF Survey Discrepancies 24-1116

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

Dear James,

I have attached the PCF current site plan and an old survey for your review. Can you provide clarity on some inconsistencies between the current survey/site plan and a previous survey from 14301 Nine Eagles Road Tampa, FL 33626?

1. The old survey for the PCF shows the words "Wildlife Habitat." The old survey from the original development of the Waterchase community also has the words "Wildlife Habitat." When did the Significant Wildlife Habitat designation officially change?

2. The old survey for the PCF shows many trees on the Northern side of the property where the proposed cell tower is proposed to be located. There were also trees where the sheds are located next to our CDD land. What happened to those trees?

3. The old survey for the PCF has double the width of trees on the Eastern side and the southeastern side near the City of St. Petersburg Easement. There is now a grass parking lot. What happened to those trees?

4. Are you proposing to put in an asphalt parking lot or planning to keep it a grass parking lot?

5. There is a drain field on the old survey for the PCF in the location where the cell tower is proposed to be located. What is/was that drain field used for? That entire area floods for days at a time when it rains.

6. The application states "rezoning to be inclusionary of all members of the public irrespective of whether the events and activities that are conducted or sponsored by the Philippine Cultural Foundation, Inc., its members or other parties." Are you asking the County to allow weddings, parties, and other events to be hosted by anyone, even outside the scope of their cultural designation?

7. Is the PCF asking for outdoor events to be allowed until 11 pm?

8.

SIGNIFICANT UPLAND WILDLIFE HABITAT CONSERVATION AREA NOTE:

"THE SIGNIFICANT UPLAND WILDLIFE HABITAT CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, NATURAL RESOURCES REGULATIONS, AS AMENDED. NO FILLING, EXCAVATING, REMOVAL OF VEGETATION OR CONSTRUCTION OF PERMANENT STRUCTURES OR OTHER IMPERVIOUS SURFACES SHALL OCCUR WITHIN THE CONSERVATION AREA UNLESS SPECIFICALLY CONFORMING TO A WILDLIFE MANAGEMENT PLAN AS APPROVED BY THE HILLSBOROUGH COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DEPARTMENT."

WETLAND CONSERVATION AREA NOTE

"THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO HILLSBOROUGH COUNTY, FL, LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30-FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LAND DEVELOPMENT CODE.

FIRE FLOW – FOR THE NORTH PARCEL, FOLIO NO. 003517.0050, THERE IS AN EXISTING FIRE HYDRANT ON THE WEST SIDE OF NINE EAGLES DRIVE NORTH OF ST. PETERSBURG WATER PIPELINE EASEMENT.

FLOOD MAP – THE ENTIRE PROPERTY IS WITHIN ZONE C. FLOOD INSURANCE RATE MAP No. 120 112 0160C.

TOTAL WILDLIFE HABITAT

SET-ASIDE AREA = 109,591 SF = 2.516 AC.
REQUIRED = 108,900 SF (25%) = 2.5 AC.

PARKING SPACES CALCULATION

"BAYANIHAN" ARTS CENTER = 14,300 SF GFA
PAVILION = 3,200 SF GFA
TOTAL GFA = 17,500 SF GFA
PARKING SPACES/1000 SF GFA 3.3 (PER HILLS. CNTY)
REQUIRED No. OF SPACES = 58
PROVIDED = 128 PAVED
78 GRASSED
TOTAL SPACES = 206 SPACES PROVIDED
Req'd for "BAYANIHAN" ARTS CENTER only = 48 spaces

SURFACE AREA BREAKDOWN

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

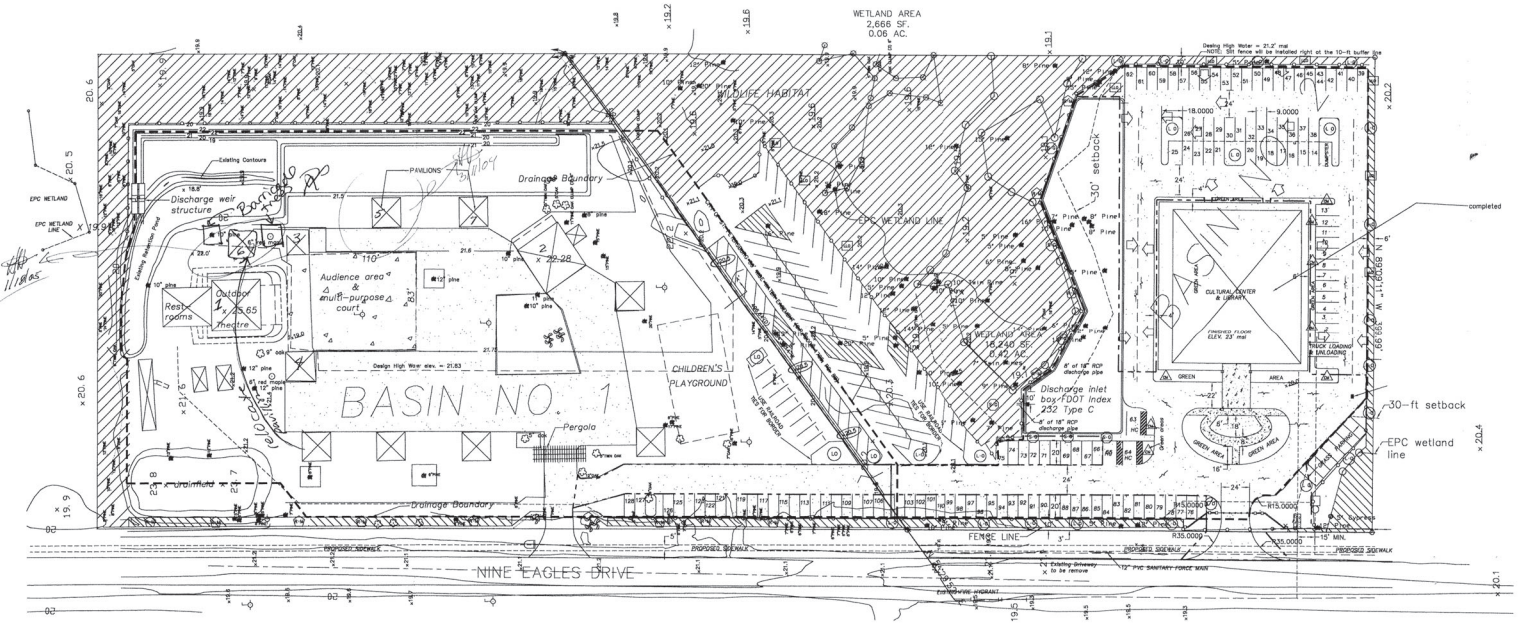
Existing Development (Bldgs.) = 4,064 SF
Proposed Development (Bldgs.) = 17,500

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

NUMBER OF FLOORS = 1

LEGEND

- PROPOSED NEW TREES (4)
- PROPOSED HEDGES
- EXISTING BARBED WIRE FENCE
- HAY BALES OR SILT FENCE (EROSION CONTROL)
- BARRICADES
- PAVED PARKING AND OTHER IMPERVIOUS AREAS
- PROPOSED FINISHED GRADE
- 30' WETLAND SETBACK LINE
- BAHIA GRASS SOD
- NPC – NATIVE PLANT COMMUNITY
- WILDLIFE HABITAT
- TREATMENT POND
- x20.2 SPOT GROUND ELEVATIONS
- CONTOUR LINES



PLANS APPROVED FOR CONSTRUCTION
Hillsborough County
Planning & Growth Management Department
Name Carla Shelton
Date 2-26-04

RECEIVED
FEB 04 2004
DEVELOPMENT SERVICES DIVISION

OK to relocate building as shown with no additional site review or revised permit.
Carla Shelton 1.18.05
Carla Shelton

1" = 50'

SOUTH 5-ACRE PARCEL, FOLIO 003517.0060

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ON THE WEST BOUNDARY THEREOF, N 00°50'59" E, A DISTANCE OF 1993.33 FEET TO A POINT ON THE NORTH BOUNDARY OF A 50' WIDE, CITY OF ST. PETERSBURG WATER EASEMENT, (O.R. BOOK 1785, PAGE 88); THENCE DEPARTING SAID WEST BOUNDARY, AND ON SAID NORTH BOUNDARY, N 54°29'52" E, A DISTANCE OF 89.40 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THOSE LANDS CONVEYED TO PHILIPPINE CULTURAL FOUNDATION, INC. (OFFICIAL RECORD BOOK 7818, PAGE 1525), ALSO BEING THE POINT OF BEGINNING; THENCE N 54°29'51" E, CONTINUING ON THE NORTH BOUNDARY OF AFORESAID WATER EASEMENT, AND THE SOUTHERLY BOUNDARY OF THE PHILIPPINE CULTURAL FOUNDATION, INC. LANDS A DISTANCE OF 496.64 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S 00°50'59" W, PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 694.36 FEET; THENCE N 89°09'11" W, A DISTANCE OF 399.99 FEET, TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD; THENCE ON SAID EAST RIGHT-OF-WAY BOUNDARY, N 00°50'59" E, A DISTANCE OF 400.00 FEET, TO THE POINT OF BEGINNING; CONTAINING 5.02 ACRES OF LAND, MORE OR LESS.

NORTH 5-ACRE PARCEL, FOLIO 003517.0050

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5 AND RUN ALONG THE WEST BOUNDARY OF SAID SECTION 5, N 00°51'12" E, 1993.43 FEET; THENCE LEAVING SAID SECTION BOUNDARY AND RUN ALONG THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT, N 54°30'14" E, 89.39 FEET TO THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING FOUR (4) COURSES: 1) N 00°51'12" E, 694.36 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD; THENCE 2) LEAVING SAID RIGHT-OF-WAY LINE S89°08'48" E, 400.00 FEET; THENCE 3) S 00°51'12" W, 400.00 FEET TO THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT; THENCE ALONG SAID EASEMENT BOUNDARY 4) S 54°30'14" W, 496.64 FEET;

CONTAINING 5.0246 ACRES, MORE OR LESS.

BEARINGS REFERENCED TO THE WEST LINE OF SEC. 5-28S-17E, BEING N.00°51'12"E. (ASSUMED)

DEVELOPMENT PLAN

SITE PLAN PERMIT EXTENSION REQUEST

This site plan permit extension request is necessary to give us time to construct the booths on the northern 5 acres (folio #3517.0500). It will also give us time to bring the grade to the proposed final grades and construct the previously approved paving.

The following work have already been completed on the expired permit:
1. All of the approved clearing and grubbing.
2. All of the approved improvements in the southern 5 acres, folio #3517.0600. These improvements include the building, parking, surface water management system, landscaping, water and sewer.

The permit extension will not require clearing, grubbing and utilities (water and sewer) connections.

RC LAND ENGINEERING, P. A.
MINING-RECLAMATION-LAND DEVELOPMENT
1203 KINSMEN DRIVE
AUBURNDALE, FLORIDA 33823
TEL (863)965-2128 FAX (863)967-9708

REV. NO.	DESCRIPTION	BY	DATE:
1	PERMIT EXTENSION	RLC	02/02/04

DESIGNED BY: R.L.C DATE: 8/15/00
DRAWN BY: R.L.C. DATE: 8/15/00
CHECKED BY: R.L.C. DATE: 02/02/04
APPROVED BY: DATE:

TITLE: SITE PLAN PERMIT EXTENSION REQUEST
PROJECT: PHILIPPINE CULTURAL ENRICHMENT COMPLEX
CLIENT: PHILIPPINE CULTURAL FOUNDATION, INC.
14301 NINE EAGLES DRIVE, TAMPA, FL 33626

APPROVED BY: ROGER L. CACULITAN, P. E. FL. REG. # 40902

DRAWING NO. PCF100-4-X
ISSUE | REV.

Received March 14, 2025
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: PD 24-1116 **Received Date:** **Received By:**

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form**.

Application Number: PD 24-1116 Applicant's Name: Philippine Cultural Center

Reviewing Planner's Name: Sam Ball Date: 03/14/2025

Application Type:

☒ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)

☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)

☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 05/19/2025

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Jeremy Couch Digitally signed by Jeremy Couch
DN: CN=Jeremy Couch, E=jcouch@tampacivil.com, G=Jeremy, SN=Couch, C=US
Date: 2025.03.13 16:12:21-04'00'

Signature Date

Received March 14, 2025
Development Services

Hillsborough County Florida
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application PD 24-1116

☐ Includes sensitive and/or protected information.

Type of information included and location _____

_____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Jeremy Couch Digitally signed by Jeremy Couch
DN: CN=Jeremy Couch, E=jcouch@tampacivil.com, G=Jeremy, SN=Couch, C=US
Date: 2025.03.13 16:12:31-04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

Received March 14, 2025
Development Services

Hillsborough County Florida
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

	Included	Submittal Item
1	☐	**Cover Letter*+** If adding or removing land from the project site, the final list of folios must be included
2	☒	**Revised Application Form*+**
3	☐	**Copy of Current Deed*** Must be provided for any new folio(s) being added
4	☒	**Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
5	☐	**Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
6	☒	**Property Information Sheet*+**
7	☒	**Legal Description of the Subject Site*+**
8	☒	**Close Proximity Property Owners List*+**
9	☐	**Site Plan*+** All changes on the site plan must be listed in detail in the Cover Letter.
10	☐	**Survey**
11	☐	**Wet Zone Survey**
12	☒	**General Development Plan**
13	☒	**Project Description/Written Statement**
14	☒	**Design Exception and Administrative Variance requests/approvals**
15	☒	**Variance Criteria Response**
16	☐	**Copy of Code Enforcement or Building Violation**
17	☐	**Transportation Analysis**
18	☐	**Sign-off form**
19	☐	**Other Documents** (please describe)**:**

Supplemental Doc to Variance Criteria Response
Response to Comments Letter (Revised)
Surrounding Property Owners Map

***Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

02/2022
24-1116

Received March 14, 2025
Development Services

GENERAL NOTES:

1. THIS APPLICATION IS FOR THE REZONING OF AN EXISTING CULTURAL CENTER TO ALLOW FOR THE CONTINUED OPERATION OF A CULTURAL CENTER, SPECIAL EVENT VENUE, AND COMMUNICATIONS FACILITY.
2. PROJECT IS LOCATED IN THE NORTHWEST HILLSBOROUGH COMMUNITY PLANNING AREA. PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
3. PROJECT IS LOCATED WITHIN THE HILLSBOROUGH COUNTY WATER AND WASTEWATER SERVICE AREA. PROJECT WILL CONTINUE TO UTILIZE HILLSBOROUGH COUNTY UTILITIES
4. PROJECT IS NOT LOCATED WITHIN THE COASTAL HIGH HAZARD AREA, SURFACE WATER PROJECTION AREA, A WELLHEAD RESOURCES PROTECTION AREA, OR POTABLE WATER WELL FIELD PROTECTION AREA
5. THE PROJECT IS NOT LOCATED WITHIN A SIGNIFICANT WILDLIFE HABITAT AREA
6. PROJECT IS LOCATED IN A PEAK SENSITIVE AREA. A PORTION OF THE PROJECT IS WITHIN A VOLUME SENSITIVE AREA
7. THERE ARE APPROXIMATELY 1.32 AC OF WETLANDS ON SITE
8. THERE ARE NO DESIGNATED SCENIC ROADWAY CORRIDORS WITHIN, OR ADJACENT TO, THE PROJECT
9. NO DESIGNATED HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN 150' RADIUS OR INSIDE THE PROJECT BOUNDARIES
10. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED
11. THERE ARE NO EXISTING STRUCTURES TO BE REMOVED WITHIN THE PROJECT BOUNDARY
12. NO PUBLIC PARK LANDS OR SCHOOL SITES ARE PROPOSED
13. EXISTING POINTS OF INGRESS/EGRESS ARE SHOWN ON THE PLAN. THESE ACCESS POINTS ARE TO REMAIN
14. THERE ARE NO EXISTING OR PROPOSED SHARED ACCESS FACILITIES OR CROSS ACCESS POINTS
15. DEPICTION OF WATER COURSES, LAKES, CONSERVATION AREAS, PRESERVATION AREAS, WOODED AREAS, UPLAND HABITAT AREAS, OR OTHER NATURAL FEATURES WITHIN THE PROJECT BOUNDARIES, OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES ARE APPROXIMATE
16. DEPICTION OF EXISTING BUILDINGS, ROADWAYS, AND DRIVEWAYS WITHIN 150 FEET OF THE PROJECT BOUNDARIES ARE APPROXIMATE (OBTAINED FROM AERIAL PHOTOGRAPHS AND AVAILABLE SURVEYGIS DATA)
17. THERE ARE NO MULTI-FAMILY OR NON-RESIDENTIAL STRUCTURES PROPOSED WITHIN 200 FEET OF THE PD BOUNDARY
18. THE PROPERTY IS CURRENTLY GATED AND WILL REMAIN GATED. THE INTERNAL ROADS WILL BE PRIVATE
19. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: (D)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5 AND RUN ALONG THE WEST BOUNDARY OF SAID SECTION 5, N 00°51'12" E, 1993.43 FEET; THENCE LEAVING SAID SECTION BOUNDARY AND RUN ALONG THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT, N 54°30'14" E, 89.39 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING FOUR (4) COURSES: 1) N 00°51'12" E, 694.36 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD; THENCE 2) LEAVING SAID RIGHT-OF-WAY LINE S89°08'48" E, 400.00 FEET; THENCE 3) S 00°51'12" W, 400.00 FEET TO THE NORTHERLY BOUNDARY OF A CITY OF ST. PETERSBURG WATER EASEMENT; THENCE ALONG SAID EASEMENT BOUNDARY 4) S 54°30'14" W, 496.64 FEET; CONTAINING 5.0246 ACRES, MORE OR LESS. BEARINGS REFERENCED TO THE WEST LINE OF SEC. 5-28S-17E, BEING N.00°51'12"E. (ASSUMED)

AND

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: (D*)

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ON THE WEST BOUNDARY THEREOF, N 00°50'59" E, A DISTANCE OF 1993.33 FEET TO A POINT ON THE NORTH BOUNDARY OF A 50 WIDE, CITY OF ST. PETERSBURG WATER EASEMENT, (O.R. BOOK 1785, PAGE 88); THENCE DEPARTING SAID WEST BOUNDARY, AND ON SAID NORTH BOUNDARY, N 54.2952 E, A DISTANCE OF 89.40 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THOSE LANDS CONVEYED TO PHILIPPINE CULTURAL FOUNDATION, INC, (OFFICIAL RECORD BOOK 7818, PAGE 1525), ALSO BEING THE POINT OF BEGINNING; THENCE N 54°29'5" E, CONTINUING ON THE NORTH BOUNDARY OF AFORESAID WATER EASEMENT, AND THE SOUTHERLY BOUNDARY OF THE PHILIPPINE CULTURAL FOUNDATION, INC. LANDS A DISTANCE OF 496.64 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S 00°50'59" W, PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 694.36 FEET; THENCE N 89°09' 11" W, A DISTANCE OF 399.99 FEET, TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY BOUNDARY OF NINE EAGLES ROAD; THENCE ON SAID EAST RIGHT-OF-WAY BOUNDARY, N 00°50'59" E, A DISTANCE OF 400.00 FEET, TO THE POINT OF BEGINNING; CONTAINING 5.02 ACRES OF LAND, MORE OR LESS.

PROJECT DATA TABLE:

PROJECT DEVELOPER:	PHILIPPINE CULTURAL FOUNDATION INC. 14301 NINE EAGLES DRIVE TAMPA, FL 33626
LOCATION:	14301 NINE EAGLES DRIVE TAMPA, FL 33626
FOLIO ID:	003517-0090
PROJECT AREA:	
GROSS AREA:	10.04 AC
WETLAND AREA:	01.32 AC
RETENTION AREA:	00.07 AC
DEVELOPABLE AREA:	08.65 AC
EXISTING FUTURE LAND USE:	R-2 (8.74 AC +/-) / RCP (1.30 AC +/-)
EXISTING ZONING:	AR
EXISTING USE:	INSTITUTIONAL
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USES:	SPECIAL EVENT VENUE - INDOOR WEDDINGS - OUTDOOR WEDDINGS - NEIGHBORHOOD FAIRS - AGRICULTURAL STANDS - BANQUET AND RECEPTIONS HALL - RECREATIONAL USES (INDOOR OR OUTDOOR) -FLEA MARKETS OR SIMILAR OUTDOOR OR INDOOR/OUTDOOR SALES COMPLEXES, TEMPORARY OR PERMANENT
EXISTING USES TO REMAIN:	CULTURAL CENTER - LIBRARY - MUSEUM COMMUNICATIONS FACILITY: WIRELESS -CELL TOWER AS APPROVED PER 91-0CFW 24-0280
FAR CALCULATION / STRUCTURE AREAS:	
INDOOR HEATED AREA:	14,300 SF (0.04 FAR)
SHEDS	7,980 SF (0.02 FAR)
PAVILION:	11,327 SF (0.00 FAR)*
EXISTING/PROPOSED TOTAL FAR:	24,230 SF (0.06 FAR)

*PAVILION AREA EXCLUDED FROM FAR. PER HC LDC FLOOR AREA IS DEFINED AS AN ENCLOSED AREA MEASURED FROM OUT SIDE FACES/EXTERIOR WALLS.

DEVELOPMENT STANDARDS

FAR :	0.25
FRONT SETBACK:	25'
SIDE SETBACK	20'
REAR SETBACK (PRINCIPAL)	20'
REAR SETBACK (ACCESSORY):	0'
MAXIMUM BUILDING HEIGHT:	40'

REQUIRED PARKING[1]:

SMALL EVENTS: UP TO 105 VEHICLES	105 SPACES REQUIRED 105 PAVED SPACES ARE PROVIDED
MEDIUM EVENTS: UP TO 317 VEHICLES	317 SPACES REQUIRED 105 PAVED SPACES 212 GRASS OVERFLOW 317 MINIMUM SPACES PROVIDED ON SITE
LARGE EVENTS: UP TO 317 VEHICLES	317 SPACES REQUIRED 105 PAVED SPACES 212 GRASS OVERFLOW 317 MINIMUM SPACES PROVIDED ONSITE OFF SITE PARKING AND SHUTTLES ARE USED FOR LARGE EVENTS

1. POLICE OFFICERS ARE TO BE HIRED FOR MEDIUM AND LARGE EVENTS TO DIRECT TRAFFIC AND PROVIDE ADDITIONAL SAFETY & SECURITY

PROPERTY OWNER: PHILIPPINE CULTURAL FOUNDATION, INC. 14301 NINE EAGLES DR. TAMPA, FL 33626	CIVIL ENGINEER: TAMPA CIVIL DESIGN 17937 HUNTING BOW CIR. S-102 LUTZ, FL 33558 (813) 920-2005 CONTACT: JEREMY COUCH, P.E. JCOUCH@TAMPACIVIL.COM
TRANSPORTATION ENGINEER: PALM TRAFFIC 4008 S. MACDILL AVE TAMPA, FL 33611 813-396-2565 CONTACT: MICHAEL YATES myates@palmtraffic.com	ATTORNEY: JIM PORTER, ESQUIRE AKERMAN LLP 401 EAST JACKSON STREET SUITE 1700 TAMPA, FL. 33602 813-209-5080 JIM.PORTER@AKERMAN.COM

LEGEND

- PD BOUNDARY
- ACCESS DRIVE AISLE
- EXISTING PARCELS
- EXISTING WATER MAIN
- EXISTING WASTEWATER MAIN
- EXISTING ACCESS
- EXISTING STRUCTURE

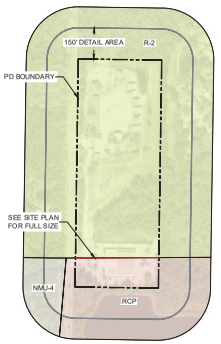
NORTH

SCALE: 1"= 100'

0' 50' 100' 200'

GRAPHIC SCALE (IN FEET)

FLU MAP
N.T.S



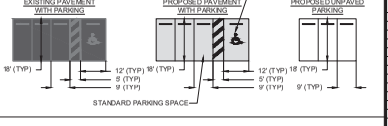
AREA TABULATION:

1. 8.74 AC +/- OF PD BOUNDARY IN R-2 (RESIDENTIAL-2)
2. 1.30 AC +/- OF PD BOUNDARY IN RCP (RESEARCH CORPORATE PARK)

LAND USE INFORMATION OUT SIDE THE PROJECT WITHIN 150

KEY NUMBER	FOLIO ID	ZONING	FLU	EXISTING USE	PLAT BOOK / PAGE
F	003519-1166	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
H	003519-1164	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
K	003519-1252	PD (00-0245)	R-2	COMMON AREA	94 / 25
G	003519-1154	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
J	003519-1152	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
A	003519-1150	PD (00-0245)	R-2	RESIDENTIAL	94 / 25
M	003519-1250	PD (00-0245)	RCP	COMMON AREA	94 / 25
N	003520-3350	PD (98-0019)	NMU-4	COMMON AREA	95 / 68
S	003520-1580	PD (98-0019)	R-2	COMMON AREA	84 / 63
W	003520-1538	PD (80-0091)	R-2	RESIDENTIAL	84 / 63
L	003520-1536	PD (80-0091)	R-2	RESIDENTIAL	84 / 63
P	003520-1578	PD (80-0091)	R-2	COMMON AREA	84 / 63

PARKING/PAVEMENT KEY EXHIBIT
N.T.S



TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
COA 28971

PROJECT: 675

FILIPINO CULTURAL CENTER
00351-0050
14301 NINE EAGLES DR
TAMPA, FL 33626

CLIENT:

PHILLIPINE CULTURAL FOUNDATION, INC.
14301 NINE EAGLES DR
TAMPA, FL 33626

REVISION	DATE
PD PLAN 1ST SUBMITTAL	2024-10-17
PD PLAN 2ND SUBMITTAL	2025-01-24
PD PLAN 3RD SUBMITTAL	2025-03-14

DES. J.C. DRFT. J.C.

JEREMY COUCH LICENSE No 70658 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No. 70658

This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PD PLAN

SHEET NO:
M-1

24-1116

Received 07-17-25
Development Services

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Thursday, July 17, 2025 7:23 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (24-1119). Please add to hearing record.
Attachments: 152422882_rz_24-1119_2025-07-17_07_22_29.pdf

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/17/25 7:23 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Amanda Siftar
Address:	12016 Meridian Point Dr. Suite 483 Tampa, FL 33626
Your Phone Number::	8138579093
Your Email Address::	amanda@siftargroup.com
Your Message	
Your Subject (required)::	Opposition of RZ 24-1119

24-1116

Your Message (required)::

We have 765 homes and we have started a neighborhood petition. The petition will be sent to you today. The Request for Rezoning by Philippine Cultural Foundation (PCF) d/b/a Bayanihan Arts and Events Center should be denied. The neighbors are in general opposition to the PCF's request because granting the request will increase the intensity of the current use of the buildings and the land.

According to Land Development Codes: Expansion, change, or rebuilding shall only be permitted where the Board of County Commissioners finds no significant adverse effects of such nonconformity on adjacent properties. Our neighborhoods will suffer severe adverse effects if this request is granted.

In light of the well-documented use of the property for non-cultural related functions over the years might constitute as a self-imposed hardship resulting from the construction of a banquet hall and events center that is too large to be adequately supported by its members. The consequences of such a miscalculation should not be borne on the backs of those inhabiting the surrounding neighborhood. It is irrefutable that the use of the PCF use of the property and the increase of intensity of noise, events, proms and dances has changed significantly since the initial request and approval was granted by the County in 1999.

On July 9, 1999 the Board of Commissioners received a letter from the Philippine Cultural Foundation, Inc. ("PCF") with their request to build the events center. The letter contained the following statement: "The Center is planned to have a small retractable stage on an approximately 8,000 sq. ft. of hall/museum, a historical library, a small administrative office, restrooms, and a reasonably large kitchen for banquets and social activities. The Center is intended to house paintings of Filipino artists from here and the Philippines, and cultural arts and exhibits, etc. The Center will also be used as a venue for touring artists to display their arts."

Their Articles of Incorporation state the purpose of the corporation is: organized exclusively to teach Philippine culture, music, dance, arts, custom, traditions or language; to provide scholarships to deserving students; or to operate exclusively as an educational, religious or charitable organization within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended.

In 2000, PCF received a grant in the amount of $500,000 from the State of Florida's Division of Cultural Affairs to build a community arts center.

In 2006, PCF received another grant in the amount of $200,000 from the Department of Cultural Affairs to add to its cultural facilities. Department of Cultural Affairs to add to its cultural facilities. The grant has restrictive covenants that does not allow them to rent out their land and they are a cultural facility as defined by Section 265.701(4).

In 2024, PCF received another grant in the amount of $224,000 from Department of Cultural Affairs to add to its cultural facilities. The grant has restrictive covenants that does not allow them to rent out their land and they are a cultural facility as defined by Section 265.701(4).

Hillsborough County Code Enforcement has cited them at various times for improper use because it has repeatedly rented the Arts Center to persons and/or organizations with no affiliation to the Philippine culture.

The Zoning Board has concluded in the Zoning Interpretation "under Section 2.02.02, found in the 2000 edition of the Land Development Code that business and commercial uses are categorically prohibited for cultural centers.

On October 12, 2023 Rich Reidy received a letter from Arnell Biglete, Chairman of the Philippine Cultural Foundation and in that letter asking for permission to use the facility for the "general public" he even made the statement: "Our revenues only come from donations from the community and from fundraising events...and the occasional and limited use of our facility by Filipinos only. This letter is another example of giving false statements to the County because a quick Google search shows all of the concerts, proms, dances, and weddings that have been held over the years.

The residents have filed noise complaints with the local HOA boards, police department, and the County since 2008. The events have been allowed to go to 11pm. The PCF has consistently ignored the rules that the Environmental Protection Agency has regulated under Chapters 1-10. Decibels shall not exceed 60 during the day and 55 after 10pm. The neighbors have recorded videos that are over 10 minutes long with decibel ratings from 75-92 decibels. Our homes have vibrated from the noise, and homes over 2,000 feet away from the outdoor stage can hear the music in their homes until 11 pm for outdoor events.

Nine Eagles Road is classified as a “substandard road.” It is the only road that allows access into the residential neighborhoods of Westwood Lakes and Hampton Chase. It is also the main entry into the the residential neighborhood of the Eagles, the second entrance is a 4-mile detour. Nine Eagles Road also serves as the resident entry access into the residential neighborhood of Waterchase. That Road services approximately 3,000 homes. It is also the only road to Mary Bryant Elementary School and Farnell Middle School. Both schools serves over 2,000 students each day. The Philippine Cultural Center is located in the center of homes and the other commercial venues have access to multiple roads for ingress and egress, unlike the PCF.

Between Saturday and Sunday March 22-23, 2008, The PCF cut down almost 1 acre of trees. Natural Resources has not been able to locate any permits to remove them. Hundreds of trees were removed from what appears to be wetlands and on land that was designated Significant Wildlife Habitat to build a "grass parking lot." The removal of those trees has caused significant noise issues and a lack of buffer for the neighbors that reside around that location. That is the same area where the additional parking lot would be located for the higher intensity of events.

Is the use of their land Non-conforming use?
11.03.01 D. of the Hillsborough County LDC “Any enlargement, replacement or modification of such use shall be in accordance with the requirements of this Code as if the use were new."

11.03.06. - Nonconforming Use [...] B. Use Established as Legally Permissible Under Provisions of Regulations in Effect at the Time of Development Uses established legally at the time of development shall be deemed pre-existing and may be certified by the Administrator and allowed to continue provided that: There shall be no enlargement, increase in intensity or alterations to the use, its permanent structure.

Any property owner wishing to expand, change or rebuild an existing legal nonconforming use shall apply for a Nonconformity Special Use Permit in accordance with the provisions set forth in 10.03.00 of this Code.

We wiil be at the meeting to oppose their request.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	24-1119
Attachment::	View File

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Received 07-17-25
Development Services

Rome, Ashley

From: Hearings
Sent: Tuesday, October 24, 2023 12:39 PM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: RZ-PD 23-0583
Attachments: RZ PD 23-0583 Request for Relief.pdf

From: Reidy, Richard <ReidyR@hillsboroughcounty.org>
Sent: Tuesday, October 24, 2023 9:48 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RZ-PD 23-0583

Please include the attached document into the case file for RZ Pd 23-0583

Rich Reidy, *sdg*
Office of Commissioner Hagan, Chairman
Hillsborough BOCC
601 E Kennedy Blvd, 2nd Flr
Tampa, FL 33602
O: 813/272-5452
E: reidyr@hcflgov.net

24-1116

Received 07-17-25
Received October 24, 2023
Development Services

Philippine Cultural Foundation, Inc.

Bayanihan Arts and Events Center
14301 Nine Eagles Drive
Tampa, FL 33626

"Our legacy to future generations"

Tel. (813) 925-1232
Fax. (813) 818-9599

October 12, 2023

FROM: **ARNELL BIGLETE**
Chairman of the Board
Philippine Cultural Foundation, Inc.
14301 Nine Eagles Drive
Tampa, FL 33626

TO: **RICHARD REIDY**
601 E. Kennedy Blvd
Tampa, FL 33602

DEAR MR. REIDY:

Thank you for having taken my call. As per our conversation on Monday, October 9, 2023, here is a list of our concerns related to our application: No. RZ-PD 23-0583.

Please see the items addressed below:

On July 19, 2023, the county conducted a virtual rezone application sufficiency meeting on our application, at which meeting James Ratcliff (813- 307-1924) of the county transportation department made twenty-three (23) sufficiency requirements. We wish to request, through your kind assistance, that six (6) of these 23 requirements be waived for the following reasons:

1. SRI-6. "Per Sec. 6.03.02 of the LDC, an ADA compliant minimum 5-foot-wide internal sidewalk network is required which connects all buildings and use areas within the site to each other, as well as to the sidewalk along the project's Nine Eagles Dr. frontage."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility was built and permitted by the county way back in 2001.**

2. SRI-17. "The PD narrative references that an Administrative Variance or Design Exception for substandard roads is being requested; however, no such request is on file. Also, incorrect sections are referenced. Staff believes you meant to state a Sec. 6.04.02.B Administrative Variance from the Sec. 6.04.03.1.requirement. Regardless, the applicant must choose an option and must not specify that you mayapply to both (i.e., the narrative must specify what you are proposing to do, not what you may do."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility will apply for administrative variance.**

Received 07-17-25
Received October 24, 2025
Development Services

3. SRl-19. "Staff does not support the requested waiver. The applicant is introducing a special event to the PD, which will have an impact on project trip generation. The traffic analysis must follow DRPM requirements and will be used to support any substandard road Transportation Related Administrative Review (TRAR) requests (e.g. Design Exceptions) and must also be to determine whether turn lanes are warranted pursuant to Sec. 6.04.04.D. of the LDC. The traffic study must follow the format and content requirements per the DRPM."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility was built in 2001 and at that time there was hardly any development surrounding it; therefore traffic or road improvements should have been required from the surrounding developments, not from our facility.**

4. SRI-20. "Nine Eagles Rd. is a substandard collector roadway, as such the applicant must address substandard roadway as provided for in the DRPM."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility was built in 2001 andat that time there was hardly any development surrounding it; therefore traffic or road improvements should have been required from the surrounding developments, not from our facility.**

5. SRl-21. "All Transportation Related Administrative Review (TRARs) must be accompanied by a Supplemental Information for Transpiration-Related Administrative Reviews (SITRAR) Form per DRPM."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility was built in 2001 andat that time there was hardly any development surrounding it; therefore traffic or road improvements should have been required from the surrounding developments, not from our facility.**

6. SRl-23. "Requests can take up to 30 days for staff review and issuance of findings by the County Engineer (whose findings are due on or before the revised plan deadline for the hearing date being targeted.) These must be filed through zoning intake by the sufficiency deadline. Submitting additional requests after this deadline may result in a continuance. It is the applicant's responsibility to coordinate the review and ensure the above deadlines can be met (including County Engineer's findings). If you have not heard from Sheida Tirado, the Transportation Review Section Manager who acts as the liaison to the County Engineer for AV and DE requests, within 2 weeks of initial submittal staff strongly advises you reach out to her to check on review status."

   WHY WE ARE REQUESTING THAT THIS REQUIREMENT BE WAIVED: **Our facility will apply for administrative variance.**

As mentioned above, our facility was built in 2001, and the county granted the site permit, there being scarcely no development at that time in and around Nine Eagles Road in western Hillsborough County. Subsequently, however, as growth progressed, the level of service (LOS)

Received 07-17-25
Received October 24, 2023
Development Services

on said road had increased caused by the coming-after-our-facility large private commercial and residential developments (the "late-comers"). The county should have required at that time the late-comers to improve the road. Instead, it is us who are being required by the county to do at this time a traffic impact study that will result in us constructing a driveway and interior and exterior improvements. These requirements are unfair to us who, unlike the late-comers with deep pockets, we, as a non-profit organization, have limited funding. Our revenues only come from donations from the community and from fundraising events, such as our annual festival and the occasional and limited use of our facility by Filipinos only. With this rezoning application to PD, we hope to be allowed by the county to use our facility as a banquet hall, not only by Filipinos but also by the general public, so we may generate much-needed funds for the maintenance and upkeep of our facility.

We will appreciate it very much if you could help us so our requested waiver can be granted. Your favorable assistance in this matter will mean so much to the Filipino community. We will be eternally grateful.

Sincerely,

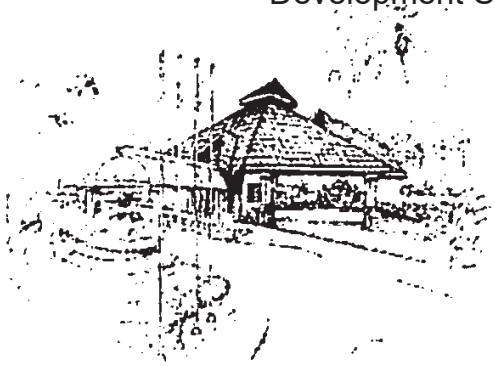
ARNELL BIGLETE
Chairman of the Board 2022-2024
Philippine Cultural Foundation, Inc.

Cc: Vivian Dudgeon, Business Executive Director, Bayanihan Arts and Events Center

Received 07-17-25
Development Services

PHILIPPINE CULTURAL FOUNDATION, INC.
Philippine Cultural Center and Library
"Our legacy for future generations"

16409 Ashwood Drive, Tampa, FL 33624-1152
Tel. (813) 963-7648 Fax * (813) 963-7840*



July 9, 1999

Hon. Jan Platt
Hillsborough County Commission Chairman
P.O. Box 1110
Tampa, FL 33601

Dear Chairman Platt:

First, allow me to introduce myself. I am the Secretary and Legal Adviser of the Philippine Cultural Foundation, Inc. (PCFI), a Florida not for profit corporation and a Section 501(c)(3) organization here in Tampa Bay. I am also an Assistant City Attorney of Tampa. I am your constituent and supporter.

May we ask you a favor. The Philippine Cultural Foundation, Inc. (PCFI), a Florida not for profit corporation and a Section 501(c)(3) organization, is applying for a $500,000 cultural facilities grant from the Florida Department of State. The grant will be used to build a Community Arts Center (Center) on the PCFI's 10-acre property at 14301 Nine Eagles Drive, Tampa, Florida, in Hillsborough County off Race Track Road.

The Center will be open to the general public. The Center is planned to have a small retractable stage on an approximately 8,000 sq. ft. of hall/museum, a historical library, a small administrative office, restrooms, and a reasonably large kitchen for banquets and social activities. The Center is intended to house paintings of Filipino artists from here and the Philippines, and cultural arts and exhibits, etc. The Center will also be used as a venue for touring artists to display their arts.

As you know, the grant's requirement is that for every $1.00 state money, the applicant should match it with $2.00. Thus, for the $500,000 being applied for, the PCFI should match it with $1 million. This $1 million need not be all in cash. The first $500,000 may be in in-kind services such as the services which architects, engineers, electricians, plumbers, carpenters, workers, etc. had donated or will donate. The next $250,000 may be in land that the PCFI already owns and in the buildings and improvements that the PCFI had already constructed or will construct. The remaining $250,000 shall be in pledges to donate cash and actual cash on hand.

Ang Bisaya of Florida
Association of Filipino Students
Bicol Association of Southern Florida
Ang Kaliwat Boi-Anon Sa Florida
Filipino-American Club of Pinellas, Inc.
Filipino International Christian Church
Ilocano USA
Maharlika Society of Florida
Philippine Association of Ladies of MacDill

Phil-Am Sports League
Philippine-American Basketball Conference
Philippine Choral Group
Philippine Medical Auxiliary
Philippine Medical Society
Philippine Performing Arts Company, Inc.
Philippine Nurses Association
Pilipino-American Association of Tampa Bay, Inc.
Pilipino-American Political Aggregation, Inc.

We believe that the PCFI can easily satisfy the $1 million match required. Our community is lucky to have an abundance of civic-minded volunteers who have donated their services for Phase I of the Complex (we have already built Phase I of the Complex, such as the gate/fence, the Starbright Outdoor Theater, the Dance Pavilion, the Children's Playground, the Nipa Hut waterfall, and the Bicol Pavilion). They will continue to donate their services for Phase II of the Complex (the construction of the Center). These past and future donation of services can easily reach the $500,000 in-kind services requirement. With respect to the $250,000 land/building/improvement match, we believe that our 10-acre fully paid land and the current buildings and improvements thereon will easily reach said $250,000 match. Regarding the $250,000 pledge/cash match, we believe we can easily reach this amount from pledges and donations from the community and from the PCFI's fundraising events such as the highly financially successful annual Philippine Festival, $100/per person black-tie charity ball, Philippine Independence Day benefit celebration, concerts and theater/pavilion rental.

It is because of our belief that we can satisfy the grant requirements and that the Center, when built, will benefit the entire community that we wish to ask from you a letter supporting the PCFI's application for said state grant. Thank you, and please be assured of our continued loyalty and support.

Sincerely,

Roberto R. Ruelo
Secretary/Legal Adviser

Received 07-17-25
Development Services

BOARD OF COUNTY COMMISSIONERS

Chairman
Jan K. Platt, District 6

Vice Chairman
Chris Hart, District 5

Ben Wacksman, District 1
Jim Norman, District 2
Thomas Scott, District 3
Ronda Storms, District 4
Pat Frank, District 7

Hillsborough County
Florida

P.O. Box 1110
Tampa, Florida 33601
(813) 272-5660

Daniel A. Kleman
County Administrator

August 18, 1999

Roberto R. Ruelo, Esq
Secretary/Legal Adviser
Philippine Cultural Foundation, Inc.
16409 Ashwood Drive
Tampa, FL 33624

Dear Mr. Ruelo:

The Board of County Commissioners, in regular session on August 18, 1999, received your letter requesting a letter of support for the Philippine Cultural Foundation, Inc.'s application for a state grant from the Florida Department of State. The $500,000 cultural facilities grant is to be used to build a Community Arts Center on the PCFI's 10-acre property at 14301 Nine Eagles Drive, Tampa, Florida.

The Board of County Commissioners believes the project, as proposed in your letter of July 9, 1999, has merit. The BOCC supports the allocation of the cultural facilities grant, with the understanding that other not-for-profit organizations will be afforded the use of the facility at no cost.

The BOCC wishes you success in this endeavor.

Sincerely,

Jan K. Platt, Chairman
Board of County Commissioners

An Affirmative Action/Equal Opportunity Employer

E-3a

Received 07-17-25
Development Services

N95000001467

ROBERTO R. RUELO*
ATTORNEY AT LAW
[illegible]
TAMPA, FLORIDA [illegible]
[illegible]
FAX [illegible]

March 20, 1995

Division of Corporations
New Filing Sections
P.O. Box 6327
Tallahassee, FL 32314

[illegible]
*****70.00 *****70.00

Re: Incorporation of Philippine Cultural Foundation, Inc.

Sirs/Mesdames:

Enclosed for filing in duplicate are the articles of incorporation of the above named entity, toether with the incorporator's check in the amount of $70.00 made payable to the order of the Department of State as filing fee.

Should you have any questions about this filing, please let me know. Thank you.

Sincerely,

Roberto R. Ruelo

Roberto R. Ruelo

Enclosures

3/28

FILED
95 MAR 24 AM 10:40
[illegible] STATE
TALLAHASSEE, FLORIDA

Received 07-17-25
Development Services

FILED
95 MAR 24 AM 10:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF THE

PHILIPPINE CULTURAL FOUNDATION, INC.

The undersigned Florida not for profit corporation, acting as an incorporator of a Corporation not for profit under the Florida Not For Profit Corporation Act, as set forth in Chapter 617 of the Florida Statutes, adopts the following Articles of Incorporation for such Corporation:

ARTICLE I. NAME

The name of the Corporation shall be the PHILIPPINE CULTURAL FOUNDATION, INC.

ARTICLE II. TERM OF EXISTENCE

The Corporation shall have perpetual duration.

ARTICLE III. PURPOSE

PURPOSE: The Corporation is organized exclusively to teach Philippine culture, music, dance, arts, custom, traditions or language; to provide scholarships to deserving students; or to operate exclusively as an educational, religious or charitable organization within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954, as amended.

INUREMENT OF INCOME: No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered.

LEGISLATIVE OR POLITICAL ACTIVITIES: No substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation and the Corporation shall not participate in or intervene (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

OPERATIONAL LIMITATIONS: Notwithstanding any other provisions of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of

Received 07-17-25
Development Services

any future United States Internal Revenue Law) or (b) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

DISSOLUTION CLAUSE: Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the Corporation, dispose of all the assets of the Corporation exclusively for the purposes of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE IV. NONSTOCK BASIS; MEMBERS

The Corporation is organized upon a nonstock basis as defined in Section 617.011, Florida Statutes. The members of the Corporation shall be individuals or organizations as may be set forth in the Bylaws or resolution of the Corporation.

ARTICLE V. PRINCIPAL OFFICE, REGISTERED AGENT, ADDRESS

The address of the Corporation is 16409 Ashwood Drive, Tampa, Florida 33624 or such address within the State of Florida as the Board of Directors may from time to time designate. The street address of the initial registered office of the Corporation is 16409 Ashwood Drive, Tampa, Florida 33624. The name of its initial registered agent at such address is Roberto R. Ruelo.

ARTICLE VI. DIRECTORS

The powers of the Corporation shall be exercised, its property controlled, and its affairs conducted by a Board of Directors. The number of directors of the Corporation shall never be less than three. The names and addresses of the initial directors who shall hold office in accordance with the provisions of this Article are:

Name	Address
Ben P. Mosquera, M.D.	681 Bay Laurel Ct. NE, St. Petersburg, FL 33703

Received 07-17-25
Development Services

Carlos C. Soriano, M.D.	9020 Baywood Park Dr., Seminole, FL 34647
Linda Capua	8790 Maplewood Dr., Seminole, FL 34647
Ben Abinales, M.D.	1522 75th Cr. NE, St. Petersburg, FL 33702
Jocelyn L. Barlaan	3506 Country Creek Ln., Valrico, FL 33594
William R. Ick, Jr.	14086 Jennifer Terrace, Largo, FL 34644
Cesar A. Domagas	8503 Woodbridge Bl., Tampa, FL 33615
Rudy M. Curioso	408 Van Reed Manor Dr., Brandon, FL 33511
Helen P. Piloneo	8866 Merrimoor Bl., Seminole, FL 34647
Frank T. Estrada	8303 N. 46th St, Tampa, FL 33617
Elena L. Miller	4102 W. Wisconsin Av, Tampa, FL 33616
Fatima Dompor, M.D.	1629 Carter Oaks Dr, Valrico, FL 33594
Flora Ortiz	1445 72nd Av. NE, St. Petersburg, FL 33702
Urcena Ocampo	12954 Farmington Trail, Seminole, FL 34646
Melvyn Drew, M.D.	2675 Augusta Dr., Clearwater, FL 34621
Myrna Barrido	4321 Akita Dr., Tampa, FL 33624
Jose Hortsmann Omila	5033 Bernadette Dr., Zephyrhills, FL 33541
Sylvia dela Cruz	2929 Alline Ave., Tampa, FL 33611
Rudy Enrille	16010 Glen Haven Dr, Tampa, FL 33618
Fe P. Loquias	8617 Huntfield St., Ta[illegible], FL 33635
Larry Cruz	8511 Barcelona Dr, #20[illegible] Tampa, FL 33614
Aurea Sharp	6501 Monterey Dr, Tampa, FL 33625

ARTICLE VII. OFFICERS

The Board of Directors shall elect from or outside of its own number such officers of the Corporation with such titles, duties, and term of office as may be set forth in the Bylaws of the Corporation or by resolution.

ARTICLE VIII. INCORPORATOR

The name and address of the not for profit corporation in the State of Florida which is the incorporator of these Articles of Incorporation is the Philippine Cultural Center and Library Title Holding Corp. of 16409 Ashwood Drive, Tampa, FL 33624-1152.

ARTICLE IX. INDEMNIFICATION

The Corporation shall indemnify its officers, directors, employees or agents in those cases as now or hereafter provided in Sections 607.0831, 607.0834, 607.0850, Florida Statutes.

ARTICLE X. AMENDMENT TO BYLAWS

The Bylaws of the Corporation shall be amended by a majority vote of the Board of Directors of the Corporation in a meeting called for the purpose, there being a quorum.

Received 07-17-25
Development Services

ARTICLE XI. AMENDMENTS TO ARTICLES OF INCORPORATION

These Articles of Incorporation shall be amended by a two-thirds vote of the Board of Directors of the Corporation in a meeting called for the purpose, there being a quorum.

IN WITNESS WHEREOF, the undersigned Florida not for profit corporation, being the incorporator of this Corporation, has executed these Articles of Incorporation on this 19th day of March, 1995, at Tampa, Florida.

PHILIPPINE CULTURAL CENTER
AND LIBRARY TITLE HOLDING CORP.

By: _____
JOSE H. OMILA
President

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Sections 48.091, 617.0202, 617.0501, and 617.023, Florida Statutes, the following is submitted:

THE PHILIPPINE CULTURAL FOUNDATION, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business in Tampa, Florida, has named Roberto R. Ruelo, whose address is 16409 Ashwood Dr., Tampa, Florida 33624, as its agent to accept service of process within Florida.

_____
Jose H. Omila, President

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity. Further, I certify that I am familiar with and agree to comply with the provisions of all statutes, including the duties and obligations provided for in Section 607.0505, Florida Statutes, relative to the proper and complete performance of my duties.

Dated: March 19, 1995.

_____
Roberto R. Ruelo
Registered Agent

Received 07-17-25
Development Services

Philippine Cultural Foundation, Inc.

Project Title: PCFI Barangay Pavilion Renovation
Grant Number: 24.c.cf.200.466
Date Submitted: Wednesday, June 1, 2022
Request Amount: $224,948.00

A. Applicant Profile

Applicant Information

a. Organization Name: Philippine Cultural Foundation, Inc.
b. FEID: 59-3308069
c. Phone number (with extension if applicable): 813.925.1232
d. Principal Address: 14301 Nine Eagles Drive Tampa, 33626
e. Mailing Address: 14301 Nine Eagles Drive Tampa, 33626
f. Website: http://www.pcfitampa.org
g. Organization Type: Nonprofit Organization
h. Organization Category: Cultural Organization
i. County: Hillsborough
j. UEI number:
k. Fiscal Year End Date: 03/31

1. Grant Contact *

First Name
Nicolas

Last Name
Pacis

Phone 813.317.5319
Email nhick@nhick.com

2. Chief Financial Officer for the Applicant *

First Name
Frank

Last Name
Butron

Phone 813.453.6364
Email frankbutron@yahoo.com

3. Official with Authority to contract for the Applicant *

First Name
Arnelll

Received 07-17-25
Development Services

Last Name
Biglete

Phone 813.482.7319
Email chairman@pcfitampa.org

4. Official with Authority to contract for the Property Owner *

First Name
Vivian

Last Name
Dudgeon

Phone 727.776.2904
Email info@bayanihanartscenter.org

5. National Endowment for the Arts Descriptors

5.1. Applicant Status

Organization - Nonprofit

5.2. Institution Type

Cultural Series Organization

5.3. Applicant Discipline

Multidisciplinary

B. Introduction

1. What is the legal status of the applicant *

- ○ Public Entity
- ◉ Florida Nonprofit, Tax-Exempt
- ○ Other (not an eligible response)

2. Applicant Mission Statement *

To preserve and present the Philippine heritage and culture as legacy to future generations and as contribution to the diversity of this region and the State by

1. Presenting performances and exhibitions of Philippine artists
2. Organizing events to the public
3. Providing cultural education about Filipino culture
4. Provide a facility for Florida artists and other cultural providers
5. Supporting cultural activities of other ethnicities
6. Expanding educational opportunities about Philippine culture

3. Describe the facility that you will acquire, renovate or build:

3.1. Is the cultural facility?: *

- ◉ A purpose-built or single use facility that will solely be used for the programming, production, presentation, exhibition of any of the arts and cultural disciplines (Section 265.283(7), Florida Statutes) at least 85% of the time. These disciplines include music, dance, theatre, creative writing, literature, architecture, painting, sculpture, folk arts, photography, crafts, media arts, visual arts, and programs of museums. You must provide documentation of your organization's mission and arts and cultural programming as an attachment. See Guidelines: Attachments and Support Materials. This type of facility includes theatres, performance centers, museums (including, aquariums, botanical gardens, history centers, zoos, etc.) and art centers. The maximum request amount for this type of facility is $500,000.

- ○ A multi-purpose facility that will be used for the programming, production, presentation, exhibition of any of the arts and cultural disciplines (Section 265.283(7), Florida Statutes) LESS than 85% of the time. These disciplines include music, dance, theatre, creative writing, literature, architecture, painting, sculpture, folk arts, photography, crafts, media arts, visual arts, and programs of museums. You must provide documentation of your organization's mission and arts and cultural programming as an attachment. See Guidelines: Attachments and Support Materials. This type of building includes community centers, recreation centers, civic centers and municipal buildings. The maximum request amount for this type of facility is $200,000. Project costs must be directly related to the arts and cultural portion of the facility.

3.1.1. If the facility is a multi-purpose building, describe the OTHER activities that take place in the facility.

N/A

3.2. How many days per week/hours per day is this facility open to the public? *

The facility is open to the public six days per week, at least eight hours per day.

3.3. How many of the days per week/hours per day that the facility is open are arts and cultural programming, production, and administration taking place?* *

The facility is used for arts, cultural programming, production, and administration six days per week, at least eight hours per day.

3.4. Describe the types of arts and cultural programming, production, and administration that take place within the facility. *

The Philippine Cultural Foundation, Inc. provides a variety of cultural programs to the community through its thrust project, the Music, Theater, Dance and Art Program. This major undertaking includes free classes provided by its

cultural arms, the Philippine Performing Arts Company, Inc., Musikong Kawayan Bamboo Ensemble, Philippine Choral Group and Indak Pambata. These groups also represent not only the Foundation but the entire Filipino heritage in various events, festivals, shows and concerts in the Tampa Bay Area, surrounding cities and counties in the State of Florida as well as out of state. These groups also offer outreach performances to assisted living facilities, private and government offices, inter-cultural events and the like.

PCFI also offers cultural events at its 10-acre facility, the Philippine Cultural Enrichment Complex where the Bayanihan Arts and Events Center is situated. The facility is located at 14301 Nine Eagles Drive in Tampa. These events include *PhilFest* (Philippine festival), *Pasko* (Christmas Festival), Sampaguita Ball (Annual Ball), *Barrio Fiesta* (Philippine Festival), *Ihaw-Ihaw* (Food Festival), Youth Recital, art and language classes, and other festivals in cooperation with its member organizations. These Philippine festivals and events, offered to Filipinos and non-Filipinos alike, generate more than 15,000 attendance every year.

The Foundation also has other programs like Classical Concert Series, Pop Concert Series, Annual Youth

Recital, Youth Leadership Programs and others, all engaging the community experience Philippine culture. It also connects to the public online through its website and through various social media platforms.

The Foundation, being an umbrella organization for 18 Filipino-American organizations in the Tampa Bay Area, also provides venue for the events of these organizations. These events are simple organizational meetings and socials to large organization events like fundraisers and festivals.

The Philippine Cultural Enrichment Complex has two major venues: the Bayanihan Arts and Events Center (BAEC) and the Philippine Village (also known as PhilFest Grounds). BAEC is used for PCFI's indoor events while the Philippine Village is an outdoor area, complete with a stage, *Bahay Kubo* (Philippine bamboo house) and pavilions are for outdoor activities.

3.5. Who is responsible for the programming, production, and administration of the arts and cultural activities of the facility? Is there a qualified professional expert in the subject matter on staff either paid or volunteer? What are their qualifications? *

The bulk of the cultural work throughout the season is delegated to PCFI's Cultural Committee which works in close cooperation with the Publicity and Communications Committees that deal with various marketing arrangements. The main artistic and cultural personnel include:

JOEY OMILA, Cultural Director
Director, Philippine Performing Arts Company, Inc. (PPAC)
Education & Work History: BA Fine Arts, University of Sto. Tomas, Manila
Job Description: Designs, oversees and approves all cultural projects of the foundation and administrator and choreographer of PPAC

NHICK RAMIRO PACIS, Assistant Cultural Director
Conductor, Musikong Kawayan Bamboo Ensemble (MK)
Director, Philippine Theater Company of Tampa (PTCT)
Education & Work History: Bachelor of Music, University of the Philippines; member University of the Philippines Concert Chorus, Master Chorale of Tampa Bay; composer, arranger and pianist Job Description: Assists in the design and execution of all cultural projects of the foundation, prepares, composes and arranges musical scores to be used by resident performers as well as conducts, rehearses and administers performances of MK and PTCT.

CONNIE CHANRASMI, Conductor, Philippine Choral Group
Education & Work History: University of the Philippines, member Philippine Madrigal Singers Job Description: Rehearses and determines repertoire and performances of the Philippine Choral Group.

JUDY SIBAYAN, Artistic Director, Indak Pambata
JAEC Center for Health Research
University of New Mexico
Alumnus of the Philippine Performing Arts Company, Inc.

ARNEL ARTUS, ARTE Painting Program
Art instructor at Michael's Art and Craft Store under Grumbacher Paint.
Freelance portrait artist, muralist and landscape, still life and pet artist.
Illustrator of Dreams of Tealan children's book
Muralist at St. Paul's Catholic Church in Tampa, Florida.

3.6. Accessibility, Equity, and Inclusion are important to the programming, production, and

administration of arts and cultural activities. Briefly describe the actions that your organization has taken to make activities accessible to all audiences. Accessibility includes other factors besides physical. Be sure to include efforts to provide programming welcoming and available for all members of your community.*

The Philippine Cultural Foundation, Inc.'s prides itself with the variety of cultural programs it provides to the community through its thrust project, the Music, Theater, Dance and Art Program. These major undertaking include free classes provided by its cultural arms, the Philippine Performing Arts Company, Inc., Musikong Kawayan Bamboo Ensemble, Philippine Choral Group and Indak Pambata. These groups also represent not only the Foundation but the entire Filipino heritage as a whole in various events, festivals, shows and concerts happening in the Tampa Bay Area, surrounding cities and counties in the State of Florida as well as out of state. These groups also offer outreach performances to assisted living facilities, private and government offices, inter-cultural events and the like.

PCFI also offers cultural events at its facility, the Philippine Cultural Enrichment Complex, at 14301 Nine Eagles Drive. These events include PhilFest (Philippine festival), Pasko (Christmas Festival), Sampaguita Ball (Annual Ball), Barrio Fiesta (Philippine Festival), Ihaw-Ihaw (Food Festival), Youth Recital, art and language classes, and other festivals in cooperation with its member organizations. These Philippine festivals and events, offered to Filipinos and non-Filipinos alike, generate more than 15,000 attendance every year.

The Foundation also has other programs like Classical Concert Series, Pop Concert Series, Annual Youth Recital, Youth Leadership Programs and others, all engaging the community experience Philippine culture.

The Philippine Cultural Enrichment Complex is a 10-acre property consisting of the Bayanihan Arts and Events Center (BAEC) and the Philippine Village. BAEC is used for PCFI's indoor events while the Philippine Village is an outdoor area, complete with a stage, Bahay Kubo (Philippine bamboo house) and pavilions are for outdoor activities. All these are ADA compliant facilities.

PCFI also connects to the public online through its website and through various social media platforms.

3.7. **Describe the Diversity of your staff, volunteers, and board members or the steps that you have taken to achieve greater Diversity.***

The following graphs show the current demographics of the Philippine Cultural Foundation, Inc.'s board, staff, volunteers and creative personnel, including the community that it serves in Hillsborough County.

INTERNAL DEMOGRAPHICS

	Board	Staff	Volunteers	Creatives
Total Number	36	3	316	5
Female	22	2	184	3
Male	14	1	132	2
Transgender	0	0	3	0
Asian/Asian American	34	0	242	0
Black/African American	0	0	23	0
Hispanic/Latino/Latina	0	0	17	0
White	2	0	32	0
Multi-racial or multi-ethnic (2+ races/ ethnicities)	8	0	31	0
Persons with a disability	6	0	12	0

POPULATION SERVED AND DIVERSITY

	Last Completed Fiscal Year	Current Fiscal Year
Total attendance	22350	20577
Total attendance in Hillsborough County	18500	15000
Total attendance in City of Tampa	8000	7500
Paid admissions in Hillsborough County	15	22
Free admissions in Hillsborough County	6	5
Children/Youth (0-18 years)	2750	1600
Adults (19-24 years)	5500	4300

Adults (25-64 years)	**11000**	**11918**
Older Adults (65+ years)	**3100**	**2759**
Persons with a disability	**45**	**35**
Veterans	**85**	**60**
American Indian/Alaskan Native	**20**	**15**
Asian/Asian American	**12000**	**12500**
Black/African American	**1800**	**1500**
Hispanic/Latino/Latina	**3500**	**2800**
Native Hawaiian/Other Pacific Islander	**30**	**46**
White	**5000**	**3716**
Multi-racial or multi-ethnic (2+ races/ethnicities)	**3000**	**2500**
Other	**75**	**50**

Although PCFI has a statewide reach for Filipino-Americans, other nationalities are also involved and are encouraged to participate as the organization's goals invoke. This applies to both its internal makeup and the community it serves.

In the end, a greater diversity is achieved and encouraged in the community that the Foundation caters to. The festivals, more especially, (Barrio Fiesta, PhilFest and Pasko) are attended and participated in by various nationalities and races. At PhilFest, for example, Youth Night would require the assimilation of Philippine dances in the inter-university dance competition attended by university students from different ethnic backgrounds. The festival also features "PhilFest Goes Latin" which is participated in my several Latin Dance Groups in the Tampa Bay Area.

The use of the Bayanihan Arts and Events Center is open to all for every kind of event including festivals of other races and many more. This includes hosting multi-cultural events like Vietnamese Lunar Festivals, Indian ceremonies, and others.

4. Cultural Facilities Grant Status *

- ○ Yes
- ◉ No

4.1. If yes, list grant numbers for any open Cultural Facilities and Fixed Capital Outlay grants.

N/A

5. $224,948.00

6. Project Type *

- ○ Acquisition

Acquisition is the purchase of land or building for the purpose of using or building a cultural facility.

- ◉ Renovation

Renovation is the act or process of giving a property a state of increased utility or returning a property to a state of utility through repair, addition, or alteration that makes possible a more efficient use.

- ○ New Construction

New Construction is constructing a Cultural Facility on property where no building previously existed.

7. Project Title

PCFI Barangay Pavilion Renovation

8. Project Synopsis *

Briefly summarize the project. Indicate how you will use grant funds, the major work items involved and the end product.

The Philippine Cultural Foundation, Inc. is asking for a $224,948 support grant to renovate the Barangay Pavilion, one of the Foundation's open pavilions at the Philippine Cultural Enrichment Complex in Tampa, Florida into an enclosed rehearsal hall/ classroom for use of its four resident performing groups. The Barangay Rehearsal Hall as it will be named, with an estimated cost of $449,897 will have wooden floors, built-in storage for costumes and props, restrooms and break room to accommodate the much-needed needs of students, volunteer performers and staff members of the Foundation's cultural programs.

This project was already applied for and approved in 2019. However, due to the COVID-19 pandemic that adversely affected not only the state of Florida but the entire USA and even globally, the budget that was published by the legislature for fiscal years 2020-2021 and 2021-2022 did not include any Cultural Facilities Grant applications from the approved and ranked list. Lastly, the 2022-2023 approved budget was not fully funded allowing for only the top 23 approved applications to qualify.

PCFI was therefore advised by the Department of State to reapply.

9. Project Physical Location *

Street Address

14301 Nine Eagles Drive

City

Tampa

State

FL

Zip

33626

County

Hillsborough

10. Will the acquisition, renovation, or construction of your project only occur between July 1 of the first year of the grant period and June 1 of the second year of the grant period (23 months)? *

- (●) Yes (required for eligibility)
- ( ) No

11. What was your Total Support and Revenue for the last completed fiscal year? *

Include the amount reported by a review, audit, or detailed operating budget that provides a statement of comprehensive income, revenue and expense. Documentation of this number must be provided as an attachment. See Guidelines: Total Support and Revenue for details.

$205,704

C. Project Documents

1. Current Architectural Plans certified by a licensed architect or engineer (or contractor project proposals or working drawings if no architectural plans are required for the completion of the project) are… *

- (●) Complete (required for eligibility)
- ( ) Not complete

2. Construction documents are… *

- (●) Complete
- ( ) Not complete

Project Land and Building

3. Are you leasing the project land or building? *

- (●) No (If NO, proceed to question 4.)
- ( ) Yes, the land and the building
- ( ) Yes, the building
- ( ) Yes, the land (If YES, skip question 3.2).

3.1. If leasing: How many years will remain on the land lease as of July 1 of the award year?

0

3.2. If leasing: How many years will remain on the building lease as of July 1 of the award year?

0

4. Who currently owns the land? *
Philippine Cultural Foundation, Inc.

5. Who currently owns the building? *
Philippine Cultural Foundation, Inc.

6. How old is the building in years? *

22

D. Scope of Work

1. Project Description

Describe what you are going to build, what you are doing to renovate the building, or what are you acquiring. Indicate how grant funds and match will be spent. Provide a timeline of when grant funds and match will be expended. Discuss any grants applied for or received from the Division of Historical Resources for the grant period. The Cultural Facility Program is a bricks and mortar program. State funding is not to be used for the fabrication or design of exhibits, or for commercial projects. State funding may be used for parking facilities, sidewalks, walkways and trails, as long as those items do not comprise the entirety of the scope of work.

1.1. Construction/Renovation/Acquisition *

Only one of these categories may be funded through a single Cultural Facilities application.
What are you constructing, renovating, or acquiring? Be specific. (Example: 500 sq ft Visitor Center)

The Division of Cultural Affairs Cultural Facilities Grant is being applied for to renovate the Barangay Pavilion, an existing open pavilion in the Philippine Cultural Enrichment Complex in Tampa, Florida into an enclosed 2000 sq ft Rehearsal Hall that will be used as rehearsal and classroom for the Philippine Cultural Foundation, Inc.'s resident performing groups namely

1. Philippine Performing Arts Company - Youth and adult dance company for Philippine Folk Dances established in 1991

2. Musikong Kawayan Bamboo Ensemble - Instrumental performing ensemble using native Asian and Philippine musical instruments made of bamboo. Established in 2003, Musikong Kawayan Bamboo Ensemble has been a one-of-a-kind musical group in the entire state of Florida.

3. Philippine Choral Group - A vocal ensemble specializing in Philippine choral music formed in 1996

4. Indak Pambata - Children's dance company for Philippine folk dances, especially formed for children fifteen years and below

With a projected cost of $450,000, the Barangay Rehearsal Hall, as it will eventually be named, will be used primarily for classes, rehearsals and management office of PCFI's Music, Theater, Dance and Art Program. The building has been designed to have Philippine architectural touches like glazed capiz windows to match the structural design of the other structures in the complex like the Bahay Kubo (traditional Philippine Bamboo House) which houses traditional Philippine furniture and is being used to house language classes. Since the structure is at ground-level, Barangay Rehearsal Hall will be accessible via wheelchair and will have ADA-compliant hardwood dance flooring. There will also be wall-to-wall storage areas for props, costumes and equipment. Restrooms and a small kitchenette will also be included in the structure, as well as additional exit door on the structure's west wall.

The renovation process has been designed to make efficient use and reuse of the already existing pavilion to minimize cost. At present, the Barangay Pavilion is only composed of a concrete foundation, metal roofing and steel posts.

The 10-acre Cultural Enrichment Complex in Tampa, Florida is owned by the Philippine Cultural Foundation, Inc. and all the structures in the complex, including the $1.2 million Bayanihan Arts and Events Center have been fully paid off and mortgage-free so the Foundation is again equipped and looking forward, with grant support from the Division of Cultural Affairs Cultural Facilities Grant, to the construction of the Barangay Rehearsal Hall.

This project was initially applied for in 2019, but due to the COVID-19 pandemic, the State of Florida has halted support for cultural facilities grant for 2020 and 2021. In 2022, it passed the grant review and legislative approval but did not make it to the governor's final approval in the state budget due to budget cut.

1.2. Spending Plan *

Indicate how grant funds and match will be spent. (Examples: permitting, site preparation, flooring, windows, HVAC, signage, lighting). Discuss any grants applied for or received from the Division of Historical Resources for the grant period.

The equal combination of the grant money and the matching fund of PCFI will be used to renovate the Barangay Rehearsal Hall limited to architectural services, permitting, foundation upgrade, landscaping, roof extension, millwork, storage, windows, doors, panels, flooring, finishing, electrical, a/c unit and power distribution.

There are no grants applied for or received from the Division of Historical Resources at this time.

1.3. Project Timeline *

Provide a timeline. The timeline should include permitting, site preparation, and actual construction. The grant period is 23 months.

2019

May 15 – Schematic Design (Complete)

2019-2023

Actively solicit for additional pledges and donations for the project

2023

July 3
Phase 1:Design Development

August 28
Phase 2: Construction Documents bidding and negotiation final estimate

November 13
Phase 2a: Permitting

2024

January 1
Phase 3: Site/Construction Prep

January 15
Phase 4: Foundations

January 29
Phase 5: Masonry Walls

February 26
Phase 6: Metal Roof Extension and Steel Connectors

February 19
Phase 7: Door and Window Systems Partial and
Phase 8: Door and Window Final

April 15
Phase 9: Insulation and Moisture Control Systems

April 29
Phase 10: Finishes Interior and Exterior Partial and
Phase 11: Finishes Interior and Exterior Final

May 27
Phase 12: Millwork and Cabinets

July 1
Phase 13: Appliances and Fire Protection

July 8
Phase 14: Mechanical and Electrical Systems

July 15
Phase 15: Project Substantial Completion

July 29

Received 07-17-25
Development Services

Phase 16: Punch List and Project Close Out

August 11
Barangay Pavilion Inauguration

August 17
Classes and Rehearsals Start

E. Proposal Budget

1. Proposal Budget Summary *

Request Amount	**$224,948.00**
Confirmed Matching Funds	**$224,949.00**
Project Cost	**$449,897.00**
Contingency	**$50,000.00**

2. Are you requesting REDI match reduction? *

- ○ Yes
- ◉ No

3. Have you requested or received funding from the Division of Historical Resources for this project? *

- ○ Yes (not an eligible response)
- ◉ No

4.

What other state dollars will go into the project?

#	Source	Amount

5. Proposal Expense Details*

List your estimated expenses and how they will be paid (from match, grant funds, or both). Only include expenses that are specifically related to the project. Expenses may include an actual amount to be paid or the value of an in-kind contribution. See Help: Proposal Budget Terms for expense category descriptions and columns. Round amounts to the nearest dollar. Rows must have a value in State, or Cash Match, or In-Kind Match. If all three columns are 0 or blank, the row will not be saved.

5.1. Land Acquisition

5.2. Building Acquisition

5.3. Architectural Services

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
	Totals:	**$30,850**	**$30,850**	**$0**	**$61,700**

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Arch Fees (Design Development, Construction Documents, Construction Administration, Other)	$30,850	$30,850	$0	$61,700
	Totals:	$30,850	$30,850	$0	$61,700

5.4. General Requirements

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Permitting, Temporary Services, Existing Conditions Protection, Contract Administration, OHVD, Profit, Etc	$45,000	$45,000	$0	$90,000
	Totals:	$45,000	$45,000	$0	$90,000

5.5. Site Construction

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Landscaping, Sidewalks, Existing walk configuration, Concrete demolition, Other	$3,599	$3,599	$0	$7,198
	Totals:	$3,599	$3,599	$0	$7,198

5.6. Concrete

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Foundations, Slab on grade reconfiguration, Existing slab topping, etc.	$8,545	$8,545	$0	$17,090
	Totals:	$8,545	$8,545	$0	$17,090

5.7. Masonry

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Infill walls, Pilasters, Landscape Walls	$14,136	$14,136	$0	$28,272
	Totals:	$14,136	$14,136	$0	$28,272

5.8. Metals

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Roof structure extension, Metal Roofing	$9,756	$9,756	$0	$19,512
	Totals:	$9,756	$9,756	$0	$19,512

5.9. Wood And Plastic

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
	Totals:	$16,883	$16,883	$0	$33,766

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Millwork, storage cabinets, vanities, counters	$16,883	$16,883	$0	$33,766
	Totals:	$16,883	$16,883	$0	$33,766

5.10. Thermal And Moisture Protection

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Roof and wall insulation, slab and walls vapor barrier, sealants	$9,278	$9,279	$0	$18,557
	Totals:	$9,278	$9,279	$0	$18,557

5.11. Doors And Windows

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Custom impact capiz window and door panels, window and door framing, doors	$40,372	$40,371	$0	$80,743
	Totals:	$40,372	$40,371	$0	$80,743

5.12. Finishes

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Ceiling grid, flooring, exterior finish system, paint interior, paint exterior	$26,280	$26,280	$0	$52,560
	Totals:	$26,280	$26,280	$0	$52,560

5.13. Specialties

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Smoke deterctor, Exit lighting and signange, Emergency lighting	$2,022	$2,023	$0	$4,045
	Totals:	$2,022	$2,023	$0	$4,045

5.14. Equipment

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Refrigerator for break room	$762	$761	$0	$1,523
	Totals:	$762	$761	$0	$1,523

5.15. Furnishings

5.16. Special Construction

5.17. Conveying Systems

5.18. Mechanical

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Airconditioning unit, -2 ton unit, duct work, plumbing fixtures, supply and waste piping and connections	$12,188	$12,189	$0	$24,377
	Totals:	$12,188	$12,189	$0	$24,377

5.19. Electrical

#	Description	Grant Funds	Cash Match	In-Kind Match	Total
1	Power distribution, inside lights, outside lights, outlets	$5,277	$5,277	$0	$10,554
	Totals:	$5,277	$5,277	$0	$10,554

State Total :

$224,948

Match Total (Cash + InKind) :

$224,949

6. How were your proposal expenses determined?

Explain how the estimated expenses in the Proposal Expense Details were derived, i.e. from an architect or engineer budget estimate, contractor quote, etc. You must provide documentation of the source of your proposal expenses as an attachment. See Guidelines: Attachments and Support Materials.

Proposal expenses were determined through an architect budget estimate based on requirements and other possibilities requested of Calvino Architecture Studio, Inc. by the Philippine Cultural Foundation, Inc, taking into account how much the Foundation is willing to spend and how much donations and pledges have been allocated for the Barangay Pavilion Project.

7. Proposal Income (Match) Details*

List your confirmed matching funds (resources presently available or pledged and designated to the project). You must provide documentation for matching funds at time of application. See Guidelines: Matching Funds Documentation. Include cash on hand, irrevocable pledges, and in-kind or donated services and materials. See See Help: Proposal Budget Terms for descriptions of income categories and columns. Round amounts to the nearest dollar.
Rows must have a value in Cash Match or In-Kind Match. If both columns are 0 or blank, the row will not be saved.

7.1. Private Support

Donations by individuals and non-corporate, non-government parties. Includes foundation grants awarded for this project (or a proportionate share of such grants allocated to this project), cash donations and the fair market value of donated goods or services (in-kind).

#	Source	Amount
1	Private Donation - Drs. Terry and Lenny Bissonnette	$30,000.00

2	Private Donation - Ross and Marly Balderama	$15,000.00
3	Private Donation - Roland and Clem Lazaro	$4,000.00

7.2. Corporate Support

Contributions to this project by businesses, corporations, and corporate foundations, or a proportionate share of such contributions allocated to this project.

7.3. Local Goverment Support

Contributions for this project by city, county, or other local government agencies, or a proportionate share of such grants or appropriations allocated to this project. Includes in-kind and cash derived from grants and appropriations. Note: If the applicant is a city, county, or other local government agency, then their cash support should be shown under Applicant Cash and explained in the Budget Detail.

7.4. Federal Government

Support for this project by agencies of the federal government, or a proportionate share of such grants or appropriations allocated to this project. Includes in-kind and cash derived from grants and appropriations.

7.5. Applicant Cash

For the proposal budget, these are temporarily restricted funds and irrevocable pledges the applicant will dedicate to the project. Applicant cash must be documented with copies of financial statements from financial institutions, copies of grants and signed irrevocable pledges.

#	Source	Amount
1	PCFI Account - Chase Bank #592356585	$10,000.00
2	PCFI Account - Chase Bank #592356601	$13,149.00
3	Remaining Pledge - Ross and marly Balderama	$15,000.00
4	Remaining Pledge - Roland and Clem Lazaro	$26,000.00
5	Pledge - Vivian Dudgeon	$30,000.00
6	Pledge - Francisco Butron, Jr.	$20,000.00
7	Pledge - Liberty Galloway	$30,000.00
8	Pledge - Nicolas Pacis	$10,000.00
9	Pledge - Dr. Andres and Felilia Ticzon	$5,000.00
10	Pledge - Pilar Peterson	$5,000.00
11	Pledge - Crispina Hermano	$5,000.00
12	Pledge - Meden and Rebecca Jamo	$2,500.00

Received 07-17-25
Development Services

13	Pledge - Ed and Leila Taghap	$2,000.00
14	Pledge - Roy and Betty Covarrubias	$1,000.00
15	Pledge - Connie Chanrasmi	$1,000.00
16	Pledge - Mary Caroline Javier	$300.00

F. Matching Funds Page 6 of 13

1.

Match Summary *

#	Match Type	Amount	% of confirmed match
1	Cash	$13,200.00	6 %
2	Cash	$49,000.00	23 %
3	Irrevocable Pledges	$152,800.00	71 %

2. Are these matching funds being used to match any other Department of State grants? *

- ○ Yes (not an eligible response)
- ◉ No

Donor Profile

3. How many donors are supporting the project? *

14

4. What is the smallest contribution received for the project? *

$300

5. What is the largest contribution received for the project? *

$30,000

6. What is the population size of the community the project serves? *

25,000

7. Donor Profile: Description of Donors *

Describe your donors (individual, local artist guild, parent teacher association, etc.). Additional donor information (including names) may be provided at your discretion. All information provided will become a part of public record. The Division must provide this information to the public on request.

Matching fund is a cumulative combination of PCFI cash on hand in the bank from proceeds from PCFI cultural events

Received 07-17-25
Development Services

(PhilFest, Sampaguita Ball, concerts), rental proceeds from the Bayanihan Arts and Events Center events and individual donations. Additional donors continue to come in through planned fundraisers, and online donations (currently being set up).

As of April 30, 2022, the Philippine Cultural Foundation, Inc. has a total asset amounting to $1,288,331. The need for grant support, however, is integral for the Foundation to allocate funds for the upkeep of the Bayanihan Arts and Events Center and the Philippine Cultural Enrichment Complex as a whole and to support its other cultural projects.

8. Donor Profile: Percentage of Community Support *

Support Type	Percentage
Corporations	0 %
Foundations	10.3 %
Individuals	89.7 %
State	0 %
Other	0 %
Total:	100 %

G. Need for Project and Operating Forecast

1. Need for Project *

Describe your need for the project (or portion of the project on which grant funds will be spent). Discuss need for additional space (performance, exhibition, office, work, or storage) and your history of organization growth. Discuss increased square footage or increased utility. Reference long term construction or renovation needs documented in a long-range plan.

The renovation of the Barangay Pavilion for classes and rehearsals was deemed necessary due to the lack of space at the Philippine Cultural Foundation, Inc.'s Bayanihan Arts and Events Center which is currently being used for the Foundation's main cultural events like concerts, cultural presentations and other organizational functions.

At present, for example, Musikong Kawayan Bamboo Ensemble classes are held at the Bayanihan Arts and Events Center meeting room. Philippine Performing Arts Company classes are held at the outdoor Sinagtala Stage while Indak Pambata only uses the BAEC Hall on days that the hall is not in use. The Philippine Choral Group, on the other hand, mostly rehearses at the music director's residence on Sundays or at the BAEC when it is free.

When the Bayanihan Arts and Events Center is being used for Foundation events, all classes and rehearsals are cancelled or postponed. The other areas of the 10-acre Philippine Cultural Enrichment Complex include an outdoor stage (Sinagtala Theater) and several open pavilions in use by the member-organizations of the Foundation. These, however, are exposed to the elements and cannot be utilized to store valuable musical instruments, props and costumes. In the summer, these structures are also too hot for outdoor classes and rehearsals and can be a health risk for many of the volunteer performers, most of whom are retired Filipino-Americans, some with disability. The same scenario applies during the rainy months.

2. Operating Forecast Detail *

Describe how the space will be used and the related costs. Incorporate budgetary figures where appropriate. You may reference a budget spreadsheet (provided as support material) or incorporate the revenue and expense figures into the narrative. Consider both staffing and programming needs. Include:

- **New staff that will be needed**
- **Programs that will be added, expanded or improved**
- **Additional expenses to the organization**
- **New revenue sources that will be used to offset the added expense**

Apart from construction manpower during the renovation, no additional staff will be needed by the Philippine Cultural Foundation, Inc.

On the other hand, classes and rehearsals will be enhanced and conducted more regularly. Additional classes will also be opened as a result of a dedicated rehearsal/class space. PCFI will determine additional mentors as needed.

The additional storage space will also allow for more acquisition of additional musical instruments, costumes and props in the future without the limitation of space.

Added expense will include electricity (projected at $300/month), water ($75/month) plus additional phone lines and internet.

However, these expenses can be offset by the Foundations fundraising and program income along with rental proceeds from the Bayanihan Arts and Events Center.

3. Fiscal Stability *

Describe the fiscal condition of the organization as it relates to the successful completion of the proposal. Also describe plans to sustain the proposed acquisition/renovation/new construction after the grant period.

In spite of the financial dent during the COVID-19 pandemic, and the two-year postponement of the grant application

process due to budget cuts at the legislature level, the Philippine Cultural Foundation, Inc. has maintained a $1.2 total assets since its establishment in 1996. With yearly donations, festival, concert proceeds, rental and fundraising income of more than $200,000, the Foundation is financially confident that the renovation of the Barangay Rehearsal Hall is still feasible.

PCFI's cultural programming is based on tried and tested methods that the organization has acquired through the years of attempting to reach out to various sectors of the community. Hence, the organization's cultural programs are designed to be family-oriented, hoping that all age brackets of every race, not just the Filipino race can be tapped.

PCFI's resident performing groups, the Musikong Kawayan Bamboo Ensemble, Philippine Performing Arts Company, Philippine Choral Group and Indak Pambata, also have a mixture of various races and ages, all trying to learn Philippine dances and songs and such.

Funding each project of the organization depends on the available funds available through private donations, existing grant support and proceeds from renting out the Bayanihan Arts and Events Center to the general public. Since there was no grant funding from 2020 to 2021, PCFI's projects were mainly supported through the organization's own fundraising initiatives. It hopes, however, that a more steady flow of income will resume now that the State is slowly easing health restrictions, the number of new Covid cases is at the lowest levels, and private citizens and businesses are steadily going back to their normal routines.

4. Changes in Operating Expenses* *

#	Description	Award Year Expenses	Project Completion Year Expenses	Expenses 1 Year After Completion
1	Total Operating Expenses	$354,978.00	$225,000.00	$579,978.00

5. Changes in Operating Income* *

#	Description	Award Year Income	Project Completion Year Income	Income 1 Year After Completion
1	Total Income	$154,721.00	$379,721.00	$167,344.00

H. Project Impact

1. Community Impact of Project *

Discuss how the project will serve the city, county, or region, especially regarding new or improved programming and community services. Include information on:

- **organizations and local artists that will use the facility**
- **educational or research opportunities**
- **access for underserved groups**
- **economic, historical, environmental or architectural significance**

If the matching funds for the proposed project are from a single source (i.e. County/Municipality Resolution, single donor, etc.), include information on efforts to include the community in the needs assessment and planning stages of the project.

It has been most advantageous to the organization that the Bayanihan Arts and Events Center, which has provided venue for most of its cultural programs, was constructed. The Center's location in Northwest Tampa makes it easily accessible to the West Hillsborough County thus the Foundation can easily reach out to the entire county and its surrounding cities. It is also central to the distribution of Filipino-American families that are members of PCFI's nineteen member-organizations.

PhilFest alone reaches audiences and participants from as far as California and even the Philippines.

PCFI's cultural programs allow for its resident performing groups to participate in other festivals in the county, reach out to disabled and senior citizens in assisted living facilities, provide cultural entertainment in other facilities, schools, offices and events that have reached audiences in Pinellas, Pasco, Hernando and Polk Counties, including cities and towns from Jacksonville down to Miami. PCFI has also sent its performing groups to as far as Georgia, Texas and Canada and has invited performers and artists from as far as the Philippines.

PCFI's cultural programming and the presence of the Bayanihan Arts and Events Center has made a significant economic and cultural impact in the county. PhilFest, for example, has provided business opportunities for local Filipino-American businesses to present and sell their goods and services at the festival. Hotels, restaurants, caterers, and various professionals are being rented and hired at all the organizational events and private rentals that take place at the Center.

The renovation of the Barangay Pavilion at the Philippine Cultural Enrichment Complex will certainly not only allow for more classes to be held at the Complex and have storage for costumes, props and instruments. It will also significantly improve the quality and the outreach capability of PCFI's cultural programs as it continues its promise to share Philippine culture, not only to its members but the general public as a whole.

2. Financial Impact of Project *

Discuss the financial impact the project will have on your operations, maintenance, and programming. Address plans for community development, fundraising campaigns, operational grants, and endowment opportunities.

Even as the Bayanihan Arts and Events Center is currently used for organizational events, it also has to house the numerous classes and rehearsals needed by its resident performing groups to prepare for performances and outreach projects. Freeing the Center of these rehearsals and classes will open space and time for additional events, cultural presentations and paid functions thus potentially adding more income source for the Foundation. More income for the Foundation will allow for more cultural projects to be initiated. This amounts to an additional income of $8,000-$10,000 a month in potential income.

3. Environmental Impact of Project *

Discuss the impact your project will have on Florida's environment. Describe any environmentally friendly/sustainable aspects of your facility (existing or planned). Consider:

- **Impact on human health and the environment (light pollution, low emitting materials, etc.)**

Received 07-17-25
Development Services

- **LEED, Energy Star or green building certifications**
- **Water and energy efficiencies**
- **Site features (building reuse, habitat preservation, etc.)**

The main goal of the project is to add more rehearsal and classroom space for use of the cultural projects of the Philippine Cultural Foundation, Inc. This project is geared more to protect not only valuable musical instruments, traditional costumes, props and equipment but to protect the health of students, volunteers performers and staff who are constantly exposed to heat, cold and rain while attending cultural classes out in the open.

The newly renovated Barangay Hall will be ADA compliant so it can also be accessed by people with disability.

The hall is designed to be energy efficient – it allows for natural light to come in and LEED and Energy Star certified fixtures will be installed from lighting, refrigeration and even air-conditioning.

Architectural design will also use capiz windows which are reminiscent of Philippine ancestral homes in the Philippines.

I. Project Team

1. Organization Staff - (Maximum characters 1655.) *

List the organization staff dedicated to the completion of the project and their project related responsibilities. How many paid staff will be dedicated to this project?

ARNELL BIGLETE
Chairman of the Board

ABBY HAMILTON
Senior Vice Chairman

VIVIAN DUDGEON
Second Vice Chairman

JONATHAN SIBAYAN
Secretary

JENETTE SIBAYAN-CRUZ
Assistant Secretary

LORELEI UY
Treasurer

ERLINDA SNACHEZ
Assistant Treasurer

FRANK BUTRON
Auditor

VIVIAN FURIGAY-DUDGEON*
BAEC Executive Manager

JOEY OMILA
PCFI Cultural Director

NHICK RAMIRO PACIS*
PCFI Assistant Cultural Director
Barangay Rehearsal Hall Coordinator

***Paid Staff**

2. Project Team

List the project team including the names of the architect, engineer, design consultants, and general contractor. A licensed contractor or architect must be hired to manage and certify the Scope of Work. A project team must be named to be considered for funding.

2.1. Project Architect/Engineer

Saluation **Project Architect/Engineer** **Mr.**

First Name
Mike

Last Name
Calvino

2.2. Project Contractor

Saluation **Project Contractor** **Mr.**

First Name

Received 07-17-25
Development Services

Mike

Last Name
Calvino

2.3. Additional Project Team Information - (Maximum characters 1655.)

J. Attachments and Support Materials

1. Required Attachments

Attachments may be of any of the following formats:

- **documents (.pdf, .txt, .doc, .docx, etc) up to 10 MB**
- **images (.jpg, .gif, .png, .tiff etc) up to 5MB**
- **audio/video files (.mp3, .mp4, .mov, or.wmv) up to 200 MB**

MacOS productivity files such as Pages, Keynote, and Numbers are not acceptable formats. Please save these file types in .pdf format before submission.

1.1. Matching Funds Documentation (include a list or spreadsheet with totals with documentation) *

File Name	File Size	Uploaded On	View (opens in new window)
Matching Funds 2022.pdf	1875 [KB]	5/31/2022 3:36:27 PM	View file

1.2. Documentation of Unrestricted Use

File Name	File Size	Uploaded On	View (opens in new window)
Satisfaction-of-Mortgage.pdf	627 [KB]	5/21/2022 11:52:46 AM	View file

1.3. Documentation of Total Support and Revenue *

File Name	File Size	Uploaded On	View (opens in new window)
pcfi-financials-2021-22.pdf	66 [KB]	5/21/2022 11:51:53 AM	View file

1.4. Current Architectural Plans certified by a licensed architect or engineer (or contractor project proposals or working drawings if no architectural plans are required for the completion of the project)

File Name	File Size	Uploaded On	View (opens in new window)
BarangayRehearsalHallConceptCalvinoArchitecture11x8.5.pdf	3530 [KB]	5/19/2022 2:12:26 PM	View file

1.5. Budget Estimates

File Name	File Size	Uploaded On	View (opens in new window)
Barangay Pavilion Budget Estimate - Calvino Design.pdf	72 [KB]	5/31/2022 3:39:53 PM	View file

1.6. Documentation of Arts and Cultural Programming *

File Name	File Size	Uploaded On	View (opens in new window)
pcfi-events-2022-2023.pdf	5824 [KB]	5/19/2022 4:29:37 PM	View file

1.7. Documentation of Project Support *

File Name	File Size	Uploaded On	View (opens in new window)
Letters of Support.pdf	2435 [KB]	6/1/2022 10:53:42 AM	View file

1.8. IRS Determination Letter

File Name	File Size	Uploaded On	View (opens in new window)
pcfi-letter-of-determination.pdf	6085 [KB]	5/19/2022 2:13:17 PM	View file

1.9. Current Substitute W-9 *

File Name	File Size	Uploaded On	View (opens in new window)
pcfi-substitute-w9.pdf	353 [KB]	5/21/2022 11:47:51 AM	View file

2. Optional Support Materials

File	Title	Description	Size	Type	View (opens in new window)
Barangay Pavilion Photos.pdf	Existing Barangay Pavilion at the Philippine Cultural Enrichment Complex		2166 [KB]		View file
pcfi-photos-2021-2022.pdf	PCFI Photos 2021-2022		3274 [KB]		View file

2.1.

K. Notification of International Travel

In accordance with Section 15.182, Florida Statutes, the grantee shall notify the Department of State of any international travel at least 30 days before the date the international travel is to commence or, when an intention to travel internationally is not formed at least 30 days in advance of the date the travel is to commence, as soon as feasible after forming such travel intention. Notification shall include date, time, and location of each appearance.

1. Notification of International Travel

☑ **I hereby certify that I have read and understand the above statement and will comply with Section 15.182, Florida Statutes, International travel by state-funded musical, cultural, or artistic organizations; notification to the Department of Economic Opportunity.**

L. Single Audit Act

1. Florida Single Audit Act

☑ **I hereby acknowledge that I have read and understand the above statement and will comply with Section 215.197, Florida Statutes, Florida Single Audit Act and the policies and procedures established by the Division of Arts and Culture.**

M. Review & Submit

1. Guidelines Certification

☑ **I hereby certify that I have read and understand the guidelines and all application requirements for this grant program outlined under section 265.701, Florida Statutes and incorporated by reference into Rule 1T-1.039, Florida Administrative Code.**

2. Review and Submit

☑ **I hereby certify that I am authorized to submit this application on behalf of Philippine Cultural Foundation, Inc. and that all information indicated is true and accurate. I acknowledge that my electronic signature below shall have the same legal effect as my written signature. I am aware that making a false statement or representation to the Department of State constitutes a third-degree felony as provided for in s. 817.155, F.S., punishable as provided for by ss. 775.082, 775.083, and 775.084.**

2.1. Signature (Enter first and last name)

Nhick Ramiro Pacis

Received 07-17-25
Development Services

Rivas, Keshia

From: Leigh Slement <Leigh@pgcf.com>
Sent: Tuesday, July 15, 2025 1:53 PM
To: Hagan, Ken; Hearings
Cc: Reidy, Richard
Subject: Re: RZ 24-1116

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

Dear Commissioner Hagan,
Re: Philippine Cultural Center Application for Increased Events/Activity

The Eagles community (1260 homes) has their main entrance on Nine Eagles Drive - the very roadway that the Philippine Cultural Center is located on.
The Eagles did not receive notification of this application (obviously out of the LDC distance radius). We only learned of this application yesterday.
To be able to supply an informed response on the application, The Eagles needs to research the documents and if necessary, hire experts for guidance. As the representative for The Eagles we ask that determination on this application be postponed for The Eagles to perform this due diligence.
Is that something you can do for us?
We will email all the Commissioners with our request.
We will send a letter to request postponement to reach the Zoning Administrator at least two business days before the scheduled hearing on July 21st
If the Zoning Master approves the application do we have the opportunity to object on Sept 9th when it goes before the BOCC?
Yours sincerely
Leigh
Association Manager
For The Board of Directors
The Eagles Master Association

LEIGH SLEMENT LCAM
THE PROPERTY GROUP OF CENTRAL FLORIDA INC.
2753 STATE ROAD 580, SUITE 202, CLEARWATER, FL 33761
CONTACT TELEPHONE NUMBERS:
727-771-7753 ext 316
813-855-4860 ext 316
FAX: (727) 238-8801
EMAIL: leigh@pgcf.com

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 9:16 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:10 AM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:09 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Al Spicer
Address:	1409 Sunnyhills Dr SunnyHills dr. Brandon, FL 33510
Your Phone Number::	18138422255
Your Email Address::	BestChoice2022@gmail.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	My name is Al Spicer, president of Papa G, the Filipino American political aggregate, and a proud member of the Knights of Rizal, alongside 19 other dedicated organizations within the Filipino community. Today, I reach out to seek your invaluable support for the rezoning application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) at 1401 Nine Eagles Drive, Tampa, FL—a remarkable 14,301 square foot air-conditioned facility that was made possible by a state grant from the Florida Department of State Division of Cultural Affairs. For years, the BAEC has been a beacon of hope for twenty-one diverse Philippine organizations in the Tampa Bay area, as well as local schools in Hillsborough County, who have cherished our space for proms and various school activities. Our center has proudly served as a venue for swearing in new citizens of the United States and functioning as an election precinct for the Hillsborough Election Supervisor. Since its inception in 1991, the PCFI and BAEC have embraced the Hillsborough community, driving economic activity by filling five nearby hotels for three days during our annual Philippine Festival, "PhilFest," every first week of April. Our grand Sampaguita Ball in October, celebrating Philippine American Historical Month, also attracts many visitors from outside the region. I would like to update you on our application's current status. The public hearing before the Zoning Hearing Master, initially scheduled for 06/16/2025 at 6:00 p.m., has been rescheduled to 07/21/2025, while the BOCC meeting will remain on 08/12/2025. Your support during the upcoming ZHM hearing and BOCC meeting would be greatly appreciated. We believe that granting access to our facility for the entire community, rather than limiting it to Filipinos, aligns with the conditions of the state grant. We also believe that restricting usage exclusively for Filipinos could lead to discrimination and jeopardize the PCFI/BAEC's Section 501(c)(3) tax-exempt status. Rest assured, we remain committed to supporting your inspired leadership. Your timely and favorable assistance with this request

	will greatly impact me, my organization, and the entire Filipino American community. Thank you for your support.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 1:57 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:24 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:23 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	David Sweet
Address:	7297 120th Ave Largo, FL 33773
Your Phone Number::	7274582336
Your Email Address::	dhse23@gmail.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I have been a member of PCFI since 1995 and have been on the Board of PCFI most of that time. We have built our center from the ground up from the support of our community. We have opened our events to the whole community to show the heritage of the Philippines. We want to open our Facility to all of our community not just Filipinos. we need change our zoning to achieve this goal.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 1:58 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:30 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:29 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Nenita Sweet
Address:	7297 120 AVE NO LARGO, FL 33773
Your Phone Number::	7274582336
Your Email Address::	dhse23@gmail.com

Your Message	
Your Subject (required)::	PD 24-1116
Your Message (required)::	I am a Board Member of PCFI. We need this rezoning to open PCFI to the whole community. Please vote in our favor
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, July 15, 2025 9:58 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD-24-116 Bayanihan Arts & Events Center). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/15/25 9:57 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Leila Taghap
Address:	815 frankford drive Brandon, FL 33511
Your Phone Number::	(813) 453-3606
Your Email Address::	leilataghap@yahoo.com
Your Message	
Your Subject (required)::	Support for Rezoning Application PD 24-116

Your Message (required)::	My name is Leila Taghap, and I have been a proud member and performer with the Musikong Kawayan Bamboo Ensemble of the Philippine Cultural Foundation, Inc. for many years. I write to you today in strong support of Rezoning Application PD 24-1116 for the Bayanihan Arts and Events Center (BAEC), located at 1401 Nine Eagles Drive, Tampa, FL 33626. Every Saturday, I join other dedicated performers at the BAEC to rehearse traditional Filipino music using handcrafted bamboo instruments. This space has been our musical home—where we learn, grow, connect, and prepare to represent PCFI and Hillsborough County at cultural events both within Tampa and across the state. Whether performing at PhilFest, the Sampaguita Ball, international festivals, or community events in neighboring cities and counties, we proudly carry with us the values and talents cultivated at the BAEC. Over the years, I've witnessed firsthand how the Bayanihan Center has brought together individuals of all ages and backgrounds through music, dance, art, food, and civic engagement. It's not just a cultural venue—it's a place that inspires pride, creates opportunity, and strengthens community bonds. Beyond rehearsals and performances, I've seen this facility serve countless other purposes: school proms, weddings, naturalization ceremonies, elections, charity events, and more. It's a space that welcomes everyone—not just the Filipino-American community. It's a space that truly lives up to the spirit of bayanihan, which means communal unity and cooperation. Formal approval of this rezoning application will help preserve and protect that spirit. It will allow the BAEC to continue operating legally as a banquet and events facility open to the wider public, in accordance with the intent of the state grant that helped fund its construction. It will also ensure that organizations like ours can continue serving not just the Filipino community, but all residents of Hillsborough County. I respectfully urge you to approve Rezoning Application PD 24-1116 and allow the Bayanihan Arts and Events Center to continue as a beacon of culture, connection, and public service in our county. As someone who has performed and grown within its walls, I can say with certainty that it has made a difference in my life and in the lives of many others. Thank you for your time and consideration. Sincerely, Leila Taghap Performer, Musikong Kawayan Bamboo Ensemble Philippine Cultural Foundation, Inc.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD-24-116 Bayanihan Arts & Events Center

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Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 1:44 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 12:02 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 12:01 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required):::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Jesse Tiamson
Address:	2460 Franciscan Drive, unit 70 Clearwater, FL 33763
Your Phone Number::	(253) 230-7209
Your Email Address::	Jtiamson@aol.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am Jesse and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners. Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status. Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Received 07-13-25
Development Services

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 8:58 AM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment (PD 24-1116 is). Please add to hearing record.
Attachments: 152422882_re-zoning_ltr_of_appeal_from_filam_org_by_bob.docx

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Sunday, July 13, 2025 7:26 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116 is). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/13/25 7:26 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Ma Lorelei Uy
Address:	15508 Conway Place Tampa, FL 34625
Your Phone Number::	(813) 545-4214
Your Email Address::	loreleiuy46@gmail.com

Received 07-13-25
Development Services

Your Message	
Your Subject (required)::	Philippine Cultural Foundation Inc PCFI
Your Message (required)::	The center serve the Filipino American in Tampa Bay . Please consider the rezoning project.
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116 is
Attachment::	View File

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

24-1116

Received 07-13-25
Development Services

July 4, 2025

The Honorable _____
Hillsborough County Commissioner District _____
Fred Karl County Center
601 Kennedy Blvd.
Tampa, Florida 33

Subject: Request to support our rezoning to PD banquet hall (Application No. PD 24-1116)

Dear Commissioner _____:,

On behalf of the ----------., a Florida not for-profit corporation, and my own, we wish to request your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanhian Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m. (copy of zoning heating master letter of notice enclosed), was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025 (copy of continuance notice enclosed).

In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino-American community in general. Thank you.

Sincerely,

_____
President

Enclosures

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Wednesday, July 16, 2025 12:53 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/16/25 12:53 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Emmalyn Vano Alcantara
Address:	8166 Woodland Center Blvd. Tampa, FL 33614
Your Phone Number::	(813) 549-4118
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	Request for Support – Rezoning of Bayanihan Arts and Events Center

Dear Honorable Hillsborough County Commissioners:

I hope this message finds you well. My name is Emmalyn Vamp-Alcantara, and I'm writing to respectfully request your support for the rezoning application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC), located at 1401 Nine Eagles Drive, Tampa, FL 33626. This 14,301-square-foot air-conditioned facility was made possible through a generous grant from the Florida Department of State, Division of Cultural Affairs.

Since its founding in 1991, the BAEC has become a cherished gathering space, serving twenty-one Filipino-American organizations and countless local institutions throughout Hillsborough County. Schools have hosted memorable proms and programs there; civic events like naturalization ceremonies and elections have taken place within its walls. It is truly a cornerstone of community connection.

The BAEC also brings significant economic value to the county. Our annual festival, PhilFest, held every April, fills area hotels for three days, welcoming guests from near and far. Likewise, events such as the Sampaguita Ball, held during Philippine American History Month, attract diverse audiences and foster cross-cultural engagement.

Our application was continued to a new public hearing date before the Zoning Hearing Master on July 21, 2025, with the Board of County Commissioners meeting still scheduled for August 12, 2025. Your support at this pivotal time will help ensure broader, equitable access to our facility. We firmly believe that welcoming the public, rather than limiting use solely to Filipinos, honors the spirit of the state grant and upholds our commitment to inclusion. Any perception of exclusivity could pose legal and fiscal risks, including the potential loss of our 501(c)(3) tax-exempt status.

I sincerely appreciate your consideration of this request. Your encouragement and support mean a great deal to me personally, and to the broader Filipino-American community we proudly serve.

Warm regards,
Emmalyn Vano-Alcantara
President/CEO
Ambassadore Health Care, Inc.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: Hearings
Sent: Tuesday, July 15, 2025 2:08 PM
To: Rome, Ashley; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>
Sent: Monday, July 14, 2025 1:07 PM
To: Hearings <Hearings@hcfl.gov>
Subject: BOCC Contact Form - Zoning Application Comment ( ). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/14/25 1:06 PM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	nichole vanzyl
Address:	2536 southpointe dr denedin fl FL 34698
Your Phone Number::	(727) 383-4457
Your Email Address::	nichole.dedusin@icloud.com

Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI
Your Message (required)::	I am nichole and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs. For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor. The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-
Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Thursday, July 17, 2025 6:33 AM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (PD 24-1116). Please add to hearing record.

Formstack Submission For: BOCC Contact Form - NEW

Submitted at 07/17/25 6:32 AM

Your Commissioner(s)	
Please select the Commissioner(s) you wish to contact (required)::	1 | Commissioner Harry Cohen (District 1) 2 | Commissioner Ken Hagan (District 2) 3 | Commissioner Gwen Myers (District 3) 4 | Commissioner Christine Miller (District 4) 5 | Commissioner Donna Cameron Cepeda (District 5) 6 | Commissioner Chris Boles (District 6) 7 | Commissioner Joshua Wostal (District 7)
Your Information	
Your Name::	Kate Villanueva
Address:	6212 Black Dairy Rd Seffner, FL 33584
Your Phone Number::	(813) 770-6417
Your Email Address::	katejvillanueva@gmail.com
Your Message	
Your Subject (required)::	PD 24-1116 Support of PCFI

Your Message (required)::

I am Kate Jumpay Villanueva and I am requesting your support to the rezoning to a planned development banquet hall application of the Philippine Cultural Foundation's Bayanihan Arts and Events Center (BAEC) located at 1401 Nine Eagles Drive, Tampa, FL 33626, a 14,301 square feet air-condition facility. The BAEC was funded by a state grant from the State of Florida Department of State Division of Cultural Affairs.

For the past several years, the BAEC has been a blessing to twenty-one different Philippine organizations in the Tampa Bay area, as well as to many schools in Hillsborough County that have used our facility for their proms and other school activities. The BAEC has also been used for swearing in naturalized citizens of the United States, as well as serving as an election precinct for the Hillsborough Election Supervisor.

The PCFI and its BAEC has served the Hillsborough community since its founding in 1991; they also helped county and state's economy, filling up all the rooms of five hotels near our facility for three days when we hold our annual Philippine Festival "PhilFest" that takes place every first week of April, as well as other yearly Philippine events like our grand Sampaguita Ball that take place in October in commemoration with the Philippine American Historical month, attended by many-out-of-towners.

Please be informed that the current status of our application is that the rezoning public hearing before the Zoning Hearing Master, originally set last 06/16/2025 at 6:00 p.m., was continued by staff to 07/21/2025, with the BOCC meeting date remaining to be on 08/12/2025. In connection with the upcoming ZHM hearing and BOCC meeting, we would greatly appreciate your support. We believe that allowing the general public to use our facility, rather than limiting its use to Filipinos only, would be in keeping with the conditions imposed by the state grant. We are also concerned that limiting the facility's use to Filipinos only would constitute discrimination and potentially result in the PCFI/BAEC losing its Section 501(c)(3) tax-exempt status.

Please be assured of our continued support for your trusted and enlightened leadership. Your prompt and favorable assistance with this request will mean a great deal to me, my organization, and the Filipino American community in general. Thank you.

Is this comment related to an active zoning application?:	Yes, my comment is related to an active zoning application and should be added to the hearing record.
Rezoning Application Number:	PD 24-1116

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