



Meeting Date: July 21, 2026

☒ Consent Section

☐ Regular Section

☐ Public Hearing

Requires Chair Signature? ☐ Yes ☒ No

Includes a Technology Component? ☐ Yes ☒ No

Subject: Approve a resolution providing for the rendition of the denial of application RZ 25-0383, an application for rezoning from the RSC-6 zoning district to a Planned Development. The Board of County Commissioners voted to deny this application during the May 12, 2026 Board of County Commissioners Land Use Meeting.

Department Name: County Attorney's Office

Contact Person: Johanna Lundgren Bailey

Contact Phone: 307-3115

Johanna Lundgren Bailey

Staff's Recommended Board Motion: Approve a resolution providing for the rendition of the denial of application RZ 25-0383, an application for rezoning from the RSC-6 zoning district to a Planned Development. The Board of County Commissioners voted to deny this application during the May 12, 2026 Board of County Commissioners Land Use Meeting.

Background:

Sec. 10.03.04 (G) of the Land Development Code (LDC) provides for the process for the Board of County Commissioners' consideration of rezonings. This section states that "the Board shall consider the record of the hearing before the Land Use Hearing Officer, any additional evidence and oral argument introduced pursuant to the terms herein and shall approve or deny the application by resolution. The resolution shall include a statement of compliance or all points of noncompliance with the Comprehensive Plan, if different from the conclusions of the Land Use Hearing Officer, and shall give specific reasons for any decision contrary to his recommendation. A resolution approving an application shall specify any conditions which are required as part of the Board's approval."

In accordance with Sec. 10.03.04 of the LDC, the Board of County Commissioners conducted a public meeting and considered application RZ 25-0383 during the May 12, 2026 Board of County Commissioners Land Use Meeting. The Board conducted its review of this application in accordance with the Land Development Code, and voted to deny the application. The Board is requested to approve the attached resolution providing for the rendition of the Board's denial of application RZ 25-0383.

List Attachments:

Resolution providing for denial of RZ 25-0383, with the following attachments: (1) Zoning Hearing Master Recommendation, (2) Development Services Department denial letter (3) Excerpt of Minutes of May 12, 2026 Board of County Commissioners Land Use Meeting

RESOLUTION # _____

REZONING PETITION # RZ-PD 25-0383

Upon motion by Commissioner Wostal, seconded by Commissioner Cohen, the following resolution was adopted by a 7/0 vote, with the individual commissioners voting as follows:

Boles	yes
Cepeda	yes
Cohen	yes
Hagan	yes
Miller	yes
Myers	yes
Wostal	yes

WHEREAS, on the 22nd day of January 2025, Bassam Dammak submitted a rezoning petition (the "Petition") requesting a change from RSC-6 (Residential, Single-Family Conventional) zoning classification to PD (Planned Development) zoning classification for the parcel of land described in the Petition for the development of 10 single-family attached townhome lots; and,

WHEREAS, the Zoning Hearing Master on November 17, 2025, held a duly noticed public hearing on the Petition and heard and considered testimony and documents received thereon; and,

WHEREAS, the Zoning Hearing Master filed with the Board of County Commissioners of Hillsborough County a recommendation of approval of the Petition; and,

WHEREAS, said recommendation of approval contained findings of fact and conclusions of law relating to consistency with the Comprehensive Plan and compatibility with adjoining land uses and zoning classifications, a copy of which recommendation is attached hereto as Exhibit A and incorporated herein by reference; and,

WHEREAS, the public notice requirements contained in the Land Development Code of Hillsborough County have been satisfied; and,

WHEREAS, the Board of County Commissioners of Hillsborough County has received and considered the report and recommendation of the Hillsborough County City-County Planning Commission staff; and,

WHEREAS, the Board of County Commissioners of Hillsborough County has received and considered the report and recommendation of the Hillsborough County Administration; and,

WHEREAS, the Board of County Commissioners of Hillsborough County has received and considered the report and recommendation of the Zoning Hearing Master; and,

WHEREAS, the Board of County Commissioners of Hillsborough County has on May 12,

2026, held a duly noticed public meeting on the Petition and has considered all record evidence and heard and considered all argument received thereon.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

I. FINDINGS

A. The recitals set forth above are hereby incorporated into this Resolution.

B. The Board has considered the Petition in accordance with LDC §10.03.04.

C. LDC §10.03.04 G. 1. provides that the Board's resolution that approves or denies the Petition, "shall include a statement of compliance or all points of noncompliance with the Comprehensive Plan, if different from the conclusions of the [ZHM], and shall give specific reasons for any decision contrary to his recommendation."

D. §163.3194(3)(a) of the Florida Statutes provides that, "(a) development order ... shall be 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."

E. The Board hereby rejects the Zoning Hearing Master's recommendation of approval on the grounds that the Petition is not compatible with the established residential neighborhoods in the areas near the Property, and as such is not consistent with Future Land Use Element Objective 3.1 Compatibility, nor Policy 3.1.4, nor Policy 3.1.3, which states:

"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."

Further, the Petition's proposed density and intensity of uses is incompatible with the established residential neighborhoods in areas nearby the Property, which include single family homes located on one quarter acre lots to one half acre lots. As such, the Petition is also inconsistent with Future Land Use Element Objective 4.4 Neighborhood Protection, as well as Policy 4.4.1, and Policy 4.4.3.

F. Record evidence which describes both the natural and the non-natural physical characteristics and the environmental functions of both the Property and the surrounding

areas supports a finding that the retention of the existing zoning serves the legitimate public purpose of protecting the existing residential neighborhoods from incompatible development.

II. CONCLUSIONS

The Board of County Commissioners of Hillsborough County hereby denies the Petition.

III. EFFECTIVE DATE

This Resolution shall take effect upon the Board's vote on the Petition.

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

I, VICTOR CRIST, Clerk of the Circuit Court and Ex Officio Clerk to the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of the resolution adopted by the Board of County Commissioners of Hillsborough County, Florida at its regular meeting of _____ as the same appears of record in Minute Book _____ of the Public Records of Hillsborough County, Florida.

WITNESS, my hand and official seal this _____ day of _____, 20_____.

VICTOR CRIST, CLERK

BY: _____
Deputy Clerk

APPROVED BY COUNTY ATTORNEY

BY _____

Approved As To Form And
Legal Sufficiency

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ PD 25-0383
DATE OF HEARING:	November 17, 2025
APPLICANT:	Bassam Dammak
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-6 to PD
LOCATION:	13120 N. Ola Ave.
SIZE OF PROPERTY:	4.92 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-6
FUTURE LAND USE CATEGORY:	RES-4
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Greater Carrollwood Northdale

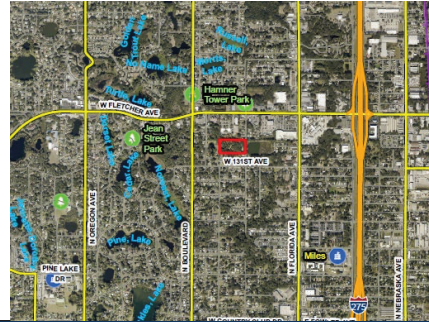
DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: PD 25-0383
Zoning Hearing Master Date: November 17, 2025
BOCC Land Use Meeting Date: January 13, 2026



1.0 APPLICATION SUMMARY

Applicant: Bassam Dammak
FLU Category: RES-4
Service Area: Urban
Site Acreage: 4.9 +/-
Community Plan Area: Greater Carrollwood Northdale
Overlay: None



Introduction Summary:

The applicant requests to rezone property zoned RSC-6 (Residential, Single-Family) to PD (Planned Development) to allow 10 single-family attached (townhome) lots.

Zoning:	Existing	Proposed
District(s)	RSC-6	PD 25-0383
Typical General Use(s)	Single-Family Residential	Single-Family Residential
Acreage	4.9	4.9
Density/Intensity	4 units per acre (2.65 3.9 under Environmental Density Credit)	2 units per acre (3 under Environmental Density Credit)
Mathematical Maximum*	19 units (13 units under Environmental Density Credit)	10 units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	PD 25-0383
Lot Size / Lot Width	7,000 sf / 70' ft	2,565 sf / 27 ft
Setbacks/Buffering and Screening	Front: 25 ft Side: 7.5 ft Rear: 25 ft	Front: 24 ft Side: 0 ft Rear: 17 ft
Height	35'	28' / 2-stories

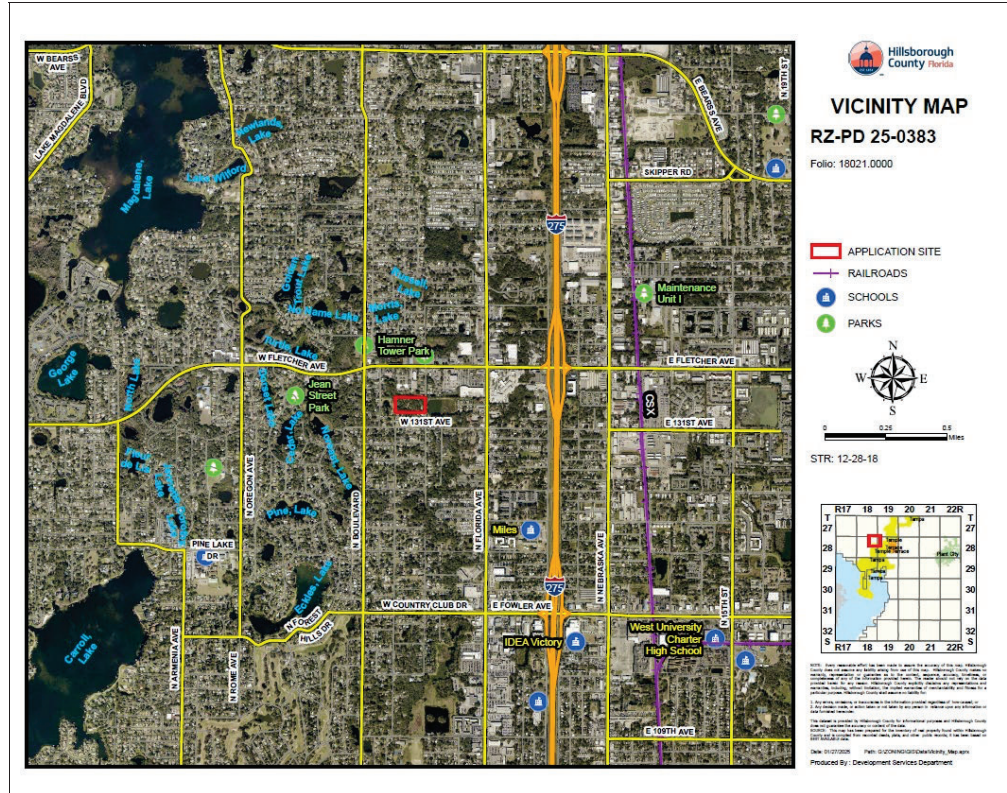
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

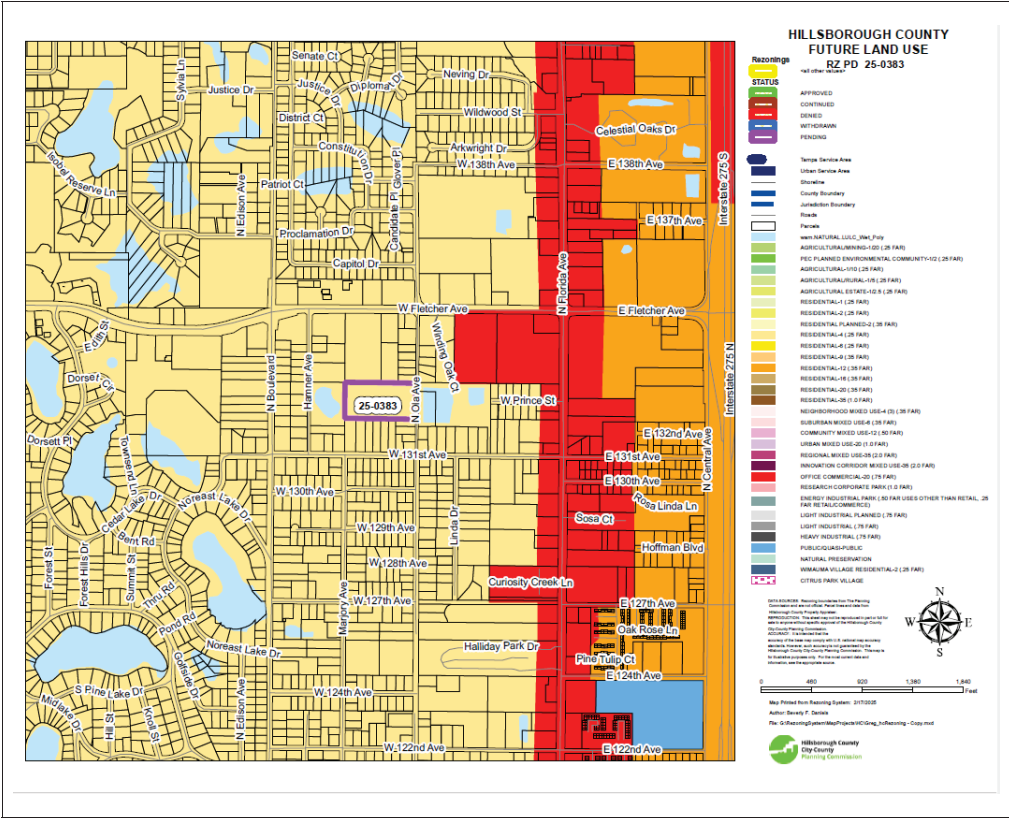


Context of Surrounding Area:

The site is located on the west side of Ola Avenue, south of Fletcher Avenue in the Carrollwood/Northdale community. The area consists of residential and commercial uses. Major roadways in the area include Fletcher Avenue to the north, Fowler Avenue/Country Club Drive to the south, North Boulevard to the west and I-275 to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 units per acre
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

APPLICATION NUMBER: PD 25-0383

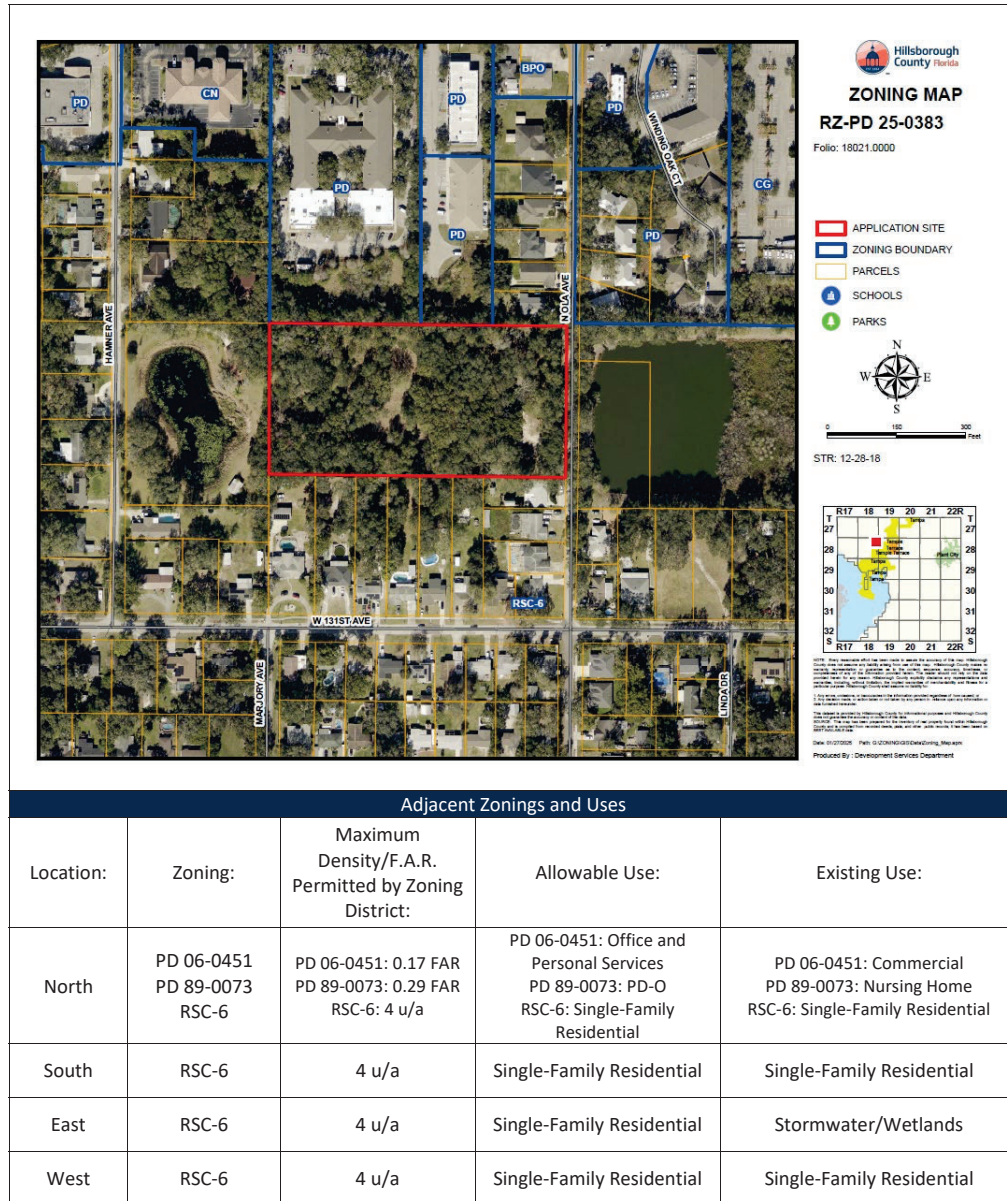
ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: James Baker, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



APPLICATION NUMBER: PD 25-0383

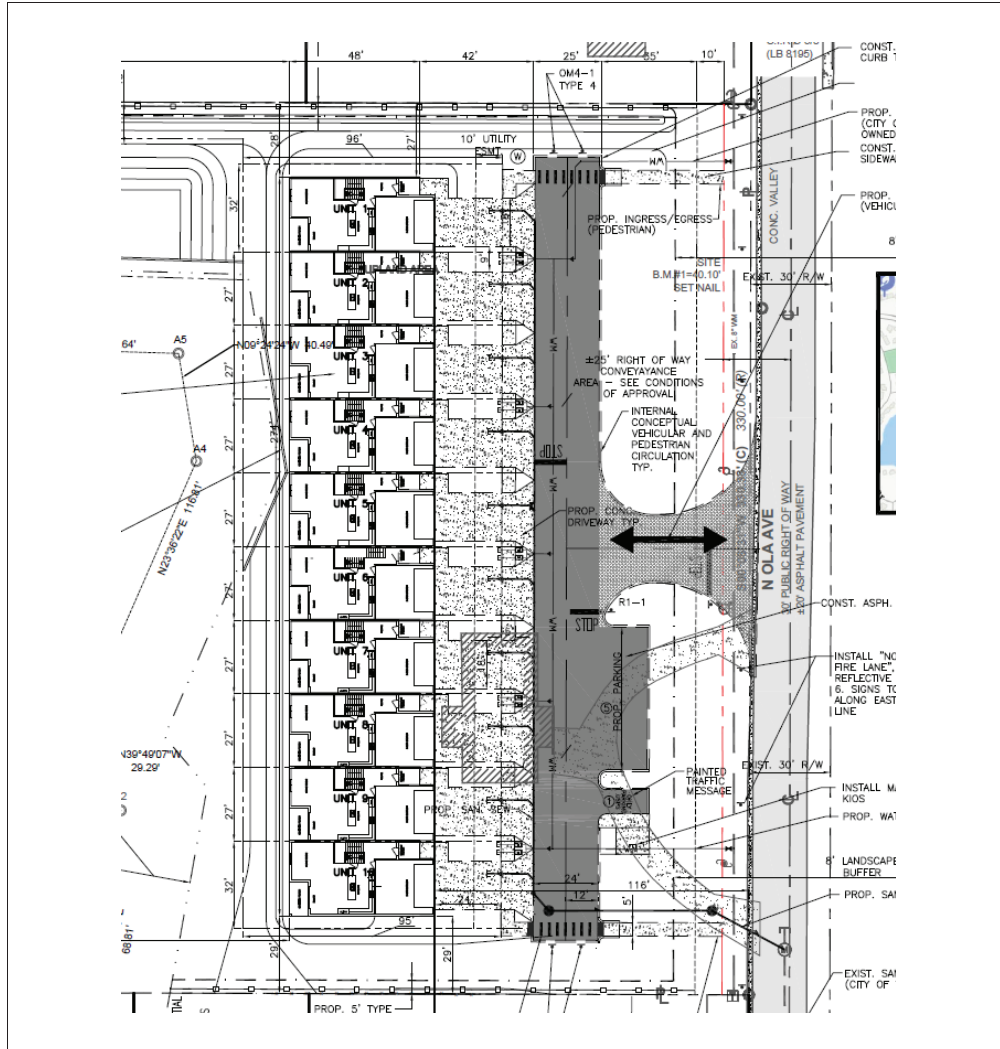
ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: James Baker, AICP

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)



APPLICATION NUMBER:	PD 25-0383
ZHM HEARING DATE:	November 17, 2025
BOCC LUM MEETING DATE:	January 13, 2026
Case Reviewer: James Baker, AICP	

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
N Ola Ave	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvement Determination Deferred ☒ Substandard Road Improvements Not Required ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	219	16	21
Proposed	72	5	6
Difference (+/-)	(-)147	(-)11	(-)15

*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	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Off-Site Improvement Determination Deferred Fully ☐ Partially ☐ ☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☒ No ☐ N/A	☒ Yes ☐ No	Applicant is proffering right of way dedication and conveyance to accommodate sidewalk along project frontage.

APPLICATION NUMBER:	PD 25-0383
ZHM HEARING DATE:	November 17, 2025
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Case Reviewer: James Baker, AICP	

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	
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	Review fees have been paid. School Board declined to comment.
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 * 10 = \$66,610 Parks: \$1,957 * 10 = \$19,570 School: \$7,027 * 10 = \$70,270 Fire: \$249 * 10 = \$2,490				
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	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

APPLICATION NUMBER:	PD 25-0383	
ZHM HEARING DATE:	November 17, 2025	
BOCC LUM MEETING DATE:	January 13, 2026	Case Reviewer: James Baker, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject site is located on the west side of Ola Avenue, south of Fletcher Avenue. The site abuts commercial and residential uses to the north. Wetlands within the western portion provide significant separation from existing residential to the west and southwest. No development exists to the east (across from the site) due to a stormwater pond. As required by the Land Development Code, a 5-foot wide buffer with Type A screening will be provided along the northern and southern PD boundaries. The proposed density is less than the maximum permitted. Lastly, proposed building height is less than the maximum building height permitted in adjacent residential districts.

Given the above, staff finds the project compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to conditions.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 17, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item.

Mr. Bassam Dammak 6820 Rosemary Drive Tampa testified as the property owner and authorized Dr. Kourdi to represent him as he is one of the project engineers.

Dr. Kourdi 26307 Mountain Lake Road Brooksville testified as a structural engineer and stated that the civil engineer for the project recently had a heart attack and was not able to attend the hearing. He stated that the property is 5 acres in size and the proposed townhomes will be located in the front of the property as there are woodlands in the rear of the site.

Ms. Michelle Heinrich, Development Services staff, testified regarding the County's staff report. Ms. Heinrich stated that the applicant is requesting a rezoning from RSC-6 to Planned Development for the development of 10 single family attached units on the west side of Ola Avenue. She stated that the parcel is designated RES-4 which would permit the consideration of up to 13 dwelling units. She detailed the proposed screening and setbacks and testified that the proposed height of 28 feet is lower than the current RSC-6 zoning standard of 35 feet. Staff finds the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the site is designated Residential-4 by the Comprehensive Plan and located in the Urban Service Area and the Greater Carrollwood -Northdale Community Plan. Ms. Massey testified that the rezoning meets the intent of Objective 1.1 and Objective 2.2 as well as Goal 2 of the Greater Carrollwood-Northdale Community Plan regarding new development and that staff found the rezoning consistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application.

Ms. Susan Dennis 13109 North Hamner Avenue testified on behalf of Ms. Gina Isin who lives at 1308 North Avenue. She read Ms. Isin's comments into the record. Ms. Eisen objects as she lives next door and believes the townhomes are out of character with the area. She stated that the townhomes will destroy their privacy and that there is no guarantee that they will not be rental properties. Concerns were also expressed regarding flooding and the negative on-line reviews of the developers.

Ms. Dennis then showed a floodplain management graphic to discuss flooding in the area. She stated she is concerned about other parcels in the area also rezoning for townhomes. Ms. Dennis stated that she is concerned about the traffic associated with the subject townhomes and asked if she could find out how many single-family homes could be built on the property.

Ms. Sheryl LaRue 13109 North Ola Avenue submitted photos and videos and testified in opposition. She stated that the proposed townhomes are incompatible with the area and referenced former wetland studies for the site as she is concerned about the wetlands and wildlife on the property. She showed a photo of sinkhole activity adjacent to the subject property. She stated she is concerned about flooding and traffic generated by the project.

Mr. Eric Flasterstein 13106 North Ola Avenue testified in opposition and stated that he is concerned about flooding in the area. He believes that the townhomes do not belong in the neighborhood.

Mr. Tim LaRue 13109 North Ola Avenue testified in opposition. He stated that the proposed density does not conform with the existing density in the neighborhood. He added that the property owner paid too much for the property and is now trying to squeeze 10 units on-site.

Ms. Beverly Kieny 10902 North Edison Avenue testified in opposition. She stated that she was speaking on behalf of the Forest Hills Neighborhood Association and reference two letters that were submitted into the record from their two Board meetings. She summarized concerns regarding incompatibility, flooding and the impact on the existing wetlands.

Ms. Heinrich of the Development Services Department testified in response to the citizen's question regarding the maximum number of single-family detached homes that could be developed on-site as 13 homes.

Mr. Dammak testified during the rebuttal period that there were false accusations made by the opposition about the developer.

Dr. Kourdi testified during the rebuttal period that the townhomes will be gated, lush and beautiful with two-car garages. A retention pond is proposed to accommodate the project water. A wetland survey was done, and development is restricted to the developable area. Studies will be done to develop including to address the sink hole issue. He concluded his comments by stating that Tampa is no longer the way it is and that the subject property needs to be taken care of.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Rome submitted a revised County staff report into the record.

Ms. LaRue submitted her written comments with photos into the record.

Ms. Dennis submitted the comments of Ms. Gina Isin and a floodplain management map into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 4.92 acres in size and is currently zoned Residential Single Family Conventional-6 (RSC-6) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area and the Greater Carrollwood Northdale Community Planning Area.
2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop 10 single-family attached townhomes.
3. No Planned Development Variations or waivers are requested.
4. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with both the Greater Carrollwood Northdale Community Plan and the Comprehensive Plan.
5. The surrounding area is zoned RSC-6 to the south, east and west and developed with residential land uses and wetlands. The property to the north is zoned PD and approved for commercial, nursing home and residential land uses.

6. The County's transportation review staff had no objection to the rezoning application subject to the proposed zoning conditions. Transportation agency comments stated that the proposed 10 townhomes generate less daily vehicular trips than what could be developed under the existing zoning district.
7. Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the record. Concerns expressed addressed the incompatibility of the proposed townhomes with the existing single-family neighborhood, the impact of the project traffic to the area and the possible worsening of flooding conditions with the project.

In response, the applicant testified that all required studies will be conducted to address the environmental and drainage conditions. Additionally, the applicant testified that the proposed 10 townhomes is less than the possible 13 single-family detached homes that could be developed under the existing RSC-6 zoning district.
8. The existing on-site wetlands provide a significant separation from the project to the adjacent residential to the west and southwest.
9. The applicant has committed to a maximum building height of 28 feet (2-stories) which is less than the 35-foot maximum approved for the adjacent residential properties.
10. The rezoning request to PD for the development of 10 townhomes is consistent with the Land Development Code and the Comprehensive Plan.

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

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning from RSC-6 to the PD zoning district for the development of 10 single-family attached townhomes. No Planned Development Variations or waivers are requested.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and both the Greater Carrollwood Northdale Community Plan and the Comprehensive Plan.

The County's transportation review staff had no objection to the rezoning application subject to the proposed zoning conditions. Transportation agency comments stated that the proposed 10 townhomes generate less daily vehicular trips than what could be developed under the existing zoning district.

Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the record. Concerns expressed addressed the incompatibility of the proposed townhomes with the existing single-family neighborhood, the impact of the project traffic to the area and the possible worsening of flooding conditions with the project. In response, the applicant testified that all required studies will be conducted to address the environmental and drainage conditions. Additionally, the applicant testified that the proposed 10 townhomes is less than the possible 13 single-family detached homes that could be developed under the existing RSC-6 zoning district.

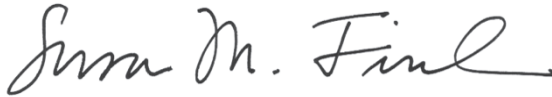
The existing on-site wetlands provide a significant separation from the project to the adjacent residential to the west and southwest.

The applicant has committed to a maximum building height of 28 feet (2-stories) which is less than the 35-foot maximum approved for the adjacent residential properties.

The rezoning request to PD for the development of 10 townhomes is compatible with the area and consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



December 10, 2025

Susan M. Finch, AICP
Land Use Hearing Officer

Date



Hillsborough
County Florida

DEVELOPMENT SERVICES

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

May 13, 2026

RE: RZ-PD 25-0383
Bassam Dammak
13120 N. Ola Ave./18021.0000

David Edmunds
2338 Lockwood Meadows Wy.
Sarasota, FL 34234

Dear Applicant:

At the regularly scheduled Land Use public meeting on May 12, 2026, the Board of County Commissioners denied your request for rezoning the tract of land described in your application from RSC-6 (Residential, Single-Family Conventional) to PD (Planned Development). Please keep this letter for your records.

Please contact James Baker of my staff, at BakerJe@hcfl.gov if you have any questions.

Sincerely,

J. Brian Grady

J. Brian Grady (May 13, 2026 12:46:17 EDT)

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn
Attachment
cc: File

**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

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

TUESDAY, MAY 12, 2026

Chair Hagan called for public comment; there was no response. ► **Commissioner Cohen moved approval, seconded by Commissioner Wostal, and carried seven to zero.**

REGULAR AGENDA

F.1. Application Number: RZ-PD 25-0383
Applicant: BASSAM DAMMAK
Location: 13120 N Ola Ave.
Folio Number: 18021.0000
Acreage: 4.92 acres, more or less
Comp Plan: R-4
Service Area: Urban
Community Plan: Greater Carrollwood Northdale
Existing Zoning: RSC-6
Request: Rezone to PD
RECOMMENDATION:
ZHM: Approval
DS: Approvable, Subject to Conditions
PC: Consistent with Plan

► Mr. Grady introduced the proposal. ► Chair Hagan sought a motion to continue the application to the last item. **Commissioner Wostal so moved, seconded by Commissioner Cohen, and carried seven to zero.**

Mr. Grady summarized the request. ► Mr. Tyseer Kurdi, applicant representative, was present for questions. Chair Hagan called for public comment. The following people spoke in opposition: ► Ms. Susan Dennis; Messrs. Brian Blair and Eric Flasterstein; and ► Ms. Beverly Kieny. Mr. Kurdi gave rebuttal. Ms. Melissa Lienhard, PC, and Senior Assistant County Attorney Johanna Lundgren Bailey reviewed PC/ZHM recommendations. Believing Residential 6 was too aggressive of an intensity increase, ► **Commissioner Wostal moved for denial, seconded by Commissioner Cohen.** Dialogue ensued.

► **The motion carried seven to zero.**

NOTE: The above action reversed the recommendation for approval by the ZHM.

F.2. Application Number: RZ-PD 25-0882
Applicant: DAVID WRIGHT / TSP COMPANIES, INC.
Location: 1410 & 1414 SE 33rd St.
Folio Number: 55074.0300 & 55074.0400