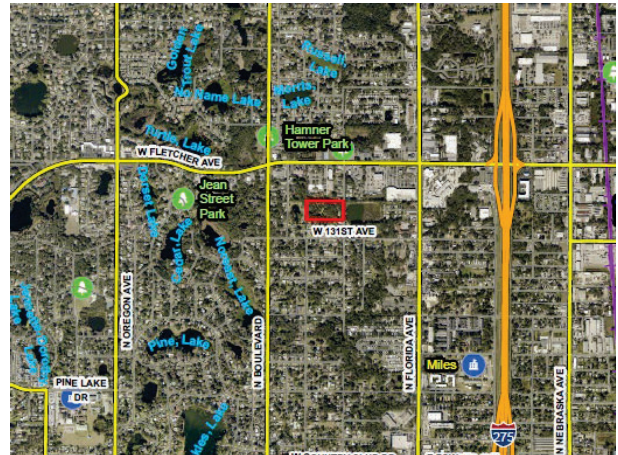




**Rezoning Application:** PD 25-0383  
**Zoning Hearing Master Date:** November 17, 2025  
**BOCC Land Use Meeting Date:** January 13, 2026

**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

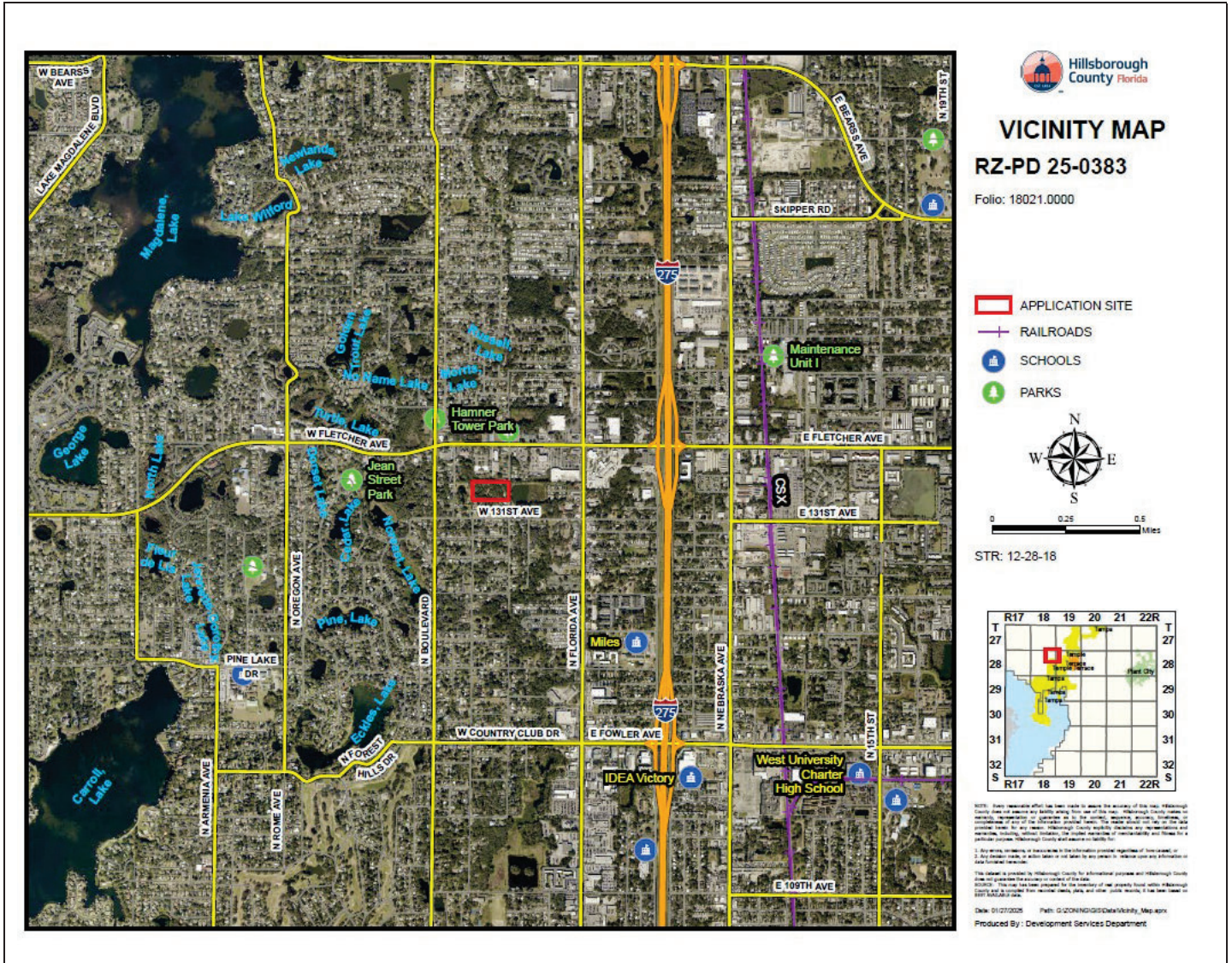
**Additional Information:**

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

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
--	---

### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

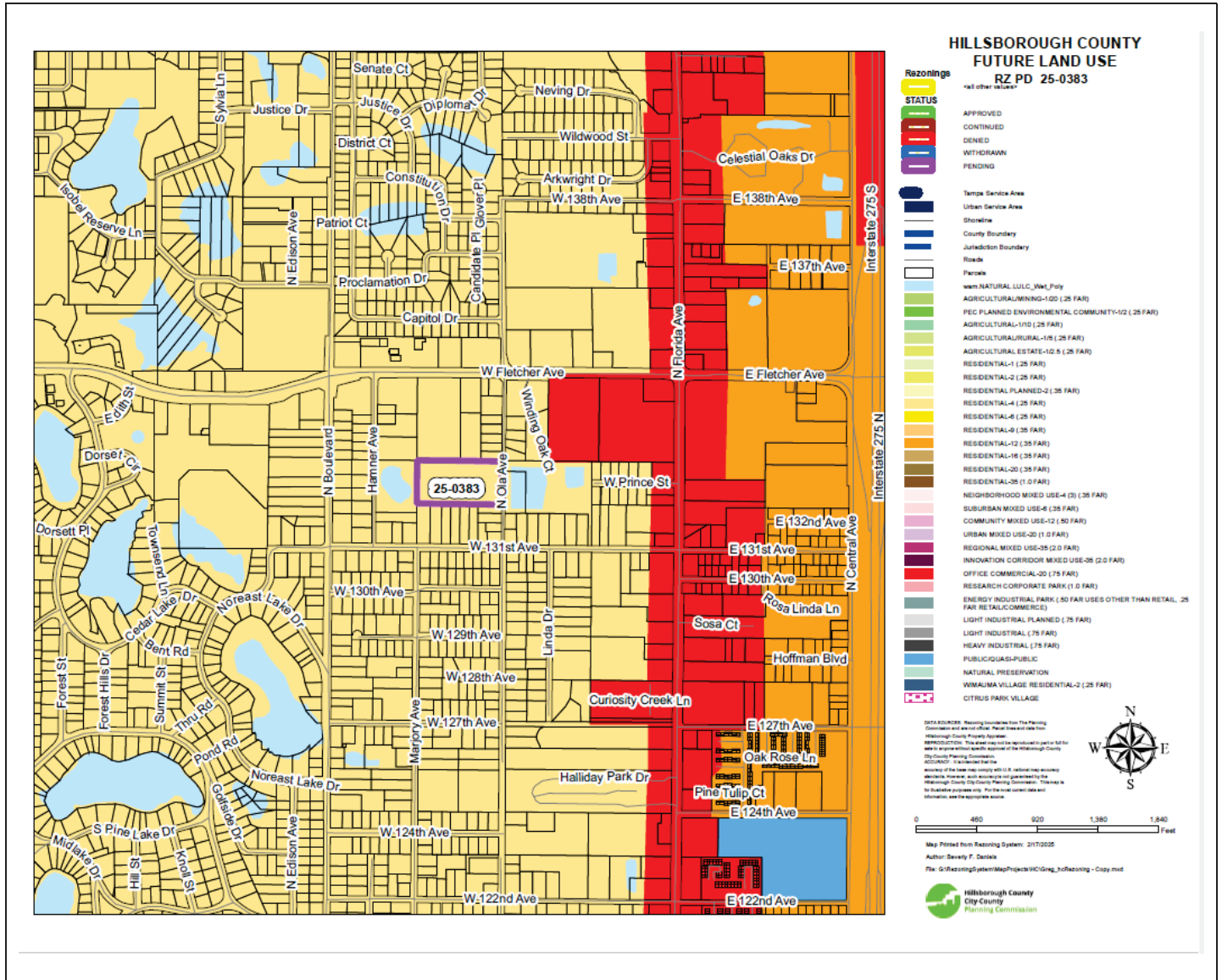


#### Context of Surrounding Area:

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

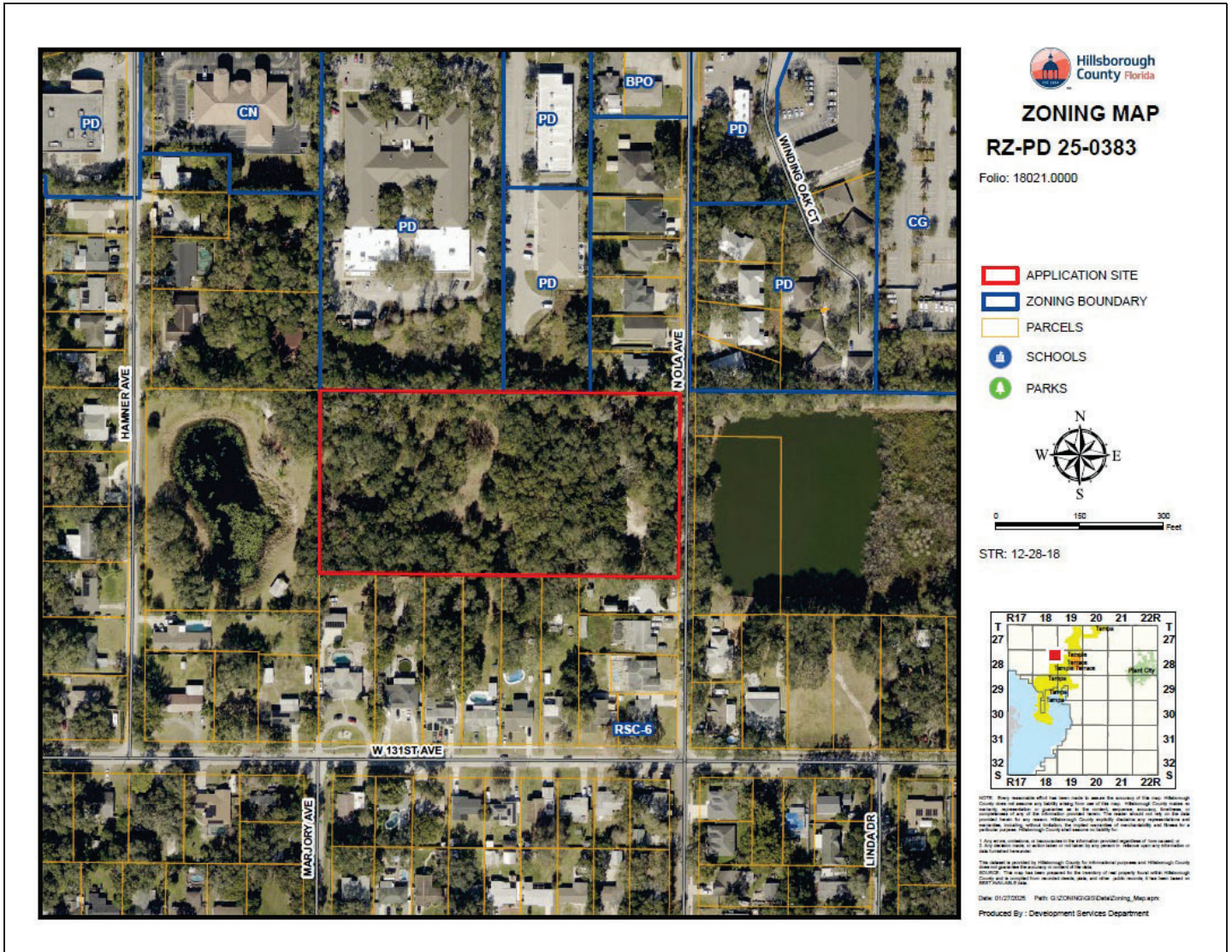
2.2 Future Land Use Map



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.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

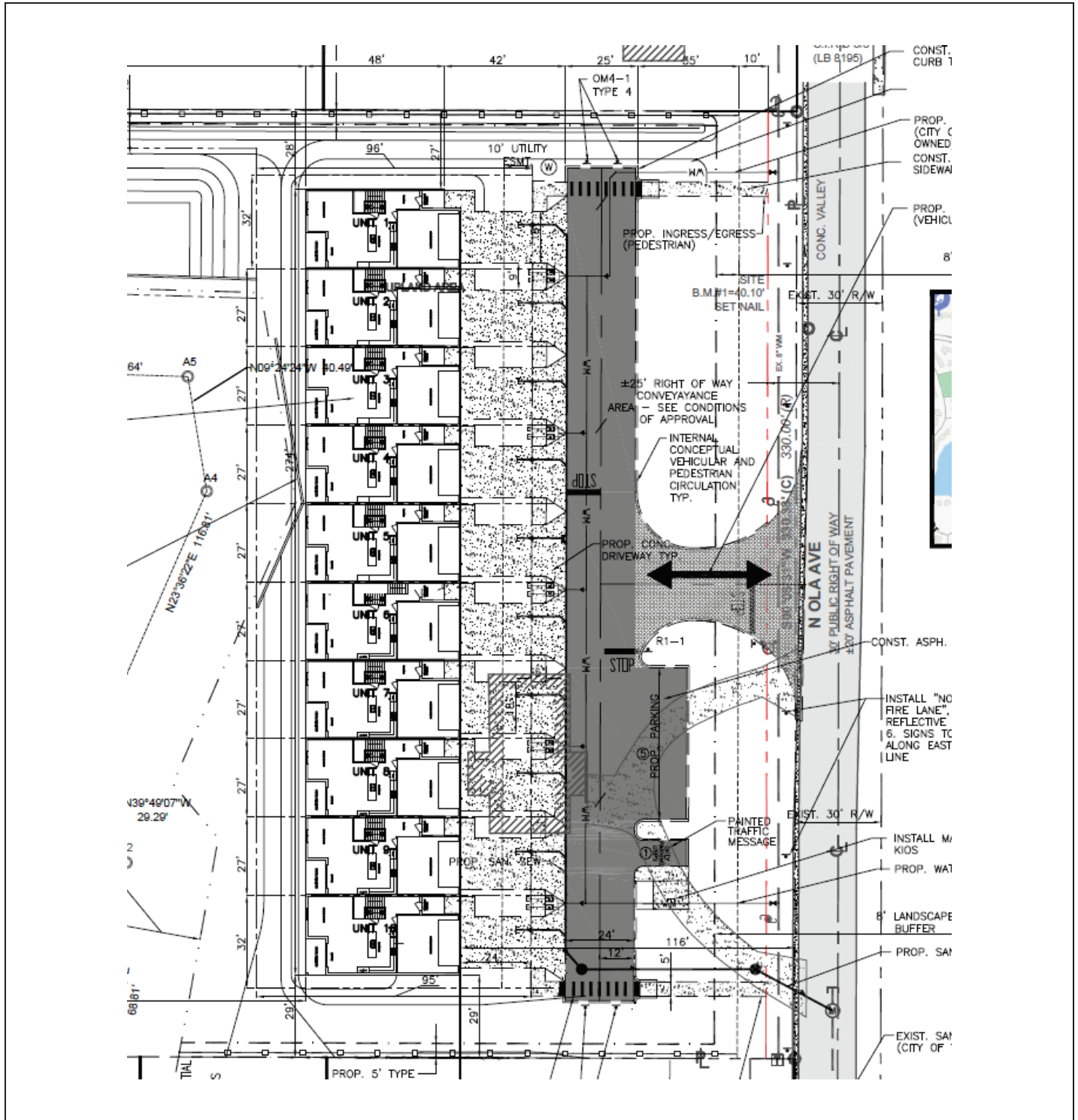


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 06-0451 PD 89-0073 RSC-6	PD 06-0451: 0.17 FAR PD 89-0073: 0.29 FAR RSC-6: 4 u/a	PD 06-0451: Office and Personal Services PD 89-0073: PD-O RSC-6: Single-Family Residential	PD 06-0451: Commercial PD 89-0073: Nursing Home RSC-6: Single-Family Residential
South	RSC-6	4 u/a	Single-Family Residential	Single-Family Residential
East	RSC-6	4 u/a	Single-Family Residential	Stormwater/Wetlands
West	RSC-6	4 u/a	Single-Family Residential	Single-Family Residential

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
N Ola Ave	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvement Determination Deferred <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <input type="checkbox"/> 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
<input type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Applicant is proffering right of way dedication and conveyance to accommodate sidewalk along project frontage.

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input checked="" type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Review fees have been paid. School Board declined to comment.
<b>Impact/Mobility Fees</b> 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				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## **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.



6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 7, 2025.

- 1. The project shall be limited to a maximum of 10 single-family attached (townhome) units.
- 2. Single-Family attached (townhome) units shall be developed in compliance with the following:

Minimum lot size:	2,565 sf
Minimum lot width:	27 feet
Minimum front yard setback:	24 feet
Minimum side yard setback:	22 feet (north PD boundary)*
	24 feet (south PD boundary)*
	0 feet between units
Minimum rear yard setback:	17 feet
Maximum building height:	28 feet / 2-stories

\*not including 5-foot wide buffer

- 3. A 5-foot wide buffer with Type A screening shall be provided along the northern and southern PD boundaries, This buffer shall be platted as a separate tract to be owned and maintained by the Homeowner's Association or similar entity.
- 4. 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.
- 5. 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.
- 6. 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).
- 7. 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.
- 8. 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.

9. 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.
10. 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.
11. Notwithstanding anything shown on the PD site plan, the developer shall construct a sidewalk along the project frontage consistent with the County Transportation Technical Manual standards unless otherwise approved by the County Land Development Code.
12. As proffered by the applicant, the developer shall dedicate and convey right of way along the project frontage measured up to 25 feet from the N. Ola Ave. centerline.
13. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
14. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
15. 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.
16. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

**Zoning Administrator Sign Off:**



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

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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

None



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 10/13/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Greater Carrollwood Northdale (GCN)

PETITION NO: PD 25-0383

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- 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**

1. Notwithstanding anything shown on the PD site plan, the developer shall construct a sidewalk along the project frontage consistent with the County Transportation Technical Manual standards unless otherwise approved by the County Land Development Code.
2. As proffered by the applicant, the developer shall dedicate and convey right of way along the project frontage measured up to 25 feet from the N. Ola Ave. centerline.
3. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the +/- 4.92-acre parcel from Residential, Single-family Conventional (RSC-6) to a Planned Development (PD). The site is located on the west side of N Ola Avenue approximately 625 feet south of the intersection of N Ola Avenue and W Fletcher Avenue. The Future Land Use designation of the site is Residential 4 (R-4).

The proposed PD is requesting entitlements to permit the development of 10 single-family attached dwelling units (townhomes).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the applicant provided a trip generation analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6*, 19 Single-family detached units (ITE LUC 210)	219	16	21

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 10 Single-family attached units (ITE LUC 215)	72	5	6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	- 147	- 11	- 15

\*Maximum density is limited to 4 units per acre due to the site’s Future Land Use designation of R-4.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The project has frontage along N. Ola Ave, a 2-lane, undivided, substandard, urban roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no bike lanes, and intermittent sidewalks on the east side of the roadway within the vicinity of the northern boundary of the proposed project, and within +/- 30 feet of right of way.

By policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area). While the project does not meet this threshold, sidewalk will be required along the project frontage consistent with County Land Development Code (LDC), Section 6.03.02. Due to the narrow right of way, the applicant has proffered to dedicate right of way along the project frontage necessary to accommodate the required minimum 5-foot sidewalk.

**SITE ACCESS**

The PD proposes one (1) access connection to N Ola Ave.

Pursuant to LDC, Sec. 6.03.02. sidewalks are required along the project frontage and internal to the site. If the right of way is determined to be insufficient to accommodate a minimum 5-foot-wide sidewalk along the project frontage consistent with the County Transportation Technical Manual standards, then the developer shall construct the sidewalk on-site within an easement dedicated to the County or otherwise dedicate the right of way as proffered.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

N Ola Ave is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

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



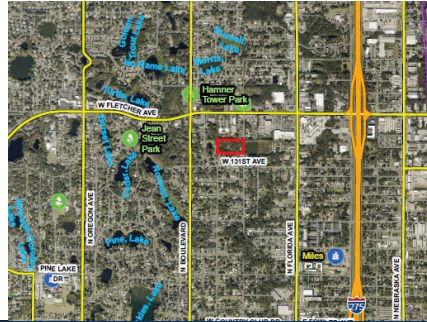
# DEVELOPMENT REVIEW STAFF REPORT

**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

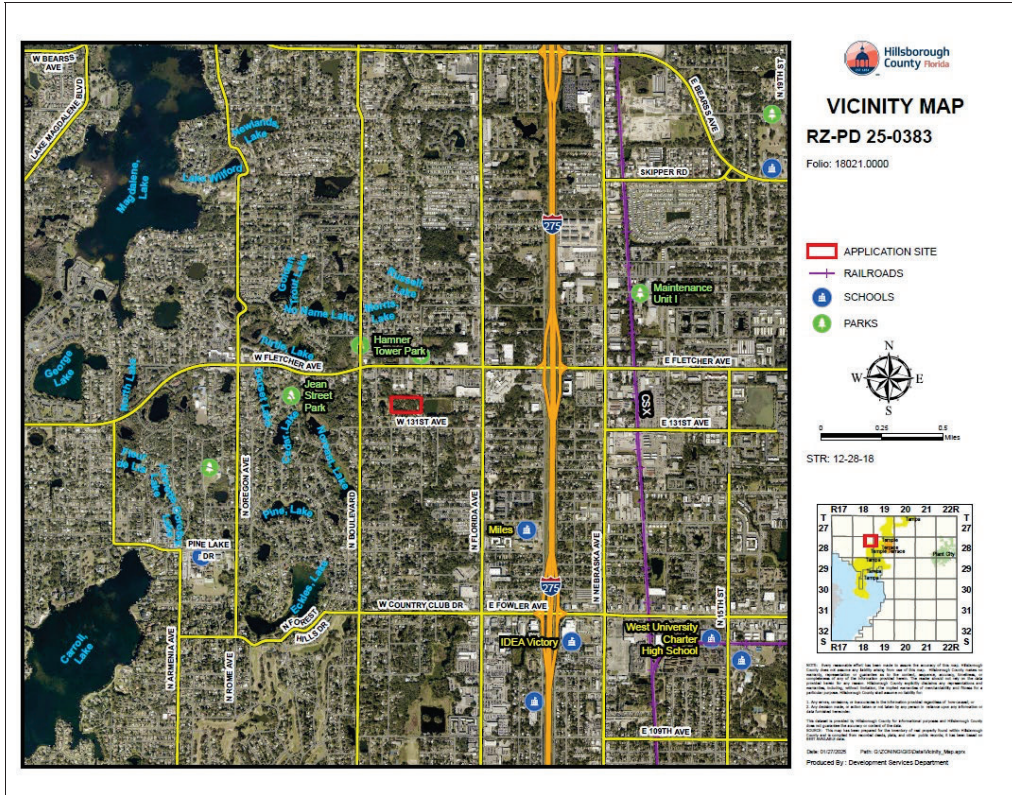
**Additional Information:**

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

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

**2.1 Vicinity Map**

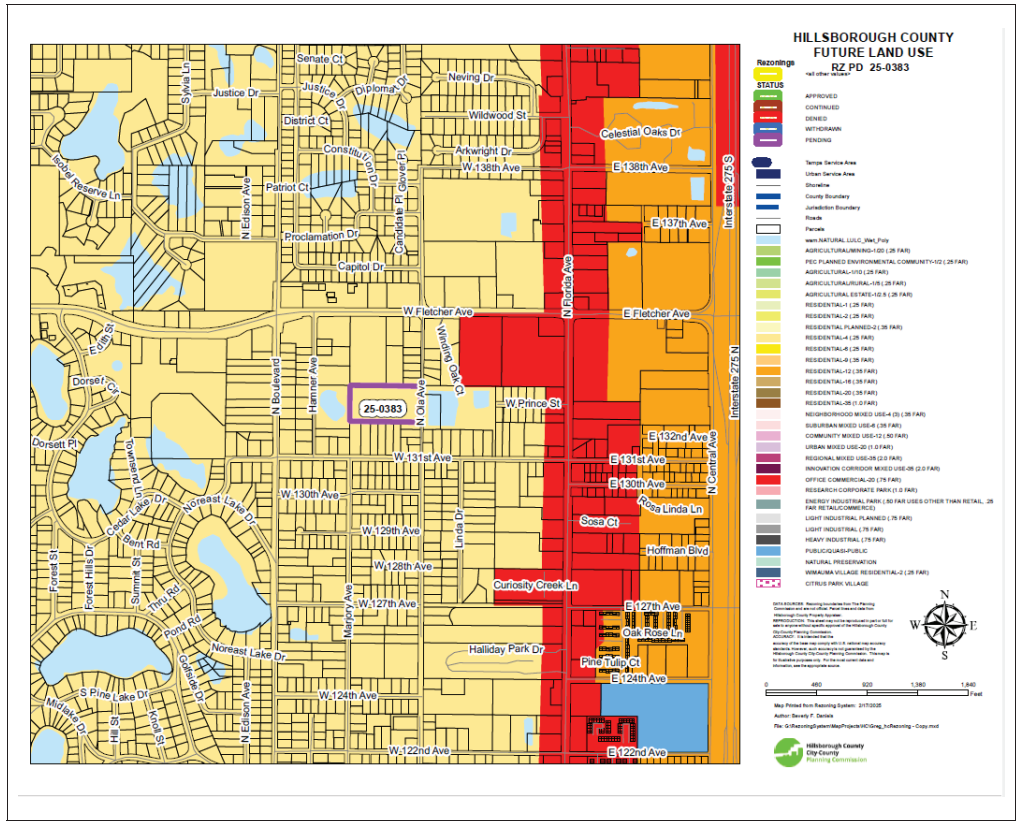


**Context of Surrounding Area:**

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**

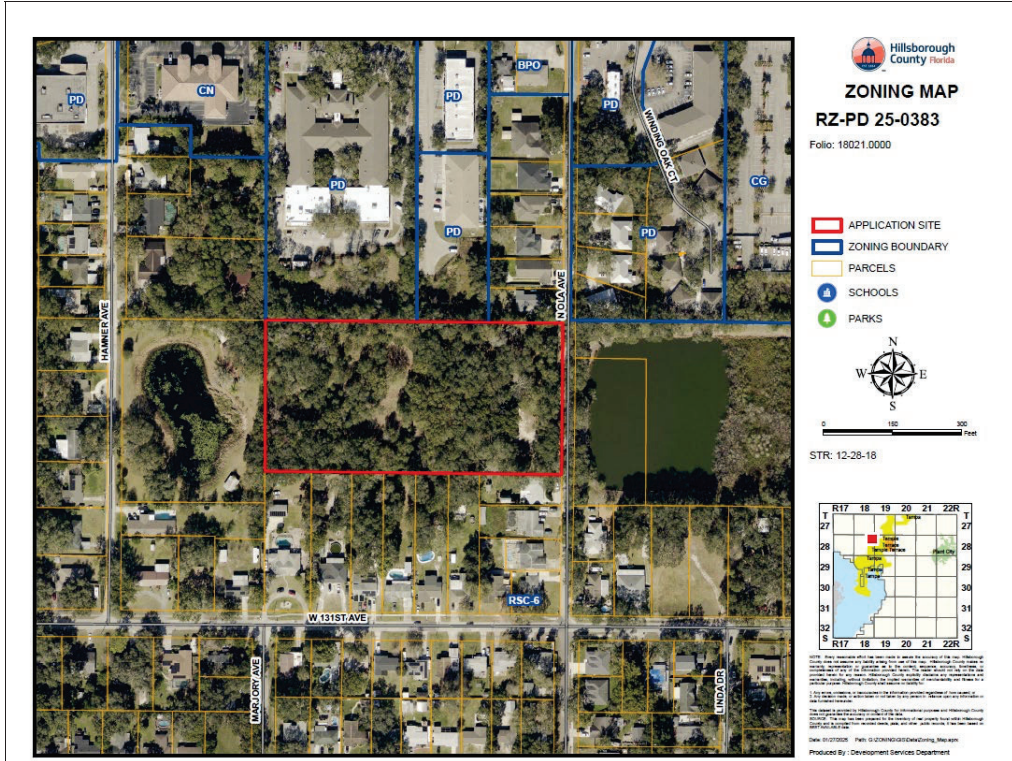
**2.2 Future Land Use Map**



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.

**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.3 Immediate Area Map**

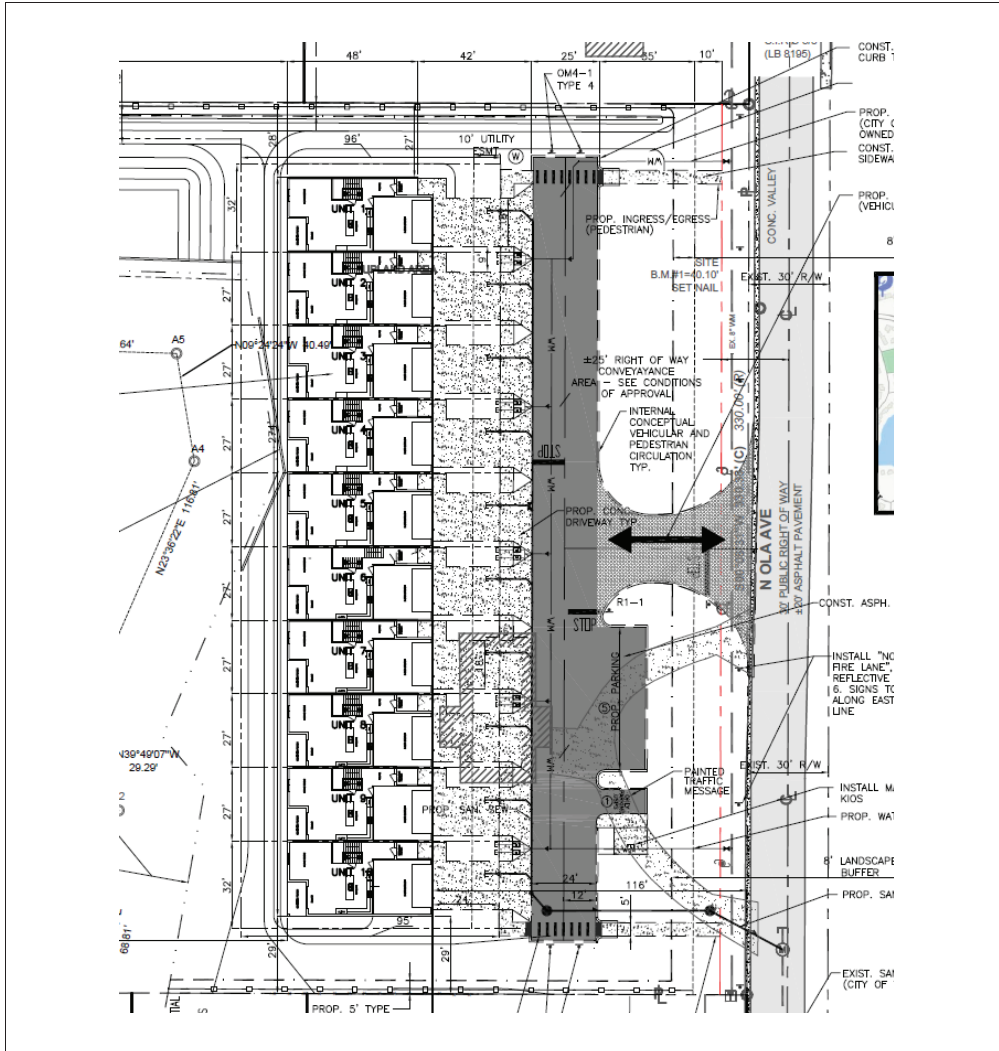


**Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 06-0451 PD 89-0073 RSC-6	PD 06-0451: 0.17 FAR PD 89-0073: 0.29 FAR RSC-6: 4 u/a	PD 06-0451: Office and Personal Services PD 89-0073: PD-O RSC-6: Single-Family Residential	PD 06-0451: Commercial PD 89-0073: Nursing Home RSC-6: Single-Family Residential
South	RSC-6	4 u/a	Single-Family Residential	Single-Family Residential
East	RSC-6	4 u/a	Single-Family Residential	Stormwater/Wetlands
West	RSC-6	4 u/a	Single-Family Residential	Single-Family Residential

**2.0 LAND USE MAP SET AND SUMMARY DATA**

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
N Ola Ave	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvement Determination Deferred <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> 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 <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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
<input type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Applicant is proffering right of way dedication and conveyance to accommodate sidewalk along project frontage.

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>																
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>												
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Check if Applicable: <table border="0" style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input checked="" type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input checked="" type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area															
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	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other _____															
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>												
<b>Transportation</b>																
<input type="checkbox"/> Design Exc./Adm. Variance Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
<input type="checkbox"/> Off-site Improvements Provided																
<b>Service Area/ Water &amp; Wastewater</b>																
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace																
<b>Hillsborough County School Board</b>																
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Review fees have been paid. School Board declined to comment.												
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A																
<b>Impact/Mobility Fees</b>																
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																
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>												
<b>Planning Commission</b>																
<input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<input type="checkbox"/> Locational Criteria Waiver Requested																
<input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A																

**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.

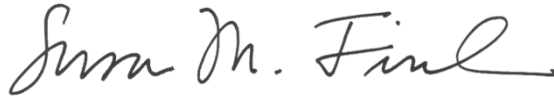
The existing on-site wetlands provide a significant separation from the project to the adjacent residential to the west and southwest.

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.

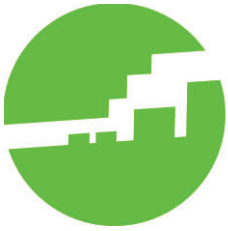


December 10, 2025

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**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

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

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> November 17, 2025 <b>Report Prepared:</b> November 6, 2025	<b>Case Number:</b> PD 25-0383 <b>Folio(s):</b> 18021.0000 <b>General Location:</b> North of West 131 <sup>st</sup> Avenue, west of North Ola Avenue, and south of West Fletcher Avenue
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-4 (4 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Greater Carrollwood Northdale
<b>Rezoning Request</b>	Residential, Single-family Conventional (RSC-6) to Planned Development (PD) to develop a 10-unit 2 story townhome development
<b>Parcel Size</b>	+/- 4.92 acres
<b>Street Functional Classification</b>	West Fletcher Avenue – <b>County Arterial</b> Ola Avenue North – <b>Local</b> 131 <sup>st</sup> Avenue West – <b>Local</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	None

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	RSC-6	Single-Family Residential
North	Residential-4	RSC-6 + PD + CN + BPO	Single-Family Residential + Group Homes + Light Commercial
South	Residential-4	RSC-6	Single-Family Residential
East	Residential-4 + Office Commercial-20	RSC-6 + CG + CN + RMC-6	Single-Family Residential + Public/Quasi-Public + Two-family + Multi-family
West	Residential-4	RSC-6 + PD	Single-Family Residential

**Staff Analysis of Goals, Objectives and Policies:**

The ± 4.92-acre subject site is located north of West 131<sup>st</sup> Avenue, west of North Ola Avenue, and south of West Fletcher Avenue. The site is in the Urban Service Area and is within the limits of the Greater Carrollwood Northdale Community Plan. The subject site has a Future Land Use designation of Residential-4 (RES-4), which is intended for low density residential development. The applicant is requesting to rezone from Residential, Single-family Conventional (RSC-6) to Planned Development (PD) to develop a 10-unit 2-story townhome development.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county’s growth is to be directed. Policy 3.1.3 requires all new developments 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 consists of single-family residential uses with additional single-family residential to the north, west, and south of the site. There is a public/quasi-public use to the east that exists as a retention pond owned by the Department of Transportation. Additionally, there are group homes and light commercial uses to the north of the site. The proposal for a 10-unit 2-story townhome development meets the intent of FLUS Objective 1.1.

Per FLUS Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character



and intent permitted in each of the Future Land use categories. The site is in the Residential-4 (RES-4) Future Land Use category, which allows for the consideration of agricultural, residential, neighborhood commercial, office uses, and multi-purpose projects and mixed-use developments. As the language states above, residential uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies. The RES-4 category allows for the consideration of up to 4 dwelling units per gross acre or a maximum Floor Area Ratio (FAR) of 0.25. The site contains approximately 2.67 acres of uplands, out of the total 4.92 acres. As more than 25% of the site contains wetlands, the Environmentally Sensitive Land Density Calculation would apply. According to FLUS Policy 2.3.9, density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category. With the ± 4.92-acre site and 2.25 acres of the site consisting of wetlands, the maximum dwelling units that may be considered for this site would be 13 units ( $2.67 \text{ ac} \times 1.25 = 3.34 \text{ ac} \times 4 \text{ du/ga} = 13.35$  or 13 units). According to the most updated narrative and site plan uploaded into Optix on October 9, 2025, the proposal meets the allowable permitted dwelling units for the site in the RES-4 category and therefore meets the intent of FLUS Objective 2.2 and its associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Hillsborough County Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family residential with a group home and light commercial uses to the north. The proposed request of townhome units will complement the already residential area and surrounding neighborhoods to north, west, and south and is therefore consistent with this policy direction.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. According to Objective 6.2 of the Future Land Use Section, "New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan." EPC determined that a resubmittal is not necessary; therefore, the proposed Planned Development is consistent with FLUS Objective 6.2.

The subject site is within the limits of the Greater Carrollwood Northdale Community Plan. Goal 2 of this plan emphasizes community design and culture, with a key strategy encouraging new development and redevelopment to incorporate compatibility design techniques. These techniques aim to ensure that the appearance, massing, and scale of development is integrated with the existing suburban nature of each neighborhood. The proposed site plan reflects this strategy by incorporating appropriate buffers and setbacks, facilitating a smooth transition between adjacent land uses. Additionally, the existing residential density in the surrounding area supports the suitability of this location for the proposed development. The proposed rezoning from RSC-6 to PD to develop a 10-unit 2 story townhome development aligns well with the Greater Carrollwood Northdale Community Plan.

Overall, staff finds that the proposed use is an allowable use in the RES-4 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Greater Carrollwood Northdale Community Plan. The proposed Planned Development (PD) would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section and the Livable Communities 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 conditions proposed by the Development Services Department.

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

### **FUTURE LAND USE SECTION**

#### ***Urban Service Area***

**Objective 1.1:** *Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.*

#### ***Relationship to the Future Land Use Map***

**Goal 2:** *Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.*

**Objective 2.1:** *The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.*

**Policy 2.1.1:** *The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.*

#### ***Future Land Use Categories***

**Objective 2.2:** *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.*

**Policy 2.2.1:** *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.

## **Density and Intensity Bonuses**

### **Environmentally Sensitive Land Density Calculation**

**Policy 2.3.9:** Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity.

- Wetlands shall:
  - Exclude land below the mean high water line
  - Include conservation and preservation areas
  - Include wetlands associated with man-made water bodies as defined (including borrow pits).

Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category.

### **Compatibility**

**Policy 3.1.2:** Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

**Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. 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

### **Development**

**Policy 4.1.1:** 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 4.1.2:** 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.

**4.1.6:** 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 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.*

### **Neighborhood/Community Development**

**Objective 4.4:** *Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

**Policy 4.4.1:** *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; and*
- b) creation of complementary uses; and*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections; and*
- e) Gradual transitions of intensity*

### **Environmental Considerations**

**Objective 6.2:** *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.*

### **LIVABLE COMMUNITIES ELEMENT: GREATER CARROLLWOOD-NORTHDALE**

**Goal 2:** *Reinforce community identity through maintenance and enhancement of the communities' unique characteristics, assets and physical appearances.*

**Strategy:** *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*

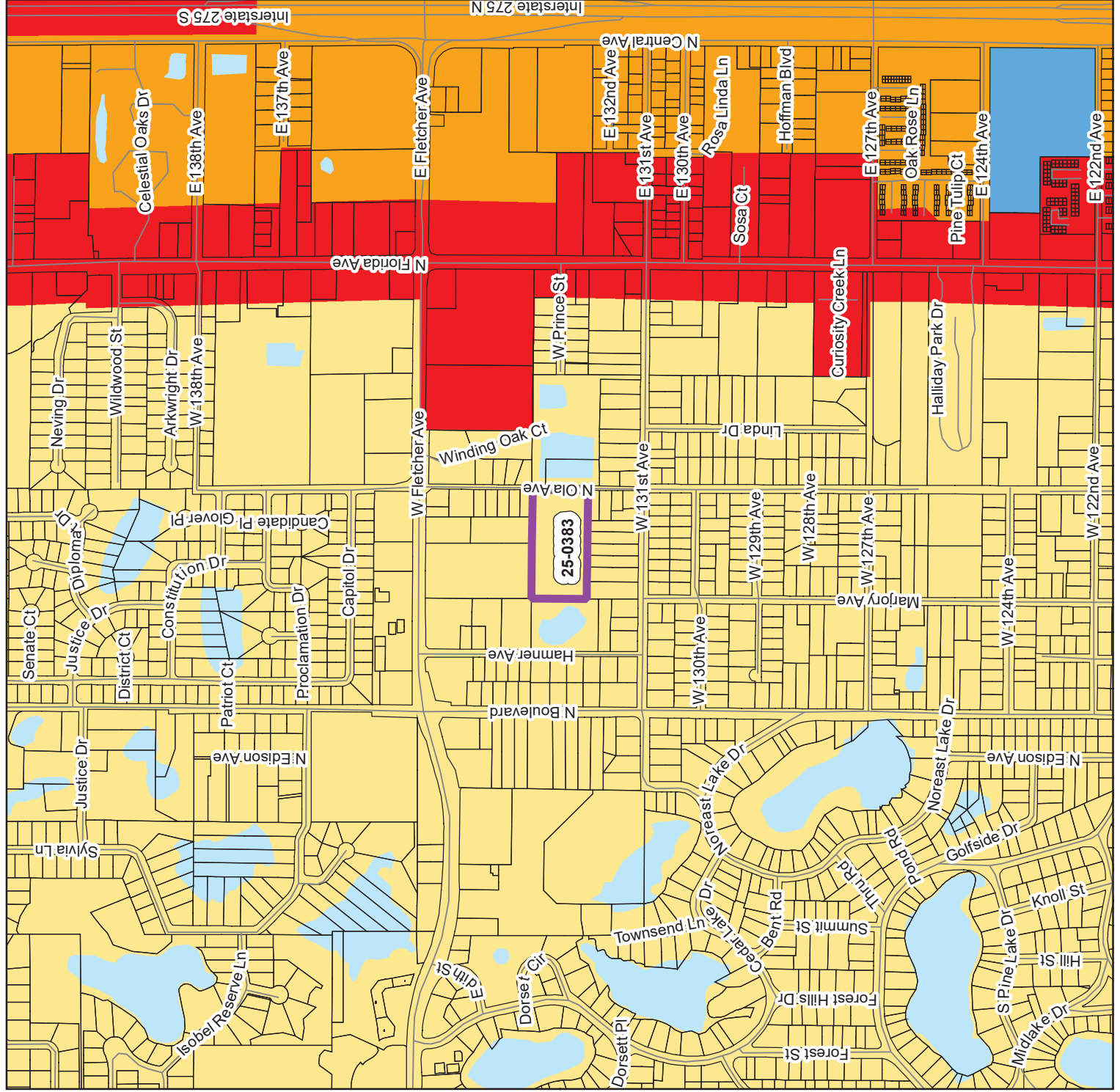
# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 25-0383  
(all other values)

- Rezoning STATUS**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING
- Map Features**
- Tampa Service Area
  - Urban Service Area
  - Shoreline
  - County Boundary
  - Jurisdiction Boundary
  - Roads
  - Parcels
  - WATER NATURAL/LULUC\_Wet\_Poly
  - AGRICULTURAL/MINING-120 (.25 FAR)
  - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
  - AGRICULTURAL-1/10 (.25 FAR)
  - AGRICULTURAL/RURAL-1/5 (.25 FAR)
  - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
  - RESIDENTIAL-1 (.25 FAR)
  - RESIDENTIAL-2 (.25 FAR)
  - RESIDENTIAL PLANNED-2 (.35 FAR)
  - RESIDENTIAL-4 (.25 FAR)
  - RESIDENTIAL-6 (.25 FAR)
  - RESIDENTIAL-9 (.35 FAR)
  - RESIDENTIAL-12 (.35 FAR)
  - RESIDENTIAL-16 (.35 FAR)
  - RESIDENTIAL-20 (.35 FAR)
  - RESIDENTIAL-35 (1.0 FAR)
  - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
  - SUBURBAN MIXED USE-6 (.35 FAR)
  - COMMUNITY MIXED USE-12 (.50 FAR)
  - URBAN MIXED USE-20 (1.0 FAR)
  - REGIONAL MIXED USE-35 (2.0 FAR)
  - INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
  - OFFICE COMMERCIAL-20 (7.5 FAR)
  - RESEARCH CORPORATE PARK (1.0 FAR)
  - ENERGY INDUSTRIAL PARK (5.0 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCIAL)
  - LIGHT INDUSTRIAL PLANNED (7.5 FAR)
  - LIGHT INDUSTRIAL (7.5 FAR)
  - HEAVY INDUSTRIAL (7.5 FAR)
  - PUBLIC/QUASIPUBLIC
  - NATURAL PRESERVATION
  - WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
  - CITRUS PARK VILLAGE

Map Printed from Rezoning System: 2/17/2025  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\0383\_Hillsboro\Rezoning - Copy.mxd

**Hillsborough County  
City-County  
Planning Commission**



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is subject to the final City-County Planning Commission. ACCURACY: It is intended that the information shown on this map is a true and accurate representation of the rezoning status. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



# Hillsborough County Florida

## DEVELOPMENT SERVICES

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

### HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

### GENERAL SITE PLAN REVIEW/CERTIFICATION

#### BOARD OF COUNTY COMMISSIONERS

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Donna Cameron Cepeda  
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Ken Hagan  
Christine Miller  
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#### COUNTY ATTORNEY

Julia Mandell

#### COUNTY INTERNAL AUDITOR

Melinda Jenzarli

#### DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: RZ-PD 25-0383

Zoning File: RZ-PD 25-0383 Modification: None

Atlas Page: None Submitted: 04/27/26

To Planner for Review: 04/27/26 Date Due: ASAP

Contact Person: Tyseer Kurdi Phone: 407-953-9004

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: Michlle Heinrich Date: 4/28/26

Date Agent/Owner notified of Disapproval: \_\_\_\_\_







# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 10/13/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Greater Carrollwood Northdale (GCN)

PETITION NO: PD 25-0383

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- 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**

1. Notwithstanding anything shown on the PD site plan, the developer shall construct a sidewalk along the project frontage consistent with the County Transportation Technical Manual standards unless otherwise approved by the County Land Development Code.
2. As proffered by the applicant, the developer shall dedicate and convey right of way along the project frontage measured up to 25 feet from the N. Ola Ave. centerline.
3. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the +/- 4.92-acre parcel from Residential, Single-family Conventional (RSC-6) to a Planned Development (PD). The site is located on the west side of N Ola Avenue approximately 625 feet south of the intersection of N Ola Avenue and W Fletcher Avenue. The Future Land Use designation of the site is Residential 4 (R-4).

The proposed PD is requesting entitlements to permit the development of 10 single-family attached dwelling units (townhomes).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the applicant provided a trip generation analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6*, 19 Single-family detached units (ITE LUC 210)	219	16	21

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 10 Single-family attached units (ITE LUC 215)	72	5	6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	- 147	- 11	- 15

\*Maximum density is limited to 4 units per acre due to the site’s Future Land Use designation of R-4.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The project has frontage along N. Ola Ave, a 2-lane, undivided, substandard, urban roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no bike lanes, and intermittent sidewalks on the east side of the roadway within the vicinity of the northern boundary of the proposed project, and within +/- 30 feet of right of way.

By policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area). While the project does not meet this threshold, sidewalk will be required along the project frontage consistent with County Land Development Code (LDC), Section 6.03.02. Due to the narrow right of way, the applicant has proffered to dedicate right of way along the project frontage necessary to accommodate the required minimum 5-foot sidewalk.

**SITE ACCESS**

The PD proposes one (1) access connection to N Ola Ave.

Pursuant to LDC, Sec. 6.03.02. sidewalks are required along the project frontage and internal to the site. If the right of way is determined to be insufficient to accommodate a minimum 5-foot-wide sidewalk along the project frontage consistent with the County Transportation Technical Manual standards, then the developer shall construct the sidewalk on-site within an easement dedicated to the County or otherwise dedicate the right of way as proffered.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

N Ola Ave is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

**COMMISSION**

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 Harry Cohen VICE-CHAIR  
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 Rick Muratti, Esq. LEGAL DEPT  
 Steffanie L. Wickham WASTE DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 5/19/2025</p> <p><b>PETITION NO.:</b> 25-0383</p> <p><b>EPC REVIEWER:</b> Melissa Yanez</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 x 1360</p> <p><b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 2/24/2025</p> <p><b>PROPERTY ADDRESS:</b> 13120 N Ola Ave, Tampa, FL 33612</p> <p><b>FOLIO #:</b> 018021-0000</p> <p><b>STR:</b> 28-18S-12E</p>
<p><b>REQUESTED ZONING:</b> From RSC-6 to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	VALID TO MAY 19, 2027
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands located Central to Western portion of subject parcel
<p><b>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:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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</li> </ul>	

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

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.

- Please note Wetland Data on site plans must correspond with the approved wetland survey (attached) for further development reviews.
- 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: [info@dammakhomes.com](mailto:info@dammakhomes.com) / [davidedmunds29@hotmail.com](mailto:davidedmunds29@hotmail.com)



**Adequate Facilities Analysis: Rezoning**

**Date:** December 15, 2025

**Acreage:** 4.92 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** 25-0383

**Future Land Use:** RES-4

**HCPS #:** RZ-732

**Maximum Residential Units:** 10

**Address:** 13120 N. Ola Avenue, Tampa

**Residential Type:** Single Family Attached

**Parcel Folio Number(s):** 018021.0000

School Data	Lake Magdalene Elementary	Buchanan Middle	Gaither High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1110	1023	2161
<b>2024-25 Enrollment</b> K-12 enrollment on 2024-25 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	640	774	2020
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	58%	76%	93%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 9/26/2025	6	16	9
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	2	1	1
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	58%	77%	94%

**Notes:** At this time, adequate capacity exists at Lake Magdalene Elementary, Buchanan Middle, and Gaither High School for the proposed rezoning.

**This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.**

*Lori Belangia*

Lori Belangia, M.S.  
 Manager, Planning & Siting  
 Growth Management Department  
 Hillsborough County Public Schools  
 E: [glorimar.belangia@hcps.net](mailto:glorimar.belangia@hcps.net)  
 P: 813.272.4428



**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.

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**TO:** Zoning Review, Development Services

**DATE:** 05/05/2025

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Bassam Dammak

**PETITION NO:** 25-0383

**LOCATION:** 13120 N Ola Ave

**FOLIO NO:** 18021.0000

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**Estimated 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

**Project Summary/Description:**

Urban Mobility, Northwest Parks/Fire - 10 Townhomes (2 story)

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh**      **Date: 03/05/2025**

**Agency: Natural Resources**      **Petition #: 25-0383**

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

1. 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.
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. 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.
4. 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.



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

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**PETITION NO.:** RZ-PD 25-0383      **REVIEWED BY:** Randy Rochelle      **DATE:** 3/4/2025

**FOLIO NO.:** 18021.0000

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**WATER**

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A \_\_\_ inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
  
- A \_\_\_ inch wastewater force main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: \_\_\_\_\_.



## 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:** 2/21/2025  
**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 2/26/2025  
**PROPERTY OWNER:** Bassam Demmak    **PID:** 25-0383  
**APPLICANT:** Bassam Demmak  
**LOCATION:** 13120 N. Ola Ave. Tampa, FL 33612  
**FOLIO NO.:** 18021.0000

### 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).

At this time, Hillsborough County EVSD has no objections to the applicant's request.

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 17 Feb. 2025**

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

**APPLICANT: David Edmunds**

**PETITION NO: RZ-PD 25-0383**

**LOCATION: 13120 N. Ola Ave., Tampa, FL 33612**

**FOLIO NO: 18021.0000**

**SEC: 12 TWN: 28 RNG: 18**

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- 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:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Zoning Hearing Master

DATE: Monday, November 17, 2025

TIME: Commencing at 6:00 p.m.  
Concluding at 10:26 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. 1654  
Notary Public for the State of Florida

1 MS. HEINRICH: Our next item is Item D.1, PD Rezoning  
2 25-0383. The applicant is requesting to rezone property from  
3 RSC-6 to Plain Development. This was reviewed by James Baker,  
4 however, I will be providing his review comments tonight after  
5 the applicant's presentation.

6 HEARING MASTER: Is the applicant here?

7 Is the applicant here for Item D.1 Rezoning 25-0383.

8 Ms. Heinrich, do we have any information on the  
9 applicant?

10 MS. HEINRICH: I do not. We can try to reach them if  
11 we want to skip and go over to another case.

12 HEARING MASTER: Yeah, let's do that. So we'll hold  
13 Rezoning PD 25-0383 while we search for the applicant. And  
14 we'll go to the next case.

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1 MS. HEINRICH: Yeah. It is for D.1 PD Rezoning 25-  
2 0383 requesting a rezoning to PD for RSC-6. And I do believe  
3 the applicant and his representative are available virtually  
4 now.

5 HEARING MASTER: Okay. Have you -- is that correct?  
6 Is the applicant and their representative online?

7 MR. HUNT: Yes they're on. You guys can go ahead and  
8 unmute yourselves.

9 HEARING MASTER: Okay. All right. You have 15  
10 minutes. If you could give us your name and address to start,  
11 please.

12 MR. DAMMAK: Good evening. My name is Bassam Dammak.  
13 I'm the owner of the subject one, 15-120 Northland Avenue. I  
14 reside at 6820 Rosemary Drive, Tampa, Florida 33625. I'd like  
15 to authorize Dr. Kourdi to represent this case. He's one of the  
16 engineers that work on this case. Thank you.

17 HEARING MASTER: Okay. Thank you.

18 Sir, if you could give us your name and address as  
19 well.

20 DR. KOURDI: Yes, this is Dr. Kourdi. Actually, the  
21 civil engineer who was doing the work for us, just had a heart  
22 attack, a severe one, and he's not able to attend the meeting or  
23 be with us. But I know enough about the -- the case. Maybe I  
24 could present it. This is a five-acre piece of land.

25 THE CLERK: Please state your address.

1 DR. KOURDI: There is lots of -- yes, ma'am. It's  
2 26307 Mountain Lake Road, that's Brooksville, Florida 34602.

3 HEARING MASTER: Thank you sir. Go ahead.

4 DR. KOURDI: Yes, this -- this piece of land is about  
5 a five-acre piece of land. It has quite a bit of woodland in  
6 the back of the property. We were able to lay in townhomes --  
7 multifamily townhomes in the front portion of the property.

8 And I looked at the -- we received a letter from --  
9 from, I guess, the reviewing board, and it looks like it's in  
10 our favor. It looks like it's really good. We might be able to  
11 succeed in doing this one.

12 Just if you have any question, you are most welcome to  
13 ask me, I'd love to see if I could tackle it myself.

14 HEARING MASTER: All right, sir.

15 DR. KOURDI: I'm a structural engineer. I'm not --  
16 I'm not a civil engineer. I'm a structural engineer.

17 HEARING MASTER: I appreciate it.

18 DR. KOURDI: But I think I could -- I could handle it.  
19 Yes, ma'am.

20 HEARING MASTER: All right. Thank you. No questions  
21 at this time. But thank you so much.

22 DR. KOURDI: Sure.

23 HEARING MASTER: Development Services.

24 MS. HEINRICH: Michelle Heinrich, Development  
25 Services. Staff reviewed a rezoning application requesting a



1 zoning change from RC-6 to Planned Development. The Planned  
2 Development proposes 10 single-family attached units on the west  
3 side of Ola Avenue. The site is located in the Reservoir Future  
4 Land Use category in the urban service area.

5 The subject site is 4.9 acres in size, with 45 percent  
6 consisting of wetlands. Using the environmentally sensitive  
7 credit, the uplink to be used for the density calculations comes  
8 to 3.3, which could seek a maximum of 13-dwelling units.

9 The site is located within an area developed with  
10 residential and nonresidential uses. A five-foot wide Type-A  
11 buffer is going to be provided along the northern and southern  
12 boundaries due to the adjacent use of single-family residential.

13 Proposed setbacks are similar to those in the RSC-6  
14 zoning district. And the proposed maximum height of 28 feet is  
15 actually lower than the 35 feet that is permitted in the RSC-6  
16 zoning.

17 Staff received no objections from reviewing agencies  
18 and recommends approval subject to proposed conditions. I'm  
19 available for any questions.

20 HEARING MASTER: None at this time. Thank you so  
21 much.

22 Planning Commission.

23 MS. MASSEY: Jilliam Massey, Planning Commission  
24 staff. The subject site is located in the Residential-4 Future  
25 Land Use designation. It's in the urban service area and within

1 the limits of the Greater Carrollwood-Northdale Community Plan.  
2 The site's in the urban service area where, according to  
3 Objective 1.1 of the Future Land Use section, 80 percent of the  
4 county's growth is to be directed there. Policy 3.13 requires  
5 all new developments to be compatible with the surrounding --  
6 within the surrounding area.

7 The site currently consists of single-family  
8 residential uses, with additional single-family residential to  
9 the northwest and south of the site. There is a public use to  
10 the east that exists as a retention pond owned by the Department  
11 of Transportation. Additionally, there are group homes and  
12 light commercial uses to the north of the site.

13 The proposal for a 10-unit, two-story townhome  
14 development meets the intent of Objective 1.1. With a 4.92 acre  
15 site and 2.25 acres of the site consisting of wetlands, the  
16 maximum dwelling units that may be considered for the site would  
17 be 13 units. According to the most updated narrative and site  
18 plan, the proposal meets the allowable permitted units for the  
19 site in a Residential-4 category, and therefore meeting the  
20 intent of Objective 2.2 Future Land Use section, which outlines  
21 densities and intensities in the Future Land use categories.

22 The subject site is in the limits of the Greater  
23 Carrollwood-Northdale Community Plan. Goal 2 of the plan  
24 emphasizes community design and culture, with a key strategy  
25 encouraging new development and redevelopment to incorporate

1 compatibility design techniques. These techniques aim to ensure  
2 that the appearance, massing, and scale of development is  
3 integrated with the existing suburban nature of each  
4 neighborhood. The proposed site plan reflects this strategy by  
5 incorporating appropriate buffers and setbacks, facilitating a  
6 smooth transition between adjacent land uses.

7 Additionally, the existing residential density in the  
8 surrounding area supports the suitability of this location for  
9 the proposed development. The proposed rezoning to Planned  
10 Development to develop the 10-unit, two-story townhome aligns  
11 well with the community plan.

12 Based on those considerations, Planning Commission  
13 staff has found that the proposed plan development is consistent  
14 with the Comprehensive Plan, subject to the proposed conditions.

15 HEARING MASTER: Thank you so much. Is there anyone  
16 in the room or online that would like to speak in support?  
17 Seeing no one.

18 Anyone who would like to speak in opposition. All  
19 right. First of all --

20 MR. HUNT: We do have online.

21 HEARING MASTER: And one person in opposition; is that  
22 correct? Online.

23 MR. HUNT: Yeah.

24 HEARING MASTER: Okay. So if you all want to come  
25 forward, how many people. And let me just apologize that you

1 all had to wait till the end for this. We can't go forward  
2 without the applicant. So thank you for hanging in with us.

3 How many people actually want to speak? So I see four  
4 hands. Right? So we have one person online. So that's five.  
5 So if it's okay with you, three minutes apiece. And do you care  
6 who goes first?

7 All right. Then we'll start with the people in the  
8 room. Go ahead and all of you, come forward and start with  
9 giving us your name and address, please. Okay.

10 MS. DENNIS: Hi. My name is Susan Dennis and I live  
11 at 13109 North Hamner Avenue. I'm actually going to start. I  
12 wasn't planning on speaking because Gina Eisen (phonetic) was  
13 planning on speaking. But she went into active labor with her  
14 first baby. So I am going to speak on her behalf of what she  
15 wrote. I strongly oppose the proposed -- okay, her name was  
16 Gina Marie (phonetic) Eisen and she lives at 1308 North Ola  
17 Avenue.

18 "I strongly oppose the proposed zoning change that  
19 would allow 10 townhomes to be built right next to my home.  
20 I've lived on the street my entire life. The neighborhood is  
21 not just a place, it's a community. We all know each other. We  
22 all look to each other, and we all take care of our homes.

23 "What is being proposed is completely out of character  
24 for the area. Ten townhomes squeezed between a small lot and  
25 the middle of single-family homes is not only an eyesore, it's a

1 threat to the stability, safety, and quality of the life we have  
2 built here for decades. My husband and I have plans to renovate  
3 my mother's property at 13108 into our forever home, a place  
4 where my mother can retire and we can raise our growing family.  
5 But having 10-attached townhomes right beside us would destroy  
6 the privacy and peace that led my parents to choose this  
7 property in the first place almost 40 years ago.

8 "And let's be realistic with the small square footage  
9 intensity, these units are going to be more likely to become  
10 rental properties. We have no guarantee that they will be  
11 maintained or that the tenants will respect the neighborhood.  
12 That means more trash, more noise, and more cars. At least 20  
13 more vehicles on the street that already narrow and congested.  
14 It means more delivery drivers, more foot traffic, and permanent  
15 change to the character of our street.

16 "And then there's the flooding. This property has  
17 always had a major drainage issue. Every storm the men in the  
18 neighborhood go out in dangerous conditions to unclog the one  
19 small drain that leads to the retention pond on Ola. Adding 10  
20 new roofs, driveways, and parking areas only make the problem  
21 worse, not better.

22 "We've already submitted petitions, and there's about  
23 a hundred people who have signed our petition against this for a  
24 neighborhood showing that this is a real concern.

25 "I also want to raise my concerns about the developers

1 or those associated with the project's track record. Their  
2 online reviews are overwhelmingly negative with numerous  
3 complaints about unmonitored subcontractors, poor workmanship,  
4 and unfinished jobs. We've already experienced problems  
5 firsthand. Dirt and materials have been dropped off on the  
6 property without proper authorization, forcing us to contact  
7 code enforcement to intervene." Is this how they act before --  
8 "If this is how they act before getting approval, what can we  
9 expect once construction begins?

10 "Just look around our area. The duplexes behind  
11 Dunkin Donuts were supposed to be a clean, affordable option,  
12 and now they turn into a rehab facility without the permission  
13 of notification to the surrounding neighborhood. We cannot  
14 afford to make another mistake."

15 While she is delivering her first baby at the hospital  
16 after teaching a full day of teenagers in the Hillsborough  
17 County Public School system, she deeply cares about what happens  
18 to the neighborhood and my family's future. I'm begging you to  
19 listen to the people who live here, not to the developer who  
20 wants to make a quick profit.

21 Please protect our homes, and our safety, and our  
22 community. We deserve better than the zoning change. I'm going  
23 to just add, if I might take a few more moments. I'd like to  
24 add to Gina's comments that as a neighborhood, we do have  
25 concerns about the excess runoff -- oh, sorry, there's something

1 already there. Can I put it right on top?

2 HEARING MASTER: You can put it right on top.

3 MS. DENNIS: Okay. Perfect.

4 The excess runoff from the wetlands with the  
5 perspective -- with the proposed development. This map is from  
6 the Floodplain Management in Hillsborough County that shows the  
7 property currently has runoff. Currently, the runoff is over  
8 80 percent of the parcel but the project will develop 50 percent  
9 of the parcel. Even with a stormwater meant for the  
10 development, it does not consider the runoff from the wetlands  
11 will go if and when it overflows, as it does historically.

12 Another major concern, and this is in my narrative  
13 online as well I have is that there's another parcel within  
14 1,000 feet of this parcel that has already been rezoned from RS-  
15 6 to a Planned Development allowing 19 townhomes. This is a  
16 single-family neighborhood, and we do not want more of these  
17 large types of development taking away our single-family  
18 parcels. Ola Avenue is already a cut through road used when  
19 flood (inaudible) too congested. And this development will just  
20 bring more development increase to our already failing roads.

21 As a third generation homeowner in the neighborhood, I  
22 think it's important we maintain our current zoning that is  
23 placed for RS-6 for single-family homes, and I appreciate your  
24 time that you took and for the little bit of delay we had, but  
25 wanted to ask if we could get clarification on how many single-

1 family homes could be built on this parcel as opposed to this  
2 major development.

3 HEARING MASTER: We can have staff address that.  
4 Thank you. Absolutely.

5 Next, please. Good evening.

6 MS. LARUE: Good evening. My name is Sheryl LaRue.  
7 I'm at 13109 North Ola Avenue. I am here opposing this project  
8 for several reasons. I have submitted some information, and  
9 photographs, and videos. And I have a couple more that I'd like  
10 to submit as I kind of go through this; along with my narrative,  
11 I'd like to submit as well.

12 I would like to say that this proposed townhome  
13 project is incompatible with the existing single-home  
14 neighborhood, as Susan just stated. And that this property  
15 is -- is protected wetlands. But what I'm understanding is that  
16 this property has -- is based on some old studies that was done.  
17 And I would like to urge and -- and have everyone consider a  
18 proper new study done on the area itself with the land, the  
19 geography, and so on. So I'm really urging that to happen so we  
20 can protect our wildlife, our wetlands and so on.

21 Also there has been sinkhole activity adjacent to this  
22 property. I have a picture of it. So this is the proposed  
23 property right here. And this is where the sinkhole activity --

24 THE CLERK: Can you bring the microphone to you,  
25 please?



1 MS. LARUE: Sorry. This is the proposed property  
2 here. And this is the sinkhole adjacent activity that has  
3 happened in the past few years. In addition, there has been --  
4 in addition, there has been sinkhole activity further up the  
5 neighborhood on Ola a few blocks south. So we -- I strongly  
6 urge that there's more study done on the land itself, because  
7 with all this development coming in, we're looking at land  
8 shifting and moving and really affecting the homes in the area.  
9 And that we might lose them if -- if this isn't really studied  
10 in depth. So I really would urge you guys to consider that and  
11 the Board to consider that.

12 I would echo the same sentiment about the flooding  
13 that has happened in the past few storms. And also this road is  
14 subject to flooding. It just -- there's nowhere for the water  
15 to go. It ends up in my yard. I back up to the retention pond  
16 that's right there. And it's -- it came into my house during  
17 Hurricane Milton. So it acts as -- as a -- as a place for the  
18 water to go, so with these townhomes, where is that water going  
19 to go? So I'm very concerned about that.

20 The traffic on the street, it's a very narrow street.  
21 There is nowhere for large trucks to go. And there's two -- two  
22 large trucks getting through. I can't get through when there's  
23 a garbage truck coming through, much less emergency vehicles on  
24 both sides. And then the added traffic to our street with these  
25 townhomes.

1 I know my time is short, so I also just want you guys  
2 to consider that this this builder is just in it for monetary  
3 gain. He's not considering the neighborhood. It's very  
4 inconsistent. We do not have townhomes in our community. We  
5 live there because of that.

6 So I will conclude with that and I'd like to submit  
7 what I have.

8 HEARING MASTER: Absolutely. Thank you. Thank you  
9 for your time. I appreciate it.

10 MS. LARUE: Thank you. Thank you for your time.

11 HEARING MASTER: Next, please. Good evening.

12 MR. FLASTERSTEIN: My name is Eric Flasterstein, 13106  
13 North Ola Avenue, Tampa, Florida 33612.

14 Basically, I want to repeat what the two ladies before  
15 me have said and emphasize the importance of this particular  
16 property in terms of its impact act in terms of flooding in the  
17 neighborhood. When we have significant storms that property  
18 actually sends water out into the street. In fact, after one  
19 hurricane, it lasted at least two or three weeks, where it was  
20 literally running off of the property, almost like a spring. So  
21 I don't know what kind of studies and stuff and how old they  
22 are. I'm not technical or anything like that, but something odd  
23 was going on there. It needs to be reexamined. Looked at in  
24 detail before we put 10 houses on there.

25 Yeah, it doesn't fit the neighborhood demographic and

1 how it's all set up. It doesn't -- it doesn't belong. Single-  
2 family homes is the nature of that area. And there's no need to  
3 push that in on us. There's plenty of space around there that  
4 it could be done, but not in the neighborhood.

5 But in any case, that's the -- the main concerns I  
6 have.

7 HEARING MASTER: Thank you, sir, for coming down. I  
8 appreciate it.

9 MR. FLASTERSTEIN: Thank you.

10 HEARING MASTER: Was there one more person wanting to  
11 speak in the room?

12 Good evening.

13 MR. LARUE: Hi, my name is Tim LaRue. I'm at 13109  
14 North Ola Avenue. I didn't plan on speaking, but because of the  
15 delay we lost several of the people that were going to speak.  
16 So I asked them if there was something I could say on their  
17 behalf and they would pretty much reiterate what folks have  
18 already said.

19 The density in our neighborhood is roughly a house per  
20 half acre. I could see where these guys were maybe thinking  
21 when they first bought this property that it was five acres and  
22 that they might be able to put in 10 homes and that and that  
23 would follow the density that we have. But maybe they later  
24 found out that they could only use maybe a 10th of that  
25 property. So they overspent. And -- as far as I'm concerned.

1 They paid \$750,000 for five acres of swamp property. And now  
2 they're trying to make that back by squeezing in 10 units that  
3 go from line to line, and only in the front part of the  
4 property. It's -- it's -- it's not helping our neighborhood.

5 I could see if they -- they could do well if they put  
6 in four houses. I used to work construction, so I'm pro  
7 construction. I get what these guys are trying to do. If they  
8 put in four, I could see they'd find a lot less pushback and  
9 they would still be able to regain -- recoup some of their  
10 losses from paying so much for the property that they really  
11 can't use. I -- that's about all I have to say.

12 HEARING MASTER: Thank you for coming down, I  
13 appreciate it.

14 All right then we'll go to the one person on the line  
15 that wanted to speak in opposition. If you give us your name  
16 and address, please to start.

17 MS. KIENY: Hello. Bev -- my name is Beverly Kieny.  
18 I live at 10902 North Edison Avenue. I speak -- I'm speaking to  
19 you today on behalf of the Forest Hills Neighborhood  
20 Association. I am president. We have submitted two letters  
21 in -- first from our August 12th meeting and from our November  
22 board meeting. Both of those, who are asking as an association.  
23 The association, we have 1,200 people in our mailing -- postal  
24 mailing newsletter. We have 2,000 on our digital. And we've  
25 taken the time with our boards to go over and show people the

1 property. I want -- if you to watch the news today you saw more  
2 about historic flooding within the Forest Hills. And overall we  
3 are asking the Hillsborough County Commissioners to uphold the  
4 R6C (sic) designation, deny the variance, requesting proposed  
5 rezoning that would allow these 10 townhomes to be built on the  
6 land currently zoned.

7 Our neighborhood is single-family homes. At 131st and  
8 Ola, and we have so many concerns on this. As soon as you look  
9 around our neighborhood, we are single-family residential.  
10 Multigenerational families live here. And these building  
11 structures for most, are not single family. They're not  
12 compatible with the neighborhood or the residential esthetics.  
13 It -- it doesn't follow the character of the neighborhood.

14 We feel like we're being attacked because of the low  
15 property values in our area, and we're coming in on top of us.  
16 Flooding is a major concern in Forest Hills. Infrastructure  
17 improvements for stormwater systems, none of this is considered  
18 as part of these large-scale developments. The effects of the  
19 excessive flooding of water runoff will go into neighborhoods,  
20 homes, yards, and roadways. The property has a history of  
21 flooding. Okay? And that was just when a 1,500 square foot  
22 home was there.

23 Once again, I want to tell you that the wetlands area  
24 is of great concern to us. We have water flowing through us  
25 from Hillsborough County, down through our wetlands and into our

1 lakes and onto the rivers. So we have to be able to protect the  
2 water flow in this area.

3 More than anything that you're going to find when we  
4 have our neighborhood meeting tomorrow at these areas, we're  
5 going to have an additional number of our members and residents  
6 sign another petition beyond the a hundred that you already have  
7 on file with us, and we're going to bring that to the next  
8 zoning meeting and to the County Commissioner's meeting coming  
9 up.

10 I think more than anything I want you to know that  
11 this multifamily development will negatively impact our  
12 residential community. And so you have two letters now from us,  
13 both back in August 12th, as well as our November 4th meeting on  
14 file. So we are a organization of note.

15 So thank you to the zoning hearing master tonight for  
16 listening to this. And -- and please look online for what we've  
17 submitted so far. And we've all taken our little trips over  
18 there to see the land -- the dirt that has been dropped off on  
19 the property, and also to look at the retention ponds around it.  
20 We feel this development will be of great grave concern for  
21 neighborhood.

22 I'm sorry, I'm online tonight. I would have been  
23 there in person to deliver this message to you that we welcome  
24 single-family homes in this area. The neighbors around me will  
25 be happy to have that. We do not want townhomes that might go

1 awry like the other rooftops in that area. Please consider the  
2 characteristics of our neighborhood, and we ask the board of --  
3 each of you to follow up on our concerns and go in the direction  
4 of our neighborhood. We are in a zoned residential and single  
5 family.

6 And coming up next year in 2026, you're going to see  
7 it's the hundredth anniversary of Forest Hills. And we are a  
8 strong community, and we would prefer to remain where our  
9 families are wealthy in the neighborhood. You just have four  
10 simple people that were still there that were directly going to  
11 be affected by this. But I'm also telling you that neighborhood  
12 concern about flooding, the wetlands, and why water coming  
13 through Forest Hills needs to continue its flow towards the  
14 river. So this will be another area that will just contribute  
15 to us. Thank you.

16 HEARING MASTER: Thank you so much. Thank you so  
17 much, Mrs. Kieny. I just want to tell you before you go, you  
18 mentioned that you're having a meeting tomorrow, and it's your  
19 intention to obtain additional signatures to submit at the Board  
20 of County Commissioners. And I just want to advise you that  
21 that is not allowed. The record is set at this hearing.

22 MS. KIENY: Yes, ma'am.

23 HEARING MASTER: So anything that is to be submitted  
24 has to be submitted tonight. And then that record in its  
25 entirety goes forward. So nothing else can be submitted after

1 tonight. We certainly have your letters. I've seen them in the  
2 file. And so I'm well aware of your position and objections. I  
3 really, really appreciate you hanging in with us later in the  
4 evening than you thought this was going to go.

5 So with that, let me close opposition testimony now,  
6 and we'll go back to Development Services for any comments.

7 MS. HEINRICH: Michelle Heinrich, Development  
8 Services, just to answer one of the citizen's questions about  
9 the maximum number that could be there, that would be 13.

10 HEARING MASTER: So be 13 single-family homes that  
11 could be potentially built on the existing land?

12 MS. HEINRICH: Correct.

13 HEARING MASTER: All right. Perfect. Thank you for  
14 that. Did you have any additional comments?

15 MS. HEINRICH: No, ma'am. Unless you have any  
16 questions.

17 HEARING MASTER: Not at this time. All right. We'll  
18 go back. It's time for the applicant's rebuttal. So you have  
19 five minutes for rebuttal if you'd like to take it, but you  
20 don't have to.

21 MR. DAMMAK: Yes. Yes, I have. So -- so it's a very,  
22 very common to hear opposition -- opposing opinion. But what  
23 really bothered me, it's -- it's the false accusation the first  
24 lady mentioned about the developer of finishing jobs, and  
25 complaints online, and negative reviews. I challenge her, and



1 I'd like to remind her that we are a nation of law and we have  
2 to be responsible for things we say. There are consequences for  
3 things that we say. Something like this, you know, it's a  
4 hundred percent false.

5 But -- but I appreciate the rest of the opinions and I  
6 respect it, but not something like this. I won't accept it.

7 HEARING MASTER: All right. Does that complete  
8 your --

9 MR. DAMMAK: Thank you.

10 HEARING MASTER: Does that complete your testimony?

11 DR. KOURDI: I have -- this is Dr. Kourdi.

12 HEARING MASTER: All right.

13 DR. KOURDI: I just also have a -- if I may I --

14 MR. HUNT: Doctor you muted yourself I'm going to  
15 unmute you now.

16 DR. KOURDI: I'm sorry?

17 MR. HUNT: You accidentally muted yourself. Go ahead.

18 DR. KOURDI: Okay. What I'm saying is the -- this --  
19 this particular project is going to be a luxury townhomes. It's  
20 going to be gated community, lush, and beautiful. We're not  
21 planning to put the economy housing in there. There is no way  
22 for the developer to be able to sell these units for a decent  
23 price, unless he gives the most beautiful ones, because the land  
24 already is costing him over \$750,000 just for the land before  
25 even the infrastructure. So this is going to be luxury homes,

1 gated community, and we already accounted for the water based on  
2 law on the 50 year the -- the level. We have a retention pond  
3 which will accommodate our water. We're not responsible for the  
4 major rains once in a while that fills up the street. That's  
5 not the responsibility of this, you know, owner of the land. We  
6 are accommodating the water for our project inside our property  
7 where -- if you look at the design.

8           Somebody mentioned that, oh, it's close to the street.  
9 That's -- we -- we are being sensitive. We're trying to use  
10 every inch of this property probably. We will use our -- from  
11 13 units, which is allowed to 10 units. I don't think we're  
12 being greedy. We're not building basically duplexes or  
13 rebuilding single-garage townhomes. We're building double-car  
14 garage with luxury.

15           Another thing that -- there's another accusation which  
16 is -- I just don't understand why they would do that. We have a  
17 full survey that's new that shows that the delineation line for  
18 the wetland. We restricted every piece of information on that  
19 survey. So whoever wants us to redo the whole thing and come up  
20 with a new - this just does not add up. It does not make any  
21 sense. The fact that you're happy with your home, that does not  
22 mean put just damper on everybody else's property.

23           Another thing that I -- regarding the sinkhole. I'm a  
24 structural engineer. I don't think I will be putting any more  
25 in there without doing it -- my boys, and I'm figuring out if I

1 could play that way. That's an engineering question. We just  
2 need to get that improved. You know, the support, the approval.  
3 Then we will do the rest of our studies. We're not going to be  
4 just haphazard putting a huge building in there. This is --  
5 this is common sense. We are engineers and we know how to  
6 follow the code and the law. So the sinkhole does not really  
7 bother me a bit. This -- this is an issue you should be worried  
8 about your single-family home instead of this one, that we will  
9 be bringing it up from scratch.

10 The -- another thing there was a question raised about  
11 can we do a single-family home? Yes we can. The -- the -- the  
12 agent said 13 single-family home. Will you please do me a  
13 favor, tell me how I could put this 6 -- 13 or 10 -- not that,  
14 let me have five or six single-family homes in that property.  
15 It's next to impossible. Would you be able to give me access to  
16 these houses right from the street? Or do I have to do them as  
17 a subdivision? A C-subdivision where I have to have one  
18 entrance for the whole -- the whole unit? I mean, give-and-  
19 take.

20 Yeah, maybe the -- the -- the owner made a mistake in  
21 purchasing the property, but I don't think we need to add -- to  
22 add fuel to the -- to the fire. It doesn't make sense.

23 HEARING MASTER: Sir, you've got 20 seconds.

24 DR. KOURDI: So I would like to request to see yes 13  
25 units. That's what the Code calls for. But can we lay those 13

1 units? I know we cannot lay them having access from all the  
2 street as an engineer. Now, if I were to put it inside, there  
3 is not enough depth to give me the RC-6 or RC-4 requirement of  
4 the lot size. Help us out a little bit. You know, all these  
5 emotions and all these signatures.

6 HEARING MASTER: Sir, that's the end. Sir, if you  
7 could wrap it up please.

8 DR. KOURDI: Yes. All this --

9 HEARING MASTER: That's the end of your rebuttal time.

10 DR. KOURDI: Yes, ma'am. Yes, ma'am. I don't have a  
11 lot to say. I just -- I just feel like all these people want to  
12 keep Tampa the way it is. Tampa is no longer the way it is.  
13 Oh, I love it for 40 years. Of course, this is a piece of land  
14 that needs to be taken care of. Thank you, Ma'am. I'm sorry.  
15 I didn't mean to take so much of your time.

16 HEARING MASTER: Thank you for that, I appreciate it.  
17 All right then. With that, we will close the hearing -- close  
18 Rezoning 25-0383 and adjourn the hearing.

19 Thank you all for your time and testimony.

20 (Off the record at 10:26 p.m.)  
21  
22  
23  
24  
25



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 25 1350</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-176</u>
APPLICATION # <u>RZ 25-1111</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u></u>
APPLICATION # <u>RZ 25-1111</u> <u>VS</u>	PLEASE PRINT NAME <u>Howard Owens</u> MAILING ADDRESS <u>11217 Andy Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u></u>
APPLICATION # <u>RZ 25-1111</u>	PLEASE PRINT NAME <u>Johnny Soape</u> MAILING ADDRESS <u>11118 Hannaway Drive</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-399-4651</u>
APPLICATION # <u>RZ 25-1316</u>	PLEASE PRINT NAME <u>Rebecca Kert</u> MAILING ADDRESS <u>400N Tampa St Suite 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-368-3004</u>
APPLICATION # <u>RZ 25-1316</u>	PLEASE PRINT NAME <u>Stephan Sposato</u> MAILING ADDRESS <u>505 E Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>818 375-0610</u>

DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan Finch

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APPLICATION # RZ 25-1316	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAUM TRAFFIC 4006 S MACDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>8132058057</u>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <u>Grace E McComas</u> MAILING ADDRESS <u>805 Old Darky St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33554</u> PHONE <u>813 240 3907</u>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <u>Glover Maggard</u> MAILING ADDRESS <u>PO. Box 183</u> CITY <u>Mango</u> STATE <u>Fla</u> ZIP <u>33550</u> PHONE <u>813 318-150x</u>
APPLICATION # RZ 25-1319	PLEASE PRINT NAME <u>Patricia Ortiz AICP</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>8138178492</u>
APPLICATION # RZ 25-1319 VS	PLEASE PRINT NAME <u>Cheryl Harris</u> MAILING ADDRESS <u>205 Louise Ave</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33510</u> PHONE _____
APPLICATION # RZ 25-1390	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____

DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan Finch

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<p>APPLICATION # RZ 05-1390</p>	<p>PLEASE PRINT NAME <u>Nicholas West</u> MAILING ADDRESS <u>717 E B7th Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>850-252-5920</u></p>
<p>APPLICATION # RZ 05-1390</p>	<p>PLEASE PRINT NAME <u>Robinson Castro</u> MAILING ADDRESS <u>722 EAST 137TH AVE.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-464-1400</u></p>
<p>APPLICATION # RZ 25-0579</p>	<p>PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. TAMPA ST. / STE 1910</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # RZ 25-0579</p>	<p>PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0816</u></p>
<p>APPLICATION # RZ 25-0579</p>	<p>PLEASE PRINT NAME <u>MICHAEL YATES, PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u></p>
<p>APPLICATION # RZ 25-0579</p>	<p>PLEASE PRINT NAME <u>Grace McComas</u> MAILING ADDRESS <u>805 0100 darby st</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33844</u> PHONE <u>813 240 3907</u></p>



DATE/TIME: 11/7/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Crover Maggard</u> MAILING ADDRESS <u>P.O. Box 138</u> CITY <u>Mango</u> STATE <u>FLA</u> ZIP <u>33550</u> PHONE <u>813-318-0501</u>
APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Jeremy Couch</u> MAILING ADDRESS <u>17937 Huntingdon Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>8139202005</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 Washley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-331-0876</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Jonathan Ellis</u> MAILING ADDRESS <u>1511 N. Westshore Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-754-8454</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Karla Llanos</u> MAILING ADDRESS <u>1645 SunCityCenter PL2 <sup>unit 5066</sup></u> CITY <u>SunCity Center</u> STATE <u>FL</u> ZIP <u>33571</u> PHONE <u>813-7846272</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>CRAIG MAJER</u> MAILING ADDRESS <u>6408 MARGARITA SHORES LN</u> CITY <u>Apice Bch</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>2054221369</u>

DATE/TIME: 11/17/2025 6PM HEARING MASTER: SUSAN FINCHPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>BRYAN M'GEE</u> MAILING ADDRESS <u>6422 MARGARITA SHORES LANE</u> CITY <u>APOLO BEACH</u> STATE <u>FL</u> ZIP <u>37572</u> PHONE <u>402.215.1834</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>8-254-7152</u>
APPLICATION # <u>MM</u> <u>250932</u>	PLEASE PRINT NAME <u>William J Molloy</u> MAILING ADDRESS <u>325 S RLM</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>254-7157</u>
APPLICATION # <u>MM</u> <u>25-0932</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W Ashley Drive # 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331 0976</u>
APPLICATION # <u>MM</u> <u>25-0932</u>	PLEASE PRINT NAME <u>Casey VanLaurenbergh vanvaerenbergh</u> MAILING ADDRESS <u>11009 Fern Hill Drive</u> CITY <u>Review</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-323-4549</u>
APPLICATION # <u>MM</u> <u>25-0932</u>	PLEASE PRINT NAME <u>David Van Vaerenbergh</u> MAILING ADDRESS <u>11207 Fernhill Drive</u> CITY <u>Review</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-340-9888</u>

DATE/TIME: 11/17/2025 4 PM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 250932	PLEASE PRINT NAME Mitchell Thompson MAILING ADDRESS 11055 Sage Canyon Dr CITY Riverview STATE FL ZIP 33575 PHONE 813 447 0052
APPLICATION # MM 25-0932	PLEASE PRINT NAME Samantha Vazara MAILING ADDRESS 11053 Sage Canyon Dr CITY Riverview STATE FL ZIP 33518 PHONE 813-598-8848
APPLICATION # MM 250932	PLEASE PRINT NAME Chad Thompson MAILING ADDRESS 20710 Sage Canyon Dr. CITY Riverview STATE FL ZIP 33579 PHONE 813-422-4336
APPLICATION # MM 25-0932	PLEASE PRINT NAME MICHAEL YATES, PAUL TRAFFIC MAILING ADDRESS 4006 S. MacDill Ave. CITY TAMPA STATE FL ZIP 33611 PHONE 813 205 8057
APPLICATION # MM 25-1081	PLEASE PRINT NAME Linda Stewart, Morris Eng. MAILING ADDRESS 6901 Professional Pkwy CITY Sarasota STATE FL ZIP PHONE 941-444-6644
APPLICATION # MM 25-1242	PLEASE PRINT NAME Addie Clark MAILING ADDRESS 400 N. Ashley Dr. Ste 1100 CITY Tampa STATE FL ZIP 33602 PHONE 813-319-4759

DATE/TIME: 11/17/2025 6 PM HEARING MASTER: Susan Finch

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

<p>APPLICATION # MM 25-1243</p>	<p>PLEASE PRINT NAME <u>Isabelle Albert</u></p> <p>MAILING ADDRESS <u>1000 W Ashley Dr. # 900</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <sup>813</sup> <u>331 0976</u></p>
<p>APPLICATION # RZ 25-1244</p>	<p>PLEASE PRINT NAME <u>Anne Pollack</u></p> <p>MAILING ADDRESS <u>200 Central Ave #1600</u></p> <p>CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>927-820-3989</u></p>
<p>APPLICATION # RZ 25-1246</p>	<p>PLEASE PRINT NAME <u>Isabelle Albert</u></p> <p>MAILING ADDRESS <u>1000 W Ashley Dr # 900</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <sup>813</sup> <u>331 0976</u></p>
<p>APPLICATION # RZ 25-0383 VS</p>	<p>PLEASE PRINT NAME <u>Bassam Dammak</u></p> <p>MAILING ADDRESS <u>6820 Rosemary Dr</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE _____</p>
<p>APPLICATION # RZ 25-0383 VS</p>	<p>PLEASE PRINT NAME <u>Tyseer Kourdi</u></p> <p>MAILING ADDRESS <u>26307 Mountain Lake Rd</u></p> <p>CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34602</u> PHONE _____</p>
<p>APPLICATION # RZ 25-0383</p>	<p>PLEASE PRINT NAME <u>Susan Dennis</u></p> <p>MAILING ADDRESS <u>13109 N Hammer Av</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <sup>813</sup> <u>373-9779</u></p>

DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ 25-0383</p>	<p>PLEASE PRINT NAME <u>Sheryl LaRue</u> MAILING ADDRESS <u>13109 N. OIA Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-787-7709</u></p>
<p>APPLICATION # RZ 25-0383</p>	<p>PLEASE PRINT NAME <u>ERIC Flasferstein</u> MAILING ADDRESS <u>13106 N. OIA Ave</u> CITY <u>YAMMA</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 390-5325</u></p>
<p>APPLICATION # RZ 25-0383</p>	<p>PLEASE PRINT NAME <u>Tim Hall</u> MAILING ADDRESS <u>13109 N OIA</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE _____</p>
<p>APPLICATION # RZ 25-0383 US</p>	<p>PLEASE PRINT NAME <u>Beverly Kiery</u> MAILING ADDRESS <u>10902 N. Edison Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>33612</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE:

**ZHM,** PHM, VRH, LUHO

DATE: 11/17/2025

HEARING MASTER:


Susan Finch

PAGE: 1 of 1


APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1111	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1111	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1316	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1316	Stephen Sposato	2. Applicant Presentation Packet	Yes (Copy)
RZ 25-1316	Grover Maggard	3. Opposition Presentation Packet	No
RZ 25-1319	Michelle Montalbano	1. Revised Staff Report	Yes (Copy)
RZ 25-1319	Patricia Ortiz	2. Applicant Presentation Packet	No
RZ 25-1390	Cierra James	1. Revised Staff Report	Yes (Copy)
RZ 25-1390	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0383	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 25-0383	Sheryl LaRue	2. Opposition Presentation Packet	No
RZ 25-0383	Susan Dennis	3. Opposition Presentation Packet	No
RZ 25-0579	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0579	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 25-0579	Grover Maggard	3. Opposition Presentation Packet	No
MM 25-0648	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
MM 25-0648	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0932	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Casey Vanvaerenbergh	3. Opposition Presentation Packet – Thumb Drive	No
MM 25-1081	Ashley Rome	1. Revised Staff Report	Yes (Copy)
MM 25-1242	Chris Grandlienard	1. Revised Staff Report	Yes (Copy)
MM 25-1243	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1244	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-1244	Anne Pollack	2. Applicant Presentation Packet	No
RZ 25-1246	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No

NOVEMBER 17, 2025 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 17, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.


 Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 25-0500


 Michelle Heinrich, DS, called RZ 25-0500.


 Susan Finch, ZHM, continued RZ 25-0500 to December 15, 2025, ZHM hearing.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-1111

 Michelle Heinrich, DS, called RZ 25-1111.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1111.

C.2. RZ 25-1316

 Michelle Heinrich, DS, called RZ 25-1316.


 Testimony provided.


 Susan Finch, ZHM, closed RZ 25-1316.

MONDAY, NOVEMBER 17, 2025

C.3. RZ 25-1319


 Michelle Heinrich, DS, called RZ 25-1319.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1319.

C.4. RZ 25-1350

 Michelle Heinrich, DS, called RZ 25-1350.


 Testimony provided.

 Susan Finch, ZHM, continued RZ 25-1350 to January 26, 2026, ZHM hearing.

C.5. RZ 25-1390

 Michelle Heinrich, DS, called RZ 25-1390.


 Testimony provided.


 Susan Finch, ZHM, closed RZ 25-1390.


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


D.1. RZ 25-0383

 Michelle Heinrich, DS, called RZ 25-0383.

 Susan Finch, ZHM, continued RZ 25-0383 until the end of the hearing.

 Susan Finch, ZHM, recalled RZ 25-0383.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0383.

D.2. RZ 25-0579

 Michelle Heinrich, DS, called RZ 25-0579.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 25-0579.




MONDAY, NOVEMBER 17, 2025

D.3. MM 25-0648

 Michelle Heinrich, DS, called MM 25-0648.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0648.

D.4. RZ 25-0932


 Michelle Heinrich, DS, called RZ 25-0932.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0932.

D.5. MM 25-1081


 Michelle Heinrich, DS, called MM 25-1081.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1081.

D.6. MM 25-1242

 Michelle Heinrich, DS, called MM 25-1242.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1242.

D.7. MM 25-1243

 Michelle Heinrich, DS, called MM 25-1243.

 Testimony provided.


 Susan Finch, ZHM, closed MM 25-1243.

D.8. RZ 25-1244

 Michelle Heinrich, DS, called RZ 25-1244.

 Testimony provided.


MONDAY, NOVEMBER 17, 2025

 Susan Finch, ZHM, closed RZ 25-1244.

D.9. RZ 25-1246

 Michelle Heinrich, DS, called RZ 25-1246.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1246.

E. ZHM SPECIAL USE - None

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 10:26 p.m.

OnBase

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



**Hillsborough County Florida**

Development Services Department

**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:**

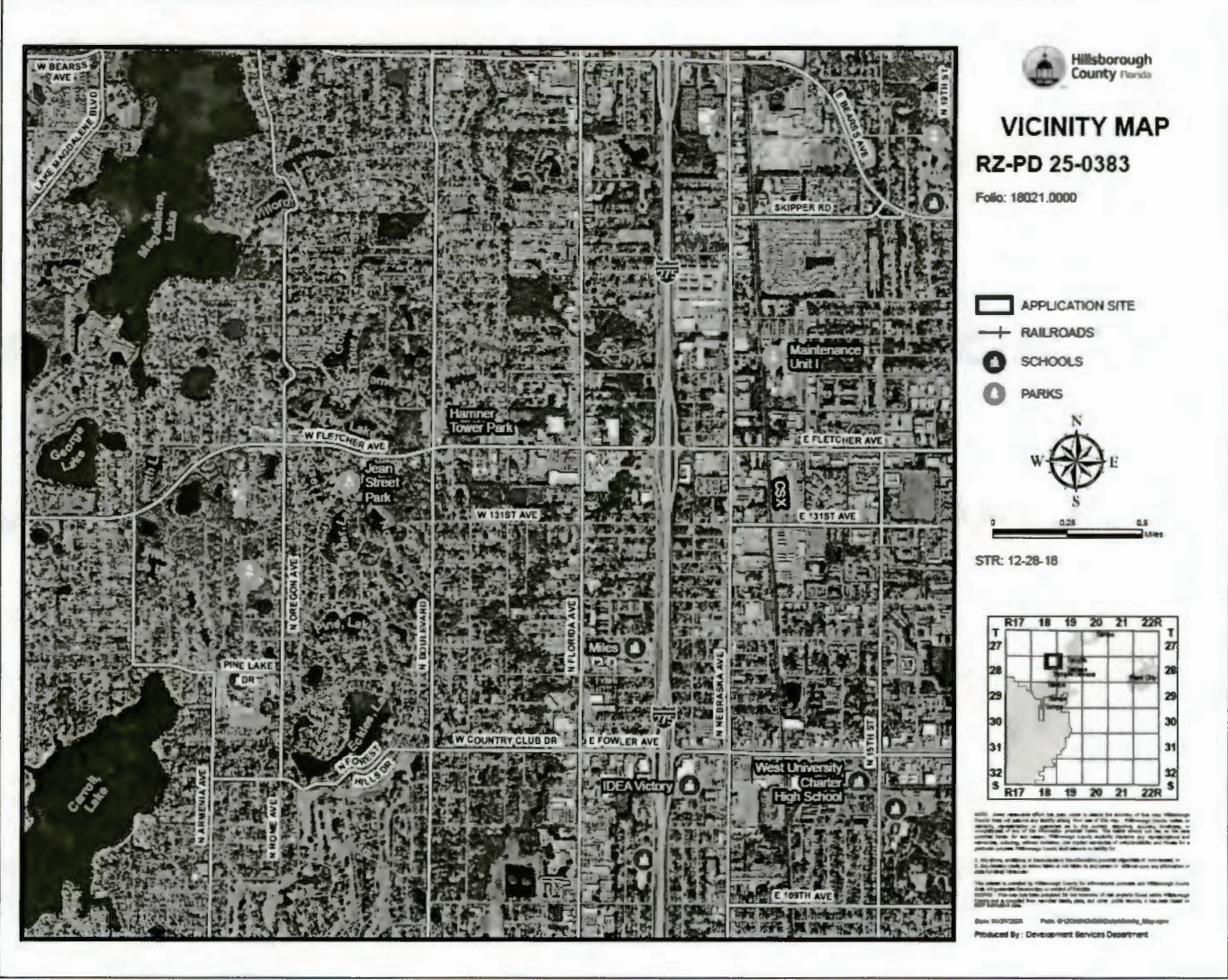
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
--	---

Application No. 25-0383  
 Name: Ashley Dome  
 Entered at Public Hearing: ZHM  
 Exhibit # 1 Date: 11/17/2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

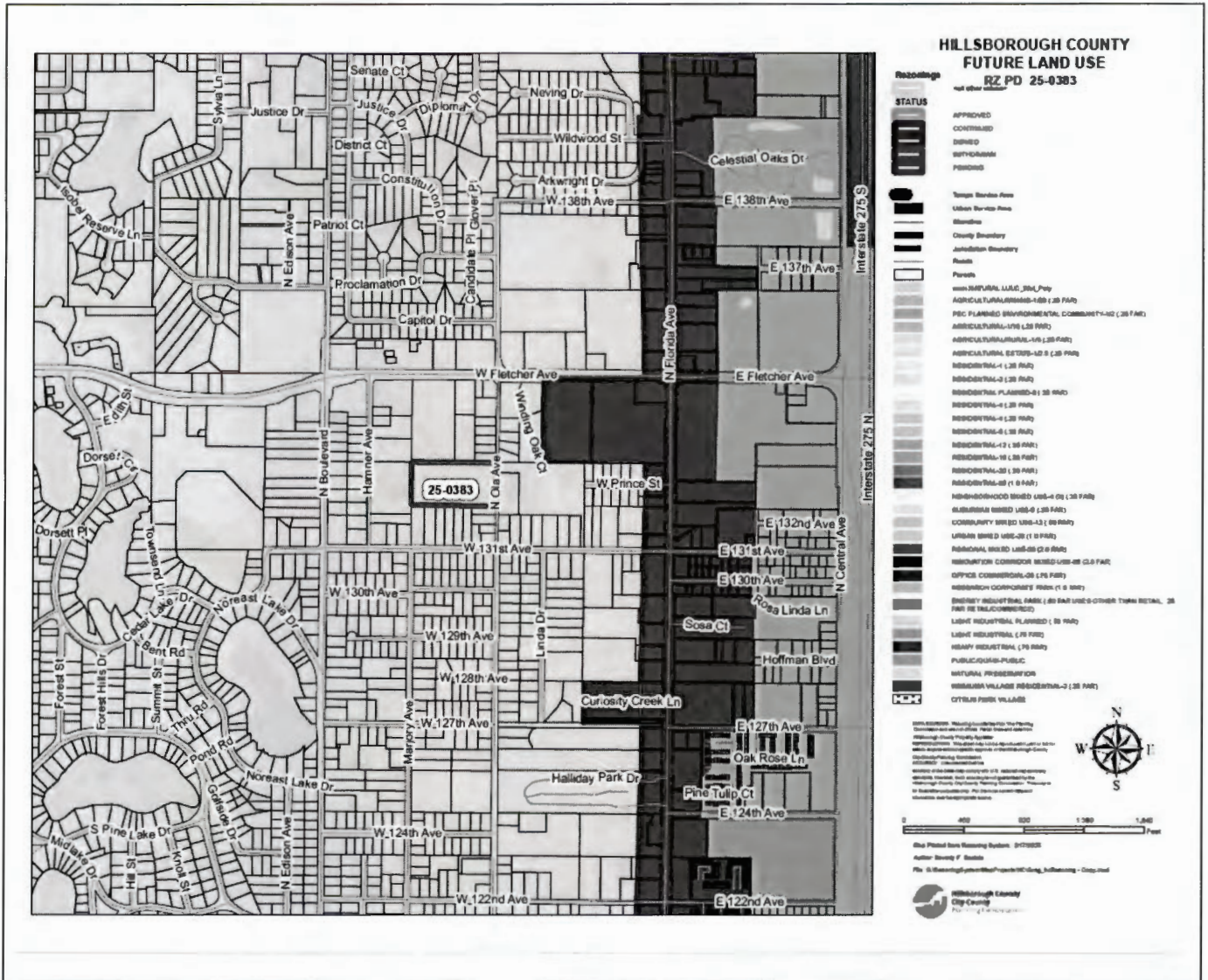


Context of Surrounding Area:

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

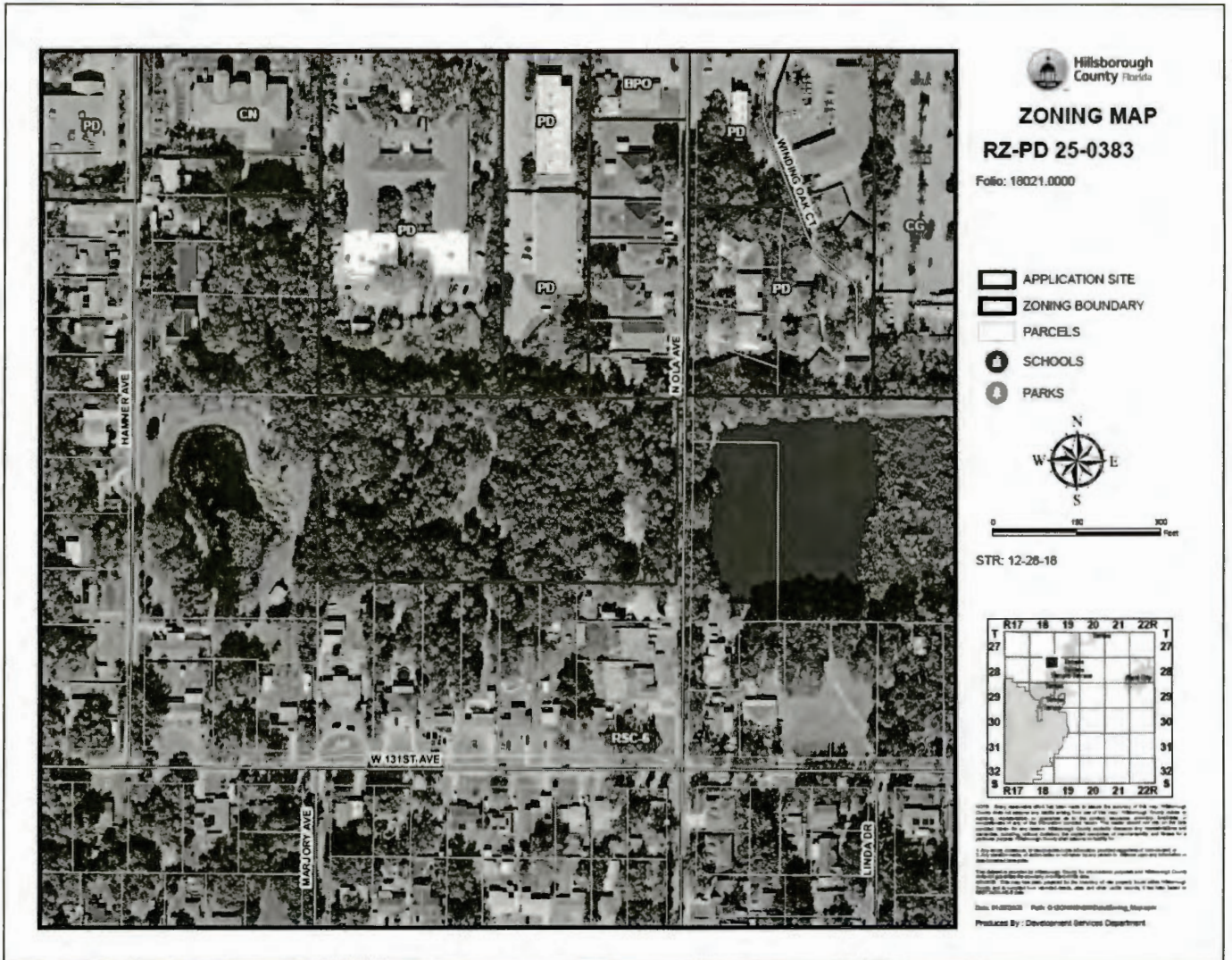
2.2 Future Land Use Map



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.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 06-0451 PD 89-0073 RSC-6	PD 06-0451: 0.17 FAR PD 89-0073: 0.29 FAR RSC-6: 4 u/a	PD 06-0451: Office and Personal Services PD 89-0073: PD-O RSC-6: Single-Family Residential	PD 06-0451: Commercial PD 89-0073: Nursing Home RSC-6: Single-Family Residential
South	RSC-6	4 u/a	Single-Family Residential	Single-Family Residential
East	RSC-6	4 u/a	Single-Family Residential	Stormwater/Wetlands
West	RSC-6	4 u/a	Single-Family Residential	Single-Family Residential



**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 <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvement Determination Deferred <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> 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 <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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
<input type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Applicant is proffering right of way dedication and conveyance to accommodate sidewalk along project frontage.



**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input checked="" type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Review fees have been paid. School Board declined to comment.
<b>Impact/Mobility Fees</b> 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
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 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.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 7, 2025.

1. The project shall be limited to a maximum of 10 single-family attached (townhome) units.

2. Single-Family attached (townhome) units shall be developed in compliance with the following:

Minimum lot size:	2,565 sf
Minimum lot width:	27 feet
Minimum front yard setback:	24 feet
Minimum side yard setback:	22 feet (north PD boundary)*
	24 feet (south PD boundary)*
	0 feet between units
Minimum rear yard setback:	17 feet
Maximum building height:	28 feet / 2-stories

\*not including 5-foot wide buffer

3. A 5-foot wide buffer with Type A screening shall be provided along the northern and southern PD boundaries, This buffer shall be platted as a separate tract to be owned and maintained by the Homeowner’s Association or similar entity.

4. 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.

5. 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.

6. 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).

7. 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.

8. 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.

9. 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.
10. 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.
11. Notwithstanding anything shown on the PD site plan, the developer shall construct a sidewalk along the project frontage consistent with the County Transportation Technical Manual standards unless otherwise approved by the County Land Development Code.
12. As proffered by the applicant, the developer shall dedicate and convey right of way along the project frontage measured up to 25 feet from the N. Ola Ave. centerline.
13. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
14. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
15. 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.
16. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

Zoning Administrator Sign Off:



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

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

APPLICATION NUMBER: PD 25-0383

ZHM HEARING DATE: November 17, 2025

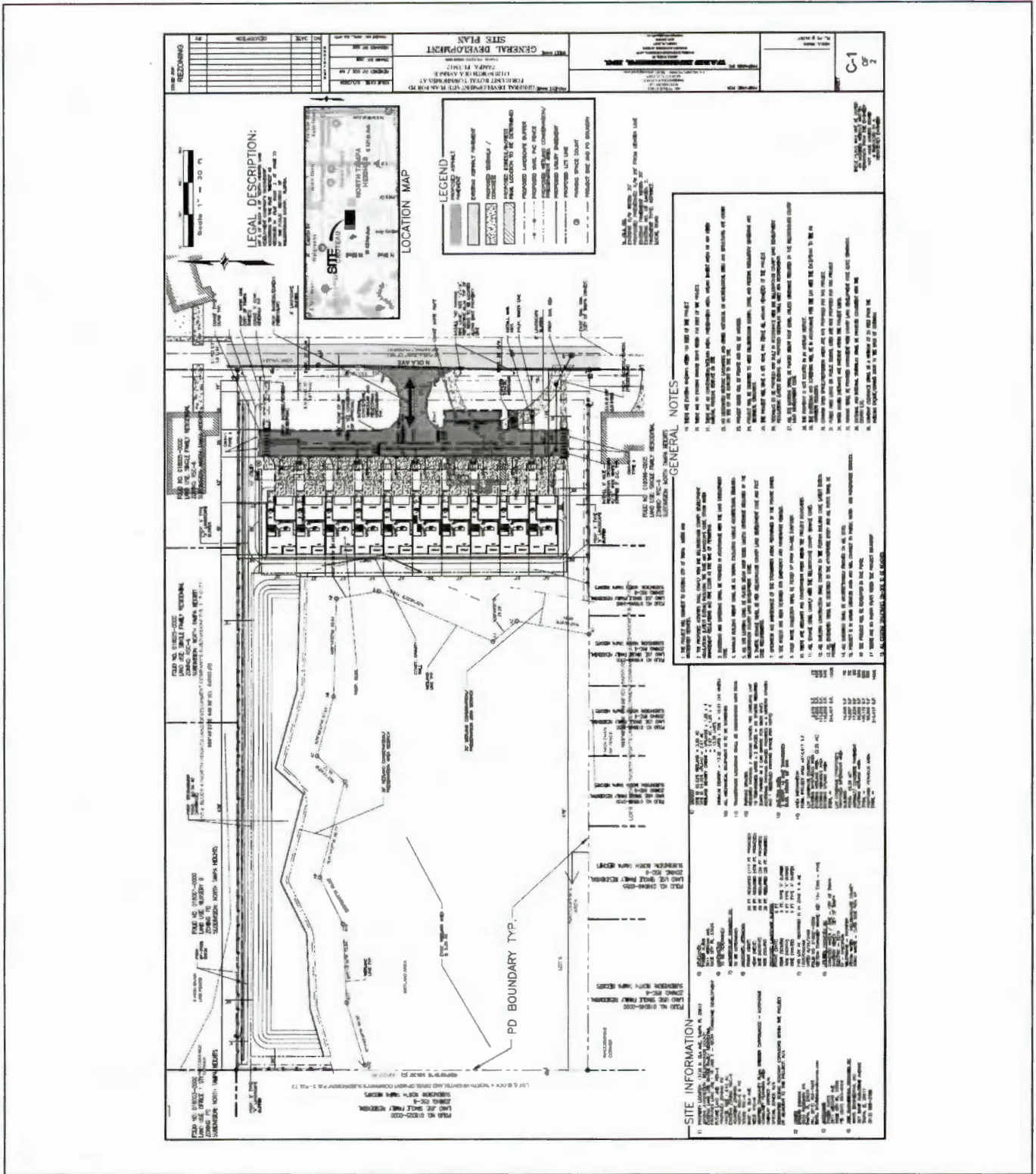
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: James Baker, AICP

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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None



8.0 PROPOSED SITE PLAN (FULL)

**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

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TO: Zoning Technician, Development Services Department

DATE: 10/13/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Greater Carrollwood Northdale (GCN)

PETITION NO: PD 25-0383

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- 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**

1. Notwithstanding anything shown on the PD site plan, the developer shall construct a sidewalk along the project frontage consistent with the County Transportation Technical Manual standards unless otherwise approved by the County Land Development Code.
2. As proffered by the applicant, the developer shall dedicate and convey right of way along the project frontage measured up to 25 feet from the N. Ola Ave. centerline.
3. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the +/- 4.92-acre parcel from Residential, Single-family Conventional (RSC-6) to a Planned Development (PD). The site is located on the west side of N Ola Avenue approximately 625 feet south of the intersection of N Ola Avenue and W Fletcher Avenue. The Future Land Use designation of the site is Residential 4 (R-4).

The proposed PD is requesting entitlements to permit the development of 10 single-family attached dwelling units (townhomes).

**Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the applicant provided a trip generation analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.



Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6*, 19 Single-family detached units (ITE LUC 210)	219	16	21

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 10 Single-family attached units (ITE LUC 215)	72	5	6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	- 147	- 11	- 15

\*Maximum density is limited to 4 units per acre due to the site's Future Land Use designation of R-4.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The project has frontage along N. Ola Ave, a 2-lane, undivided, substandard, urban roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no bike lanes, and intermittent sidewalks on the east side of the roadway within the vicinity of the northern boundary of the proposed project, and within +/- 30 feet of right of way.

By policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area). While the project does not meet this threshold, sidewalk will be required along the project frontage consistent with County Land Development Code (LDC), Section 6.03.02. Due to the narrow right of way, the applicant has proffered to dedicate right of way along the project frontage necessary to accommodate the required minimum 5-foot sidewalk.

**SITE ACCESS**

The PD proposes one (1) access connection to N Ola Ave.

Pursuant to LDC, Sec. 6.03.02. sidewalks are required along the project frontage and internal to the site. If the right of way is determined to be insufficient to accommodate a minimum 5-foot-wide sidewalk along the project frontage consistent with the County Transportation Technical Manual standards, then the developer shall construct the sidewalk on-site within an easement dedicated to the County or otherwise dedicate the right of way as proffered.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

N Ola Ave is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

November 17, 2025

Application No. 25-0383  
Name: Sheryl LaRue  
Entered at Public Hearing: ZHM  
Exhibit # 2 Date: 11/17/2025

Dear Commisioners,

I would like to respectfully submit the following information in opposition of this proposed townhouse project request RZ-PD 25-0383 (13120 N. Ola Avenue, Tampa, FL 33612) in a well established single family home area of the old Hamner Tower area of Tampa.

Key Concerns include:

**Irreversible Ecological Impact-**

- 1) The proposed townhome project would jeopardize the protected Wetlands area surrounding the project. It is strongly urged that the property receive updated in-depth studies of the land, above and below, for protected wildlife, foliage, birds and other ecological and geographical concerns.
- 2) There would be displacement of the wildlife (coyotes, waterbirds, woodpeckers, Cardinals, blue Jay, bats, racoons, squirrels, etc.) that reside or have been known to reside on the property. Protected oak trees would also be permanently and irrevocably removed to be replaced by asphalt for parking and driveways for townhome residents, destroying nature's efforts to provide a clean and thriving green space environment and to combat the pollutants and trash coming from the surrounding major roadways.
- 3) Sinkhole activity has been identified in the area adjacent to the project. This project will create additional strain and stress to the land and an existing fragile environment. There has also been a large sinkhole that displaced a neighborhood family which occurred several blocks from the proposed project, as well.
- 4) Multi-family dwellings were considered years ago which resulted in a denial of the project and the existing water retention system was designed, most likely to aid in the natural flow of the rainwater during the storm season.
- 5) The Conservancy Group has been notified of this Royal Townhome project, which poses irreversible and potentially harmful effects to the environment.

**Flooding and Water Displacement-**

- 6) This entire property has a known history of flooding causing neighboring properties to flood during heavy rainy seasons and hurricanes. Several reports are on file urging the County to address flooding issues on Ola Avenue. The proposed project property had standing water on it for at least 3 weeks following Hurricane Milton of which had to be physically pumped out to alleviate the stagnant water that did not drain off the property due to the wetlands and natural flow of the land. (Please reference the photos and videos previously submitted to the committee verifying this claim).

**Noise, Traffic and Pollution-**

- 7) Overburdening this neighborhood with additional traffic volume with approximately 40 more vehicles to Ola Avenue which currently only houses 11 single family homes. This neighborhood is already frequently used as a major thoroughfare when traffic is re-routed

due to Fletcher or Florida Avenue routine closures when there are accidents or road construction. This narrow street is not designed, nor can it ever be designed to handle this much traffic on a daily basis, not including the visitors of the residences of these townhomes traveling and parking on the main through way. Emergency vehicles, garbage trucks, delivery trucks, the mail truck, etc. traveling on the 131<sup>st</sup> section of Ola Avenue, particularly during the morning and evening rush when commuters are avoiding the Fletcher and Florida Ave intersections, have to wait to drive down the street when another vehicle is traveling on the opposite side due to the narrow nature of the street.

**Public Complaints and Arrest Records of Land Owner and Contractor-**

- 8) The owner and contractor associated with this project have a long history of owning several businesses and then closing them only to open up under a different name in their efforts to renew their complaint-riddled reputation and criminal record. Their projects are known to be built poorly using low quality materials and not following the rules and laws. The property began receiving truckloads of landfill illegally on October 28, 2025 since the project has not been approved. If rules are already being broken, there is legitimate fear that additional rules will be disregarded at grave, irreversible expense. This project would also quickly become a run-down eyesore that will have replaced the beautiful tree canopy lined street that the neighborhood will have to endure for a long time to come with no responsible party to properly care for the property and its structures.

**Additional Considerations-**

- 9) There undoubtedly would be a dramatic character change to this beautiful tree-lined well-established single family home community along Ola Avenue.
- 10) This beautiful part of old Tampa in the historic Hamner Tower area seems as though it is being targeted for various project developments, including multi-family projects, rehab facilities, a fire station/ firetruck equipment warehouse, assisted living facilities, etc., many of which have not followed the appropriate zoning and public hearing process. This is in direct conflict with the preservation vision of these neighborhoods.

I respectfully urge you to deny this rezoning request in the best interest in preserving the historic Hamner Tower area of Hillsborough County, as well as preserving the fragile ecological system well-established in this area.

Thank you for your time and consideration.

Sincerely,

Sheryl La Rue



Fill  
Dirt  
placed  
or  
10/28/28  
or



property located at

1312<sup>nd</sup> Ave.  
N. 01a  
Tampa, FL 33612

Hamner Ave

Marjory Ave

W 131st Ave

Town homes  
Proposed

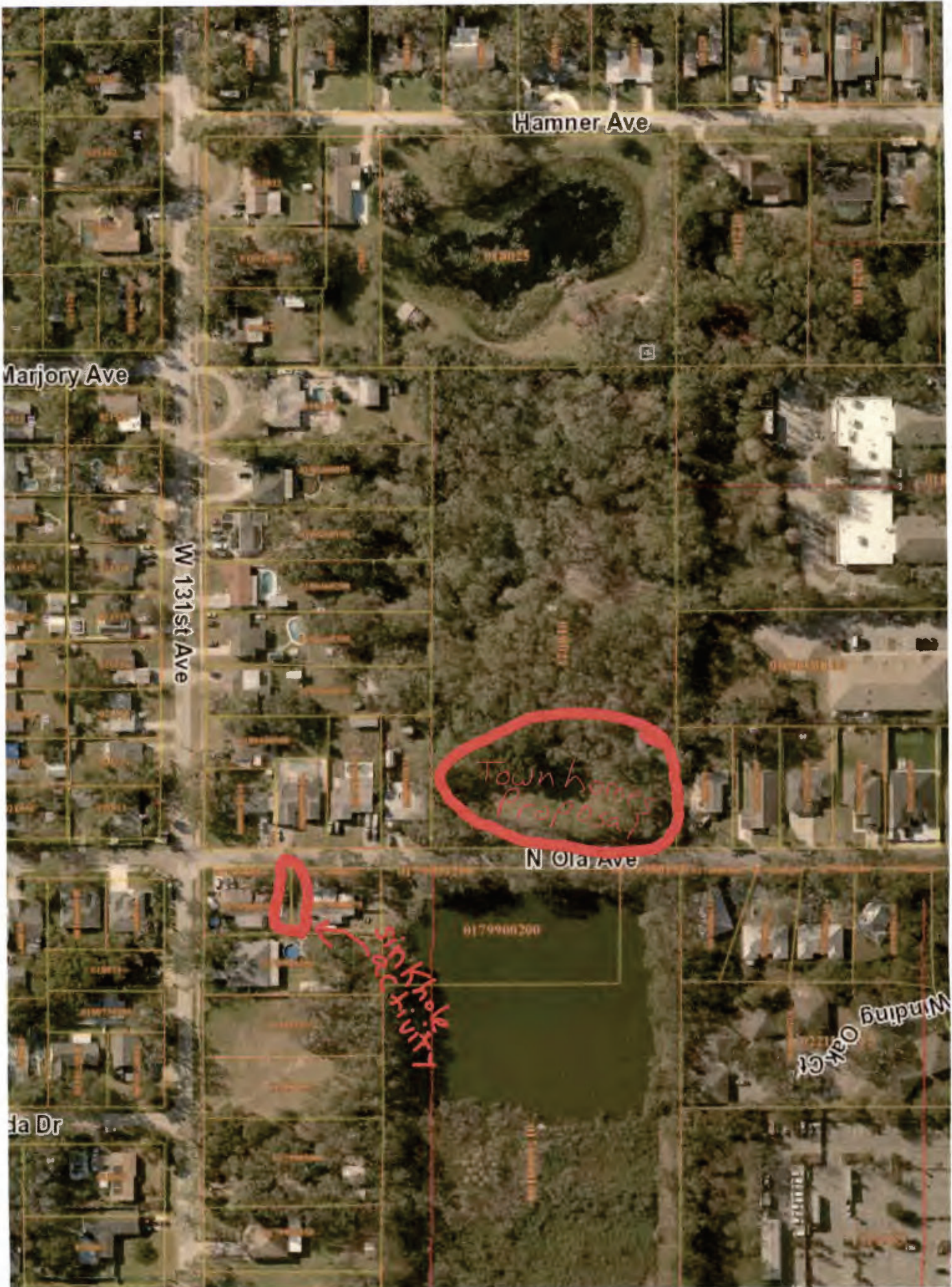
N Ola Ave

Handwritten note with arrow pointing to a property: "Sinkhole activity"

0179900200

Winding Oak Ct

da Dr



Good evening. My name is Gina Marie Isin, and I live at 13108 N Ola Ave. ~~I'm here tonight to~~ I strongly oppose the proposed zoning change that would allow 10 townhomes to be built right next to my home.

I have lived on this street my entire life. This neighborhood is not just a place — it's a community. We all know each other, we look out for each other, and we take care of our homes. What is being proposed is completely out of character with our area. Ten townhomes squeezed onto a small lot in the middle of single-family homes is not only an eyesore, it's a threat to the stability, safety, and quality of life that we've built here over decades.

My husband and I have plans to renovate my mother's property at 13108 into our forever home — a place where my mother can retire, and where we can raise our growing family. But having ten attached townhomes right beside us would destroy the privacy and peace that led my parents to choose this property in the first place almost 40 years ago. And let's be realistic — with the small square footage and density, these units are far more likely to become rental properties. We have no guarantee they will be maintained or that the tenants will respect the neighborhood. That means more trash, more noise, and more cars — at least twenty more vehicles on a street that's already narrow and congested. It means more delivery drivers, more foot traffic, and a permanent change to the character of our street.

And then there's the flooding. This property has always had major drainage issues. Every storm, the men in the neighborhood go out in dangerous conditions to unclog the one small drain that leads to the retention pond on Ola Ave. Adding ten new roofs, driveways, and parking areas will only make that problem worse — not better. We've already submitted petitions from the neighbors showing that this is a real and shared concern.

I also want to raise serious concerns about the developer's track record. Their online reviews are overwhelmingly negative, with numerous complaints about unmonitored subcontractors, poor workmanship, and unfinished jobs. We've already experienced problems firsthand — dirt and materials have been dropped off on the property without proper authorization, forcing us to contact code enforcement to intervene. If this is how they act before even getting approval, what can we expect once construction begins?

Just look around our area — the apartments behind Dunkin' Donuts were supposed to be a clean, affordable option, and now they've turned into a rehabilitation facility without the permission and notification to the surrounding residents. We cannot afford to make another mistake like that.

Application No. 25-083  
Name: Susan Dennis  
Entered at Public Hearing: zhm  
Exhibit # 3 Date: 11/17/2025

~~I'm standing here tonight, nine months pregnant, after teaching a full day of teenagers for~~

I am waiting to deliver my first baby at the hospital right now after teaching a full day of teenagers in the Hillsborough County Public Schools system, ~~because~~ and I care deeply about what happens to this neighborhood and to my family's future. I'm begging you to listen to the people who live here — not to a developer who just wants to make a quick profit at our expense.

Please, protect our homes, our safety, and our community. We deserve better than this zoning change.

---

I'd like to add to Gina's comments that as a neighborhood we do have concerns about excess runoff from the wetlands with the perspective scope of the development on this parcel. I'd like to present a map from Hillsborough County Watershed Management that shows the parcel and where current run-off is. Currently the runoff is over 80% of the parcel, but this project will develop over 50% of the parcel. Even with stormwater meant for development, it does not consider where the runoff from wetlands will go when and if it overflows as it has historically done every few years.

Another major concern I have is there is another parcel less than 1,000 feet from this parcel that was previously designated as RSC-6 and it was approved to be rezoned to a planned development allowing a 19-townhome development. This is a single-family home neighborhood, and we do not want more of these types of large developments taking away from our single-family parcels.

Ola Avenue is already used as a cut-through road when traffic is congested on Fletcher Ave and this development along with the already approved development will only increase the traffic on our already failing roads.

As a 3<sup>rd</sup> generation homeowner in this neighborhood, I think it is important to maintain the current zoning that is in place as RSC-6 for single family homes.

I appreciate your time but wanted to ask if we could get clarification of how many single-family homes could be built on this parcel as an alternative to this major development?







**PARTY OF  
RECORD**

**Rivas, Keshia**

---

**From:** formstack@hillsboroughcounty.org  
**Sent:** Thursday, November 13, 2025 10:46 AM  
**To:** Hearings  
**Subject:** BOCC Contact Form - Zoning Application Comment ( RZPD250383 ). Please add to hearing record.



## Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 11/13/25 10:45 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::** Lorena Acosta

**Address:** 13105 N Ola Ave  
Tampa, FL 33612

**Your Phone Number::** 8137581925

**Your Email Address::** Lorenamacosta21@gmail.com

### Your Message

**Your Subject (required)::** Construction on N Ola Ave

<b>Your Message (required)::</b>	Please reconsider building town homes on N Ola Ave. The area floods. If they build high it will flood our homes
<b>Is this comment related to an active zoning application?:</b>	Yes, my comment is related to an active zoning application and should be added to the hearing record.
<b>Rezoning Application Number:</b>	RZPD250383



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## Rome, Ashley

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**From:** Hearings  
**Sent:** Tuesday, August 5, 2025 8:20 AM  
**To:** Rome, Ashley; Chapela, Tania; Baker, James  
**Subject:** FW: (WEB mail) - Oppose PD's RZ-PD25-0602 & PD25-0383

---

**From:** Reidy, Richard <ReidyR@hcfl.gov>  
**Sent:** Monday, August 4, 2025 2:05 PM  
**To:** Hearings <Hearings@hcfl.gov>  
**Cc:** brianblair@brianblair.com; Burgos, Glorivee <BurgosG@hcfl.gov>  
**Subject:** FW: (WEB mail) - Oppose PD's RZ-PD25-0602 & PD25-0383

Hearings:

Please add the email below in its entirety to the pending RZ case file that I believe is scheduled to go before the ZHM on Monday, 8/18.

***Rich Reidy***, *sdg*

Office of Commissioner Hagan, Chairman  
Hillsborough BOCC  
601 E Kennedy Blvd, 2<sup>nd</sup> Flr  
Tampa, FL 33602  
O: 813/272-5452  
E: [reidyr@hcfl.gov](mailto:reidyr@hcfl.gov)

---

**From:** [formstack@hillsboroughcounty.org](mailto:formstack@hillsboroughcounty.org) <[formstack@hillsboroughcounty.org](mailto:formstack@hillsboroughcounty.org)>  
**Sent:** Monday, August 4, 2025 1:05 PM  
**To:** Commissioner District 2 <[ContactDistrict2@hcfl.gov](mailto:ContactDistrict2@hcfl.gov)>  
**Subject:** (WEB mail) - Oppose PD's RZ-PD25-0602 & PD25-0383

**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:** Aug 4, 2025 1:04 PM

**Name:** Brian Blair

**Address:** 12702 N. Boulevard  
518 W. 130th Ave  
Tampa , FL 33612

---

**Phone Number:** (813) 310-8683

**Email Address:** [brianblair@brianblair.com](mailto:brianblair@brianblair.com)

---

**\* Zoning Application Comment:** Yes, my comment is related to an active zoning application and should be added to the hearing record. : RZ-PD25-0602 & RZ-PD25-0383

---

**Subject:** Oppose PD's RZ-PD25-0602 & PD25-0383

**Message:** N. Forest Hills is a single family neighborhood and these 2 PD's will ruin the character of our neighborhood, bring more traffic, as well as ambulance noise waking up the many children we have that reside very close to both PD's. N. Boulevard already floods right by PD25-0602, at Fletcher & N.Boulevard. N. Boulevard is in desperate need of repaving between Fletcher South to the roundabout at Country club Dr . The county just keeps filling the pot holes. As a former County commissioner, I know that these applications are not only against the residents wishes but they are incompatible and could even turn into drug rehab's, bringing more fear than we already have to our quite, neighborly homes. I kindly ask you to please deny these PD's. Thank you, Brian

1367997470

Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/138.0.0.0 Mobile Safari/537.36

*\* 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.*

**Rivas, Keshia**

---

**From:** formstack@hillsboroughcounty.org  
**Sent:** Friday, August 8, 2025 3:35 PM  
**To:** Hearings  
**Subject:** BOCC Contact Form - Zoning Application Comment ( PD RZ-25-0602 & PD RZ 25-0383 ). Please add to hearing record.  
**Attachments:** 152422882\_img\_20250808\_1503315902.jpg



## Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 08/08/25 3:35 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::** Brian Blair

**Address:** 12702 North Boulevard  
518 West 130th , FL 33612

**Your Phone Number::** (813) 310-8683

**Your Email Address::** brianblair@brianblair.com

### Your Message

**Your Subject (required)::** PD RZ-25-0602 & PD RZ 25-0383

**Your Message  
(required)::**

Simply put, North Forest Hills has been treated like the doormat of Hillsborough County. The last thing we need now is commercial development encroaching our single family neighborhood. The county's stormwater department has already ruined Nor'east Lake (not pond) by connecting several other water bodies to Nor'east lake, which is the basin Lake, a lake in which I was certified in scuba diving, a spring-fed lake. It is now overgrown with hydrilla, lily pads and nuisance species that were never there before this project. At the time I was economy commissioner and was assured by stormwater and EPC that there would be no negative effects to Nor'east Lake, see public record from 2008. North Boulevard has been repaved from Busch Boulevard to The roundabout at Country Club and north of Fletcher avenue to Bearss avenue but the part of North Boulevard in between has not been touched in decades, only potholes filled once in a while where it floods, right across from PD RZ 25-0602. This part of North Boulevard stays underwater when we get heavy rains. There are some beautiful houses in our neighborhood and for the most part, are very well maintained. We have so many children in our neighborhood as well and if these PDs were approved, will absolutely have an adverse effect on them. I've attached some further information for your perusal. Please see the Land Development Code section 2.02.02, allowable uses in zoning districts...this is clearly against the LDC. We humbly ask that you please deny both of these PDs.

**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 RZ-25-0602 & PD RZ 25-0383

**Attachment::**

[View File](#)

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Districts

Land Development Code Allowable Uses in Zoning Sec. 2.02.02

Table of Allowable Uses in Zoning Districts: **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. **b**; **b** = 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.

Land Development Code Allowable Uses

	AM	A	AS	AR	0.4	-1 C-1	AI	2	3	4	6	9	10	RDC
Community Residential Homes Type A	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Residential Homes Type B & C	S	S	S	S	S	S	S	S	S	S	S	S	S	S



**Rivas, Keshia**

---

**From:** Brian Blair <brianblair@brianblair.com>  
**Sent:** Tuesday, November 11, 2025 10:39 AM  
**To:** Hearings  
**Subject:** PD RZ-25-0383 - Oppose

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

North Forest Hills is a single family neighborhood and this PD will ruin the character of our neighborhood, bring more traffic, and more flooding to an area that constantly floods. The storm runoff has caused severe overgrowth in our lakes and this development would exasperate the situation! As a former County commissioner, I know that this application is not only against the residents wishes but they are incompatible according to the LDC. I hope that you will take these facts into consideration and deny application PD RZ-25-0383. Thank you very much for your consideration,  
Brian

Brian Blair  
12702 North Blvd, Tampa, FL 33612  
[brianblair@brianblair.com](mailto:brianblair@brianblair.com)

**Rivas, Keshia**

---

**From:** formstack@hillsboroughcounty.org  
**Sent:** Monday, November 3, 2025 3:50 PM  
**To:** Hearings  
**Subject:** BOCC Contact Form - Zoning Application Comment ( RZ-PD 25-0383 ). Please add to hearing record.



## Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 11/03/25 3:50 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::** Elaine BRADFORD

**Address:** 511 W 129th Ave  
Tampa Florida, FL 33612

**Your Phone Number::** (813) 841-7788

### Your Message

**Your Subject (required)::** RZ-PD 25-0383

County Commissioners,

I am writing to express my concern regarding the rezoning request on 13120 N Ola Ave, Tampa, FL 33612. This is a request to rezone from RSC-6 to 'Planned Development (PD)'. I have lived in this area for over 60 years, and it has become a growing concern of mine and my neighbors with the blatant abuse of rezoning our lots for investors to make money and ruin our area. We purchased our homes in a Single-Family residential neighborhood because we chose to live in a residential neighborhood that had yard and wetlands. The developer is attempting to build multiple townhouses on a protected Wetland property.

This business in question is for rezoning RZ PD 25-0383 for a 10-unit 2 story townhome development.

Here are my reasons for this should be denied:

1. Land Development Code (LDC) states this area is zoned for RS6 (Residential, Single Family Conventional, maximum of six dwellings per 'ACRE').

**Your Message (required)::**

2. Each of the current Count Commissioners has stated the importance of neighborhood preservation in your campaigns and speeches, we need for you to back this up and support us. Residential areas should be residential, and multi-unit, multi-dwellings should not be allowed to over build in a RS6 zone neighborhood because we have yards and room for kids to play and grow-up.

3. No one should be allowed to build on a Wetland and even worse try to fill it in so they can build. I was advised and proof is being filed, there were dump trucks with dirt the week of 10/27 dumping dirt on this large piece of property. I understand the developer / owner was given notice and had 15 days to remove the dirt or submit a plan to compensate for the flood plain lost. This is so sad that someone ordered this, knowing this is illegal to fill in a Wetland. This is one of reasons we do not want these types of developments in our neighborhood. They do not respect the law, the flooding issues, the neighborhood etc. It's all about making money and heck with the area and law.

4. You have received the petitions from our neighborhood asking you to block this.

5. The Petitioner is trying to save money at the expense of the

neighborhood by developing 10 units when the property is not zoned for multi-units and even more important it is not legal to build on a wetland which will cause more flooding and damage to the surrounding area.

6. 'Building on wetland property in Florida is heavily regulated and requires permits from state and federal agencies, primarily the Florida Department of Environmental Protection (FDEP) and the U.S. Army Corp Building on wetland property in Florida is heavily regulated and requires permits from state and federal agencies, primarily the Florida Department of Environmental Protection (FDEP) and the U.S. Army Corps of Engineers (USACE). It is illegal to alter or build on wetlands without a permit, and violations can result in significant fines, up to (\\$10,000\ per day, plus the requirement to restore the site.

Key requirements include obtaining an Environmental Resource Permit (ERP) and potentially a separate permit from your local Water Management District (WMD), which will involve a wetland delineation and a plan that demonstrates the activity is not harmful and is in the public interest.'

I do not see how this could possibly be 'in the public interest'.

7. Every rezone promises not to cause flooding, but this is unrealistic and impossible.

This lot had water standing and flooding even with the old property owner. Whatever they promise to fix for this, the water has to go somewhere. The petitioner cannot provide 100% guarantee this will not cause an already bad flooding situation to get worse.

I employ you to please stop the destruction of our wetlands and neighborhoods from being ruined by overbuilding, crowding, flooding, traffic etc. We are tired of people trying to get richer by destroying our Single-Family Conventional area.

Thank you for your time, help and support.

E Bradford

**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 25-0383



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This is a customer service email.  
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

## Rivas, Keshia

---

**From:** Lina Cruz <diosamor12356@yahoo.com>  
**Sent:** Thursday, October 16, 2025 12:37 PM  
**To:** boccrec@hillsclerk.com; Hearings; pres.fhna@gmail.com  
**Subject:** OPPOSITION to Application Number: RZ PD 25-0383.

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

Dear City Council / Planning Commission Members,

I'm writing as a concerned neighbor in Forest Hills to urge you **not to approve** the rezoning for 10 townhomes at 131st and Ola Ave.

Our neighborhood is a quiet, single-family community where people know each other and look out for one another. This project would completely change that. A big parking lot and dense housing don't belong here — they'll bring constant traffic, noise, and overflow parking onto our streets.

Even worse, the extra pavement will cause more stormwater runoff. We already see flooding when it rains — adding this development will make it so much worse for everyone who lives nearby.

We're not against growth, but it should **fit the community** and protect the families who already live here. Please stand with the residents of Forest Hills and **say no to this rezoning**.

Sincerely,  
**Miguelina Cruz**

202 W Seneca Ave, Tampa, FL 33612  
Forest Hills  
813.391.6178  
DiosAmor12356@yahoo.com

**Rivas, Keshia**

---

**From:** Susan Dennis <susanrdennis@yahoo.com>  
**Sent:** Monday, August 11, 2025 6:51 PM  
**To:** Hearings  
**Subject:** Opposition to RZ-PD25-0602 and RZ-PD25-0383  
**Attachments:** Opposition to RZ-PD25-0602, RZ-PD25-0383.pdf

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

Good Afternoon,

Attached please find testimony/evidence for Opposition to the following 2 rezoning projects scheduled for review on August 18th.

RZ-PD25-0602  
819 W. 131<sup>st</sup> Ave  
Parcel 018038-0000

and

RZ-PD25-0383  
13120 N Ola Ave  
Parcel 018021-0000

If any additional information is needed for this document to be included in the hearing, please let me know.

Thanks,  
Susan

Hillsborough County  
Development Services Department  
601 E. Kennedy Blvd.  
Tampa, FL 33602

Re: Oppositions to Plan Developments

RZ-PD25-0602  
819 W. 131<sup>st</sup> Ave  
Parcel 018038-0000

and

RZ-PD25-0383  
13120 N Ola Ave  
Parcel 018021-0000

To Whom It May Concern;

I am a resident of Hamner Avenue. My maternal family moved onto Hamner Avenue over 60 years ago, I have been a resident of Hamner Avenue over 40 years, and I have been a homeowner on Hamner Avenue over 20 years. My parcel is located in between 2 proposed rezoning projects listed above in my residential neighborhood. These projects are asking for rezones from RSC-6 to R-4 due to their proposed projects being prohibited in the Zoning District. Please accept this letter as my opposition to the proposed changes to zoning designations on these parcels. I will provide a breakdown of opposition to these projects by highlighting how each project negatively impacts our area, as well as sharing how I believe each project individually does not align with this residential neighborhood.

***Please consider the following concerns both projects bring to our neighborhood.***

- Hamner Avenue is a road sandwiched directly between these 2 major proposed planned development projects. Figure 1 shows an aerial image of both proposed projects in relation to Hamner Avenue.





Figure 1

- Unlike the neighboring roads, 131<sup>st</sup> Avenue and Ola Avenue, Hamner Avenue does not have a Stormwater system. During common rainstorms Hamner Avenue has excessive amounts of standing water. The county has been unwilling or unable to relocate standing water when the roads are impassable. We commonly deal with non-local traffic driving vehicles onto our grass in attempt to avoid driving through standing water. This standing water has even caused our septic system to be unusable for weeks. We have personally had to rent a dewatering pumping system at our expense of \$1,000 per day to pump the standing water from the county-maintained roads to our backyard to make the roads passable. Figure 2 shows an image of standing water on Hamner Avenue.



Figure 2

- Neither proposed projects offer neighboring improvements to roadways, although both projects significantly change the impervious surface on both parcels.
- Both proposed projects show a retention pond on the project plans. A two-dimensional plan offers a limited perspective of where excess water will flow once these retention ponds are filled. As a long-time resident, I am aware of how water flows / stands on our roadway. With Hamner Avenue being at the center of both projects I have extreme concerns that the proposed plans will hold and retain all water run off on their parcel.
- With the construction of Walgreens at the end of Hamner Avenue, we had a loss of 1 residential home. The approval of these projects concerns me due to the unknowns of how these commercial projects will continue to encroach into our residential neighborhood. If these projects are approved, what prevents a future investor from continuing removing / converting another parcel for commercial purposes? As more commercial entities encroach near our residential parcel, it potentially diminishes the property values.
- Both projects aesthetically do not align with single family residential homes. Continuity for a residential neighborhood should be maintained.

***Please consider the following concerns regarding RZ-PD25-0383, 13120 N Ola Ave.***

- Less than 1,000 feet from this parcel requesting a change from a single-family home to a 10-townhome development, another parcel received approval in March 2022 (RZ-PD22-0237) for a 19-townhome development. See Figure 3 for proximity and Figure 4 for project information. Neither project must consider the impact of the other project, however as private homeowners, we must be concerned that 2 parcels will now have a proportionally larger impact on the area for traffic, noise, and excess water run-off than if these parcels remained as single-family parcels.



Figure 3

**HILLSBOROUGH COUNTY - ACTION DETAILS**

File #: RZPD 220237

Type: Regular Agenda Item

Title: Application Number: RZ-PD 22-0237 Applicant: MALOUF FAMILY PARTNERS, LLLP Location: E Side of N Ola Ave & Capitol Dr Intersection. Folio Number: 18183.0000 Acreage: 4.89 acres, more or less Comprehensive Plan: RES-4 Service Area: Urban Community Plan: Greater Carrollwood Northdale Existing Zoning: RSC-6 Request: Rezone to PD RECOMMENDATION: Zoning Hearing Master: Approval Development Services: Approvable, Subject to Conditions Planning Commission: Consistent with Plan

Mover: Ken Hagan      Secondar: Harry Cohen

Result: Pass

Agenda note:

Minutes note:

Action: Approved

Action text: A motion was made by Commissioner Hagan, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

votes (6:0)

7 records    Group    Export

Person Name	Vote
Kimberly Overman	Absent
Mariella Smith	In Favor
Stacy White	In Favor
Harry Cohen	In Favor
Ken Hagan	In Favor
Pat Kemp	In Favor
Gwen Myers	In Favor

Figure 4

- This development does not provide clarity of the type of ownership for these future 10 units; privately sold, leased by management company, investment rentals, short-term / Airbnb rentals. This project brings the potential for excessive residential turnover. Without homeowner investment in any residential neighborhood, the growth of community is not likely.
- The massive size and proximity of the units in comparison to neighboring homes is inconsistent with the neighborhood.
- A large portion of this parcel is designated as wetlands and holds water even during periods of time without rain. The proposed project brings the impervious area to change from 3,616 square feet to 32,666 square feet: an increase of 9 times. With this property already continually holding water, this change of surface could bring additional water run off issues even with a stormwater pond onsite.

***Please consider the following concerns regarding RZ-PD25-0602, 819 W. 131st Ave***

- This proposed building size of this project is 4 times larger than the average residential home in the neighborhood. The extreme size of this project also changes the impervious surface of this parcel by 9 times. The impervious size for the past 60 plus years has been approximately 1,200 square feet and the proposed project is approximately 11,600 square feet. Even with a proposed retainage ditch, the unknown of water run off on the parcel with such extreme change should raise concern not only for neighboring residents, but also for the county roadways.
- This project will change the aesthetic of a residential neighborhood. The proposed project brings a large parking lot with 8 parking stalls, and a long driveway which would bring too much of a commercial look near single-family home. The same number of parking stalls can be found at the gas station down the street at North Blvd & Fletcher. This type of Commercial look should not be allowed within a residential neighborhood.
- The parcel is located at the corner of 131<sup>st</sup> Avenue and N. Blvd. The visibility is low for local traffic turning onto N. Blvd from 131<sup>st</sup> Ave. The proposed project shows a 6-foot privacy fence that could reduce visibility further and pose a risk for students waiting for the bus at this busy corner.
- 131<sup>st</sup> Avenue has seen encroachment of similar style care facilities. Over the past decades more homes have converted to these money-driven care facilities. There are 4 homes within approximately 1,700 feet east of this parcel, and 2 homes within 300 feet north of this parcel. This does not give confidence to current residents the county has a desire to preserve residential neighborhoods.
- Once a commercial designation of a CRH is given to this parcel, as a resident I am concerned I will be limited in future oppositions if this parcel decides to adapt the style of CRH from the currently proposed designations. Although the current parcel owner may have positive intentions for this property, as a commercial business there is no guarantee that future owners will have the same intentions.
- This property was obtained by the current owners after the previous owner was a resident of another one of their care facilities. It concerns me as an individual that an elderly care facility owner could use their position as an end-of-life caregiver as a real estate tool to locate prospective properties for future commercial facilities. This tactic feels predatory and does not resemble the community our neighborhood has come to know of their residents.
- Due to the nature/age of residents at a CRH, the volume of ambulance/fire trucks is inevitable to increase. This would bring excess noise to a quiet neighborhood, and the large-scale vehicles at this busy intersection would be detrimental to maintain safe roadway passage.

Our neighborhood is at a disadvantage because we are not a gated community or governed by a homeowner's association that could offer protection against the intrusion of commercial style projects into our residential neighborhoods, but I am proud of the residents who have come together to show their opposition to these projects to the county. I have had the opportunity to meet my extended neighborhood and through these meetings, I have come to see these projects would have negative impacts not just for Hamner Avenue, but for residents in our extended community.

I, along with several neighborhood residents, ask this board to prevent additional commercial encroachment into our residential neighborhood. I ask that the Zoning District per Land Development Code 2.02.02 currently in place be upheld to residential standards, and these projects be denied.

Thank you for considering my concerns, and I look forward to the county maintaining our residential neighborhood.

Respectfully,

Susan Dennis  
13109 N. Hamner Avenue  
Tampa, FL 33612

**Rivas, Keshia**

---

**From:** formstack@hillsboroughcounty.org  
**Sent:** Tuesday, August 12, 2025 12:57 PM  
**To:** Hearings  
**Subject:** BOCC Contact Form - Zoning Application Comment ( RZ-PD25-0602 and RZ-PD25-0383 ). Please add to hearing record.  
**Attachments:** 152422882\_opposition\_to\_rz-pd25-0602\_rz-pd25-0383.pdf



## Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 08/12/25 12:56 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::** Susan Dennis

**Address:** 13109 N Hamner Ave  
Tampa, FL 33612

**Your Phone Number::** (813) 373-4779

**Your Email Address::** susanrdennis@yahoo.com

### Your Message

**Your Subject (required)::** Opposition to RZ-PD25-0602 and RZ-PD25-0383

Please see the attached testimony/evidence submitted for the hearing for opposition for the following 2 applications for rezoning.

**Your Message (required)::**

RZ-PD25-0602  
819 W. 131st Ave  
Parcel 018038-0000  
and  
RZ-PD25-0383  
13120 N Ola Ave  
Parcel 018021-0000

We are pleading with the board to prevent commercial encroachment into a residential neighborhood.

Thank you,  
Susan

**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-PD25-0602 and RZ-PD25-0383

**Attachment::**

[View File](#)

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038



Hillsborough County  
Development Services Department  
601 E. Kennedy Blvd.  
Tampa, FL 33602

Re: Oppositions to Plan Developments

RZ-PD25-0602  
819 W. 131<sup>st</sup> Ave  
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and

RZ-PD25-0383  
13120 N Ola Ave  
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- Both projects aesthetically do not align with single family residential homes. Continuity for a residential neighborhood should be maintained.

***Please consider the following concerns regarding RZ-PD25-0383, 13120 N Ola Ave.***

- Less than 1,000 feet from this parcel requesting a change from a single-family home to a 10-townhome development, another parcel received approval in March 2022 (RZ-PD22-0237) for a 19-townhome development. See Figure 3 for proximity and Figure 4 for project information. Neither project must consider the impact of the other project, however as private homeowners, we must be concerned that 2 parcels will now have a proportionally larger impact on the area for traffic, noise, and excess water run-off than if these parcels remained as single-family parcels.



Figure 3

**HILLSBOROUGH COUNTY - ACTION DETAILS**

File #: RZPD 220237  
 Type: Regular Agenda Item  
 Title: Application Number: RZ-PD 22-0237 Applicant: MALOUF FAMILY PARTNERS, LLLP Location: E Side of N Ola Ave & Capitol Dr Intersection. Folio Number: 18183.0000 Acreage: 4.89 acres, more or less Comprehensive Plan: RES-4 Service Area: Urban Community Plan: Greater Carrollwood Northdale Existing Zoning: RSC-6 Request: Rezone to PD RECOMMENDATION: Zoning Hearing Master: Approval Development Services: Approvable, Subject to Conditions Planning Commission: Consistent with Plan  
 Mover: Ken Hagan      Secondar: Harry Cohen  
 Result: Pass  
 Agenda note:  
 Minutes note:  
 Action: Approved  
 Action text: A motion was made by Commissioner Hagan, seconded by Commissioner Cohen, that this agenda item be Approved. The motion carried by the following vote:

votes (6:0)

7 records    Group    Export

Person Name	Vote
Kimberly Overman	Absent
Mariella Smith	In Favor
Stacy White	In Favor
Harry Cohen	In Favor
Ken Hagan	In Favor
Pat Kemp	In Favor
Gwen Myers	In Favor

Figure 4

- This development does not provide clarity of the type of ownership for these future 10 units; privately sold, leased by management company, investment rentals, short-term / Airbnb rentals. This project brings the potential for excessive residential turnover. Without homeowner investment in any residential neighborhood, the growth of community is not likely.
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***Please consider the following concerns regarding RZ-PD25-0602, 819 W. 131st Ave***

- This proposed building size of this project is 4 times larger than the average residential home in the neighborhood. The extreme size of this project also changes the impervious surface of this parcel by 9 times. The impervious size for the past 60 plus years has been approximately 1,200 square feet and the proposed project is approximately 11,600 square feet. Even with a proposed retainage ditch, the unknown of water run off on the parcel with such extreme change should raise concern not only for neighboring residents, but also for the county roadways.
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- 131<sup>st</sup> Avenue has seen encroachment of similar style care facilities. Over the past decades more homes have converted to these money-driven care facilities. There are 4 homes within approximately 1,700 feet east of this parcel, and 2 homes within 300 feet north of this parcel. This does not give confidence to current residents the county has a desire to preserve residential neighborhoods.
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I, along with several neighborhood residents, ask this board to prevent additional commercial encroachment into our residential neighborhood. I ask that the Zoning District per Land Development Code 2.02.02 currently in place be upheld to residential standards, and these projects be denied.

Thank you for considering my concerns, and I look forward to the county maintaining our residential neighborhood.

Respectfully,

Susan Dennis  
13109 N. Hamner Avenue  
Tampa, FL 33612

## Rome, Ashley

---

**From:** Hearings  
**Sent:** Monday, October 13, 2025 11:58 AM  
**To:** Rome, Ashley  
**Subject:** FW: RZ PD25-0383 - Verify ZHM Date  
**Attachments:** RZ+PD+25-0383+OOO+10-20-25.pdf; 25-0383+PofN+Decsn+10-20-2.pdf

---

**From:** Susan Dennis <susardennis@yahoo.com>  
**Sent:** Monday, October 13, 2025 11:02 AM  
**To:** Heinrich, Michelle <HeinrichM@hcfl.gov>; Hearings <Hearings@hcfl.gov>  
**Subject:** RZ PD25-0383 - Verify ZHM Date

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

Good Morning,

Can you please confirm that the following rezoning project under review will not be heard until the November 17th Zoning Hearing Master meeting?

RZ PD 25-0383  
13120 N Ola Ave  
Tampa, FL 33612

The attached documents are on Optix, but it appears the petitioner may be trying to keep the October 20th date for the Zoning Hearing Master showing compliance with deadlines. The sign fee is not posted as paid and the local sign has not been updated with the date as noted on the notification posted October 2nd.

Thanks,  
Susan



---

**APPLICATION: RZ PD 25-0383**

**ZHM HEARING DATE: October 20, 2025**

**BOCC MEETING DATE: December 9, 2025**

**CASE REVIEWER: James E. Baker, AICP**

---

**This application is being continued as out of order to the November 17, 2025 Zoning Hearing Master Hearing.**

Zoning  
Administrator  
Sign-off:



**From:** [Heinrich, Michelle](#)  
**To:** [Rome, Ashley](#)  
**Subject:** PD 25-0383  
**Date:** Wednesday, October 8, 2025 2:23:18 PM  
**Attachments:** [SCREEN SHOT.pdf](#)  
[Re RZ PD 25-0383\\_email 12.msg](#)  
[Re RZ PD 25-0383\\_email 22.msg](#)

---

Ashley, based on the attached that I received from Mr. Edmunds, Brian advises that it is acceptable to prove he met the PON deadline. However, I can't verify what he sent is what you need and correct – see his attachments. Let me know what you find out after reviewing.

Thanks,

**Michelle Heinrich, AICP**

**Executive Planner**

Development Services Department

E: [heinrichm@HCFL.gov](mailto:heinrichm@HCFL.gov)

P: (813) 276-2167

601 E. Kennedy Blvd., Tampa, FL 33602

[HCFL.gov](http://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.

**Rivas, Keshia**

---

**From:** Susan Dennis <susanrdennis@yahoo.com>  
**Sent:** Thursday, November 13, 2025 2:38 PM  
**To:** Hearings  
**Subject:** Opposition to RZ-PD25-0383  
**Attachments:** Petition to Stop Rezoning - 25-0383.pdf

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

Good Afternoon,

Attached please find information for Opposition to the following rezoning project scheduled for review on November 17th.

RZ-PD25-0383  
13120 N Ola Ave  
Parcel 018021-0000

If any additional information is needed for this document to be included in the hearing, please let me know.

Thanks,  
Susan



**Rivas, Keshia**

---

**From:** Susan Dennis <susanrdennis@yahoo.com>  
**Sent:** Thursday, November 13, 2025 4:36 PM  
**To:** Hearings  
**Subject:** Opposition to RZ-PD25-0383  
**Attachments:** Opposition to RZ-PD25-0383.pdf

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

Good Afternoon,

Attached please find testimony/evidence for Opposition to the following rezoning project scheduled for review on November 17th.

RZ-PD25-0383  
13120 N Ola Ave  
Parcel 018021-0000

If any additional information is needed for this document to be included in the hearing, please let me know.

Thanks,  
Susan

Hillsborough County  
Development Services Department  
601 E. Kennedy Blvd.  
Tampa, FL 33602

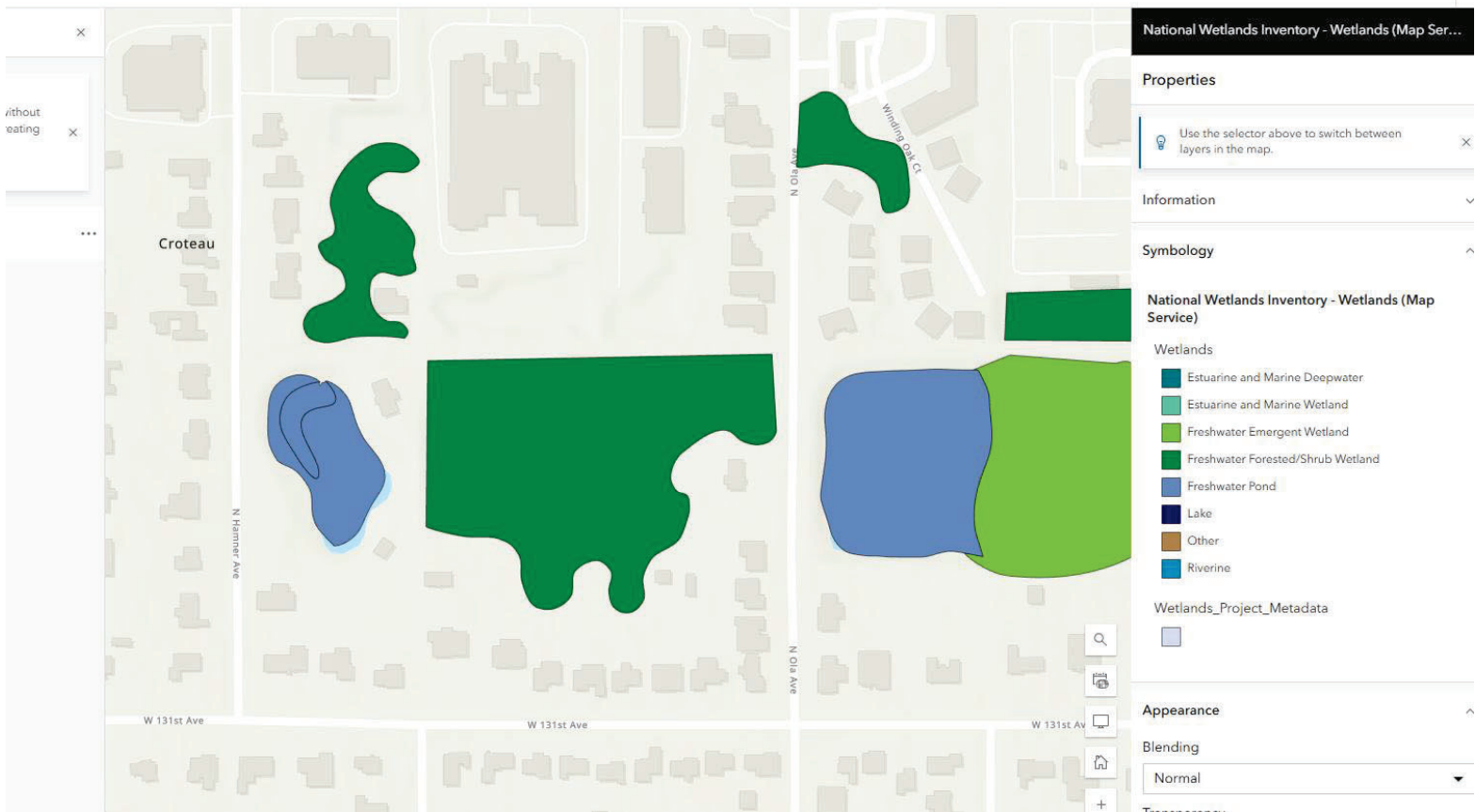
Re: Oppositions to Plan Development

RZ-PD25-0383  
13120 N Ola Ave  
Parcel 018021-0000

To Whom It May Concern;

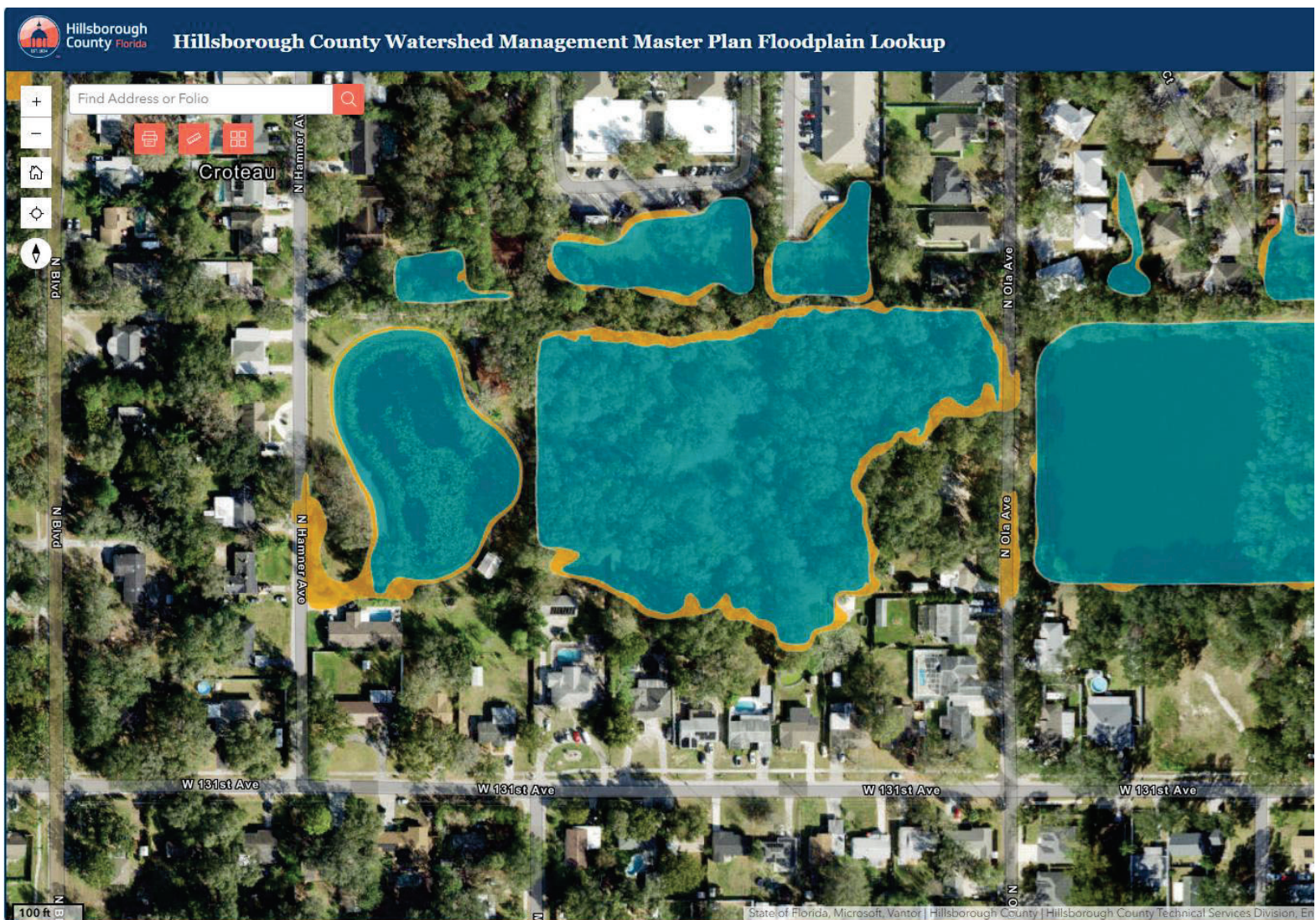
I am a resident of Hamner Avenue, the neighboring street to the West of this proposed major land modification. Please accept this letter as my opposition to the proposed changes to zoning designations on this parcel. This project is requesting a rezoning from RSC-6 to R-4 due to the proposed project being prohibited in this current zoning district.

The parcel contains an environmentally sensitive area with over 2 acres of designated wetlands. Per the National Wetlands Database, the map shows the expansive reach of this sensitive area far beyond the parcel to neighboring parcels and within the area proposed of building and stormwater construction. Due to the scale of this project, the structures and pervious surface encroach on this sensitive area and should be prevented to protect the wetlands.



The area proposed for a stormwater pond appears to also encroach this sensitive area and should be reviewed further.

As shown in the Hillsborough County Floodplain Map, the area of potential flooding from this property derived from the portion of the parcel containing wetlands, impacts neighboring parcels and roadways. This parcel previously had a single-family home totaling 1,500 square feet and the developer is requesting to increase the impervious surface by over 30,000 square feet. This massive increase of impervious surface, even with a stormwater pond, will inevitably generate runoff to neighboring homes.



Water run-off and flooding is a major concern for our single-family homes. A project this size that would bring development that is 900% greater than any surrounding parcel is concerning. This type of project is more appropriate in areas designated and already zoned for this scale of development.

I, along with numerous neighborhood residents, ask that the zoning district for this parcel per Land Development Code 2.02.02 currently in place, be upheld to single-family residential standards, and this project be denied.

Thank you for considering my concerns, and I look forward to the county maintaining our single-family residential neighborhood.

Respectfully,  
 Susan Dennis  
 13109 N. Hamner Avenue  
 Tampa, FL 33612

**Rivas, Keshia**

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**From:** Pres FHNA <pres.fhna@gmail.com>  
**Sent:** Thursday, November 13, 2025 4:25 PM  
**To:** boccrec@hillsclerk.com; Hearings; Hearings  
**Subject:** Opposition to RZ PD25-0383  
**Attachments:** BOCC Letter for RZ PD25-0383 Aug 12 2025.pdf; BOCC Letter for RZ PD25-0383 Nov 4 2025.pdf

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

Please upload these 2 letters from the Forest Hills Neighborhood Association in opposition to RZ PD25-0383. We previously sent the August 12 letter from the Board. We want to confirm our position since our November 4 Board meeting.

Thank you  
Bev Kieny  
2023-2027 President  
Forest Hills Neighborhood Association





**FOREST HILLS NEIGHBORHOOD ASSOCIATION**

August 12, 2025

Hillsborough County  
Development Services Department  
601 E. Kennedy Blvd.  
Tampa, FL 33602

Re: Oppositions to Plan Developments

RZ-PD25-0602  
819 W. 131<sup>st</sup> Ave  
Parcel 018038-0000

RZ-PD25-0383  
13120 N Ola Ave  
Parcel 018021-0000

Dear Hillsborough County Commissioners

Please accept this letter as a strong opposition for the above referenced projects requesting a Planned Development / Major Modification in a residential neighborhood. Both proposed projects are currently prohibited from developing in a RSC-6 single-family Zoning District per Land Development Code 2.02.02. Hillsborough County should uphold the RSC-6 designation for each parcel and prohibit commercial development. This neighborhood is not ready for the increased land use proposed for 2045. Concerns with these projects include:

- Commercial businesses and multi-family residents will inevitably increase traffic volume on 2-lane residential roadways. Those type of planned developments should remain on Fletcher Avenue with its divided highway and infrastructure to accommodate the traffic. The cars already back up waiting to turn on Fletcher from North Blvd all the way back to 131<sup>st</sup> Street during busy hours.
- The building structures proposed are not single family nor compatible with neighboring homes and the residential aesthetics. This will devalue the character of the neighborhood.
- This neighborhood does not want a large scale CRH community encroaching into single-family dwellings. Future adjustments to the designation type of CRH potentially reduce property values
- Flooding is a major concern in Forest Hills. Infrastructure improvements for stormwater systems are not being considered prior to these large-scale developments. The County should change the roads first. The effects of excess flooding and water runoff from these projects onto neighboring homes, yards and roadways will be a factor in our area. Both projects significantly change the

impervious surface of each parcel. The two roads involved have no stormwater drains nor elevated curbs.

- Excessive noise from multi-family units and ambulance services for the CRH will disturb this quiet neighborhood environment.
- Parking lot lighting will also be an issue for neighboring homes.
- A previously approved multi-family development is within 1,000 feet of this currently proposed multi-family development.

These proposed commercial and multi-family developments will negatively impact on our residential community. We are asking our Board of County Commissioner to deny the rezoning requests and maintain the integrity of our residential community.

Our FHNA Board unanimously voted August 12, 2025 to send this letter to ask our HC representatives to deny the zoning variance requested. Our next general membership meeting is September 9, 2025 where we can collect all members names, contact information and signatures to add to the petitions already signed by numerous nearby residents. Those pages have been submitted to the county showing the closest neighbors in opposition to these rezoning efforts.



Beverly Kieny  
2023-2025 President  
Forest Hills Neighborhood Association  
P.O. Box 17073  
Tampa, FL 33682-7073



**FOREST HILLS NEIGHBORHOOD ASSOCIATION**

November 5, 2025

Hillsborough County  
Development Services Department  
601 E. Kennedy Blvd.  
Tampa, FL 33602

Re: Oppositions to Plan Development

RZ-PD25-0383  
13120 N Ola Ave  
Parcel 018021-0000

Dear Hillsborough County Commissioners

Please accept this second letter as a confirmation that our board remains in strong opposition for the RZ-PD25-0383 requesting a Planned Development / Major Modification in a residential neighborhood. The Forest Hills Neighborhood Association sent a previous letter in opposition on August 12, 2025.

Zoning currently prohibits commercial development in a RSC-6 single-family Zoning District per Land Development Code 2.02.02.

We ask that Hillsborough County Commissioners uphold the RSC-6 designation and deny the variance request for proposed rezoning that would allow ten (10) townhomes to be built on land currently zoned for single-family homes at 131st and Ola Ave. Concerns with these projects include:

- The building structures proposed are not single family nor compatible with neighboring homes and the residential aesthetics. This will devalue the character of the neighborhood.
- Flooding is a major concern in Forest Hills. Infrastructure improvements for stormwater systems are not being considered prior to these large-scale developments. The effects of excess flooding and water runoff from this project onto neighboring homes, yards and roadways will be a factor in our area. This property has a history of flooding when only a 1,500-sq-foot home was present. This proposed project significantly changes the impervious surface with 14,000 sq-foot for the housing and 18,000 sq-foot of concrete driveway,
- Property includes wetlands that may be damaged by development and future water runoff. We want to safeguard the sensitive areas in Forest Hills that buffer our lakes and waterflow through the area to the river.
- The two roads involved have no stormwater drains nor elevated curbs.
- Excessive noise from multi-family units will disturb this quiet neighborhood environment.

- Parking lot lighting will also be an issue for neighboring homes.
- A previously approved multi-family development is within 1,000 feet of this currently proposed multi-family development.

Proposed commercial and multi-family developments will negatively impact on our residential community. We are asking our Board of County Commissioner to deny the rezoning request and maintain the integrity of our residential community.

Our FHNA Board unanimously voted a second time on November 4, 2025 to send this letter to ask our HC representatives to deny the zoning variance requested. Our next general membership meeting is November 18, 2025 where we can collect all members names, contact information and signatures to add to the petitions already signed by numerous nearby residents. Those pages have been submitted to the county showing the closest neighbors in opposition to these rezoning efforts.



Beverly Kieny  
2023-2025 President  
Forest Hills Neighborhood Association  
P.O. Box 17073  
Tampa, FL 33682-7073

Rivas, Keshia

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**From:** formstack@hillsboroughcounty.org  
**Sent:** Sunday, August 10, 2025 3:29 PM  
**To:** Hearings  
**Subject:** BOCC Contact Form - Zoning Application Comment ( RZ-PD 25-0383 ). Please add to hearing record.  
**Attachments:** 152422882\_video\_and\_phot\_evidence\_of\_flooding.pptx



## Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 08/10/25 3:28 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::** Gina Marie Isin

**Address:** 13108 N Ola Ave  
Tampa, FL 33612

**Your Phone Number::** 8136251101

**Your Email Address::** 191316@hcps.net

### Your Message

**Your Subject (required)::** Stop the rezoning for 13120 N Ola Ave!

Dear Commissioners,

I am writing to strongly oppose the proposed rezoning of 13120 N Ola Ave. I urge you to keep this property zoned for single-family housing—preferably leaving it undeveloped altogether—due to the severe flooding concerns, neighborhood integrity, and long-term impacts on residents.

I will be including photo and video evidence from October 10, 2024 (the morning after the last hurricane), showing how severely our street already floods. Additional evidence from October 27, 2024, clearly shows that the land at 13120 N Ola Ave was still draining and retaining water weeks later. This land is extremely wet, and there is only one drain on our street that feeds into the neighborhood retention pond. During the last hurricane, that pond was full—leaving water with nowhere to go.

The flooding already seeps into neighbors' yards and even their homes. Building on this lot will only make the situation worse, placing existing homeowners at further risk.

The proposed townhomes would extend to the back of our property, destroying privacy. There are no other townhomes along the even-numbered side of our street, and keeping it that way preserves our neighborhood's character.

Townhomes are also far more likely to become rental properties, which will diminish our property values. I have no plans to ever move from this home. As a Hillsborough County Public School teacher and a soon-to-be first-time parent, I cannot afford to purchase another home. This is my forever home—one that has been in my family since my birth—and I am determined to keep it that way.

This neighborhood is made up of generations of families who know and help each other. During the last hurricane, neighbors worked together to clear the single storm drain to protect our street. We take care of one another, and we want to preserve that sense of community.

Allowing someone to profit from building townhomes on such a waterlogged piece of land is both irresponsible and disrespectful to those who have lived here for decades. For what purpose—so an outsider can make a quick profit?

If anything should be built on this land, I urge you to consider something more in line with our neighborhood, such as two single-family homes similar to other recent builds on Ola Ave, which have sold for over \$600,000. In fact, in my opinion, the best use of this lot would be to dig it out for additional water retention to help alleviate flooding, not make it worse.

**Your Message  
(required)::**

We have spoken with families on Hamner, who also experienced severe flooding. Many of us will be at the August 18th meeting to voice our opposition and fight for our street. Please protect the integrity of our neighborhood and the safety of our homes. Keep 13120 N Ola Ave zoned for single-family homes—and better yet, preserve it as a retention space to prevent further flooding. Thank you for your time and consideration.

Sincerely,  
Gina Marie Isin (Formerly Valdez)  
13108 N Ola Ave, Tampa, FL 33612  
(813) 625-1101  
Gina\_valdez19@ymail.com  
191316@hcps.net

**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 25-0383

**Attachment::**

[View File](#)

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

This photo is time stamped  
October 10, 2024 6:18 AM

This is in the front of 13108 N Ola  
Ave viewing 13109 N Ola Ave,  
where the LaRue family  
experienced water seeping into  
their garage, and later primary  
bedroom.





This photo is time stamped  
October 10, 2024 6:18 AM

This is in the front of 13108 N Ola  
Ave viewing 13109 N Ola Ave and  
the retention pond. This is Tim  
LaRue, resident of 13109 N Ola  
attempting to find a way to unclog  
the drain across the street in the  
dark.



This photo is time stamped  
October 10, 2024 9:20 AM

This is in the front of 13108 N Ola  
Ave viewing 13109 N Ola Ave and  
the retention pond. Water has yet  
to recede.



This video is time stamped  
October 10, 2024 9:21 AM

This is in the front of 13108 N Ola  
Ave viewing 13109 N Ola Ave and  
the retention pond. Water has yet  
to recede.



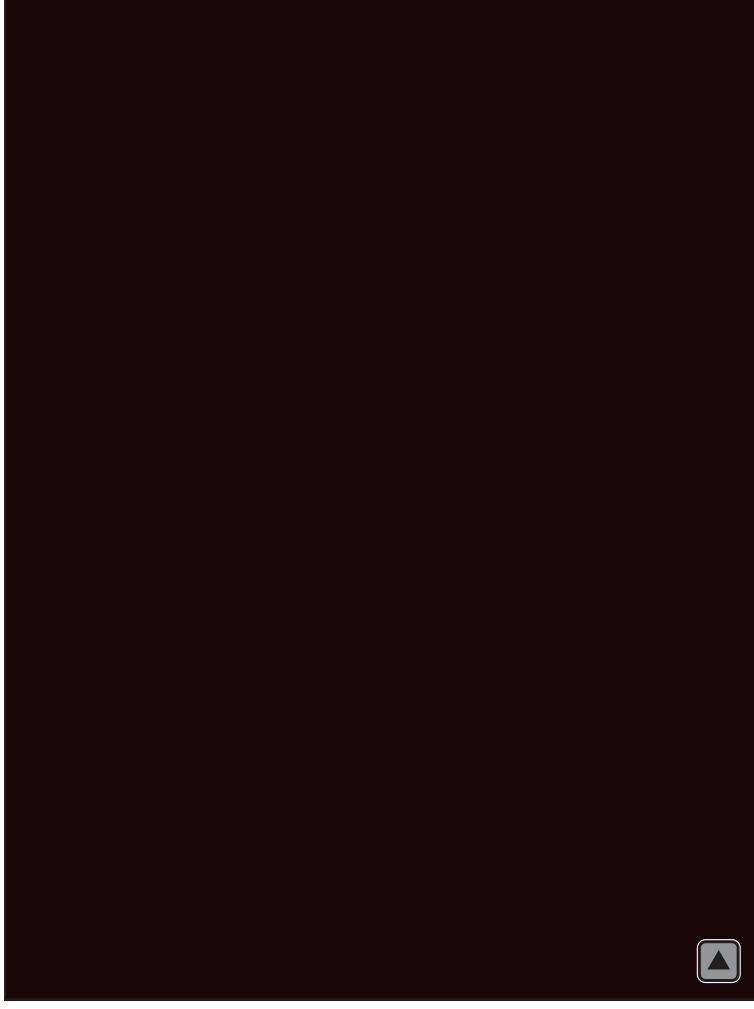
This photo is time stamped  
October 10, 2024 9:20 AM

This is in the front of 13108 N Ola  
Ave viewing 13109 N Ola Ave and  
the retention pond. Water has yet  
to recede.



This photo is time stamped  
October 27, 2024 4:03 PM

This is in the front of 13120 N Ola  
Ave where water is still sitting  
stagnant 17 days after the  
hurricane.



## Rivas, Keshia

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**From:** formstack@hillsboroughcounty.org  
**Sent:** Tuesday, August 12, 2025 9:56 PM  
**To:** Hearings  
**Subject:** BOCC Contact Form - Zoning Application Comment ( RZ-PD-25-0383 ). Please add to hearing record.  
**Attachments:** 152422882\_camscanner\_8-12-25\_21.50.pdf



### Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 08/12/25 9:56 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::** Gina Marie Isin

**Address:** 13108 N Ola Ave  
Tampa, FL 33612

**Your Phone Number::** (813) 625-1101

**Your Email Address::** 191316@hcps.net

#### Your Message

**Your Subject (required)::** Oppose rezoning for 13120 N Ola Ave

<b>Your Message (required)::</b>	We have come together as a community to oppose the rezoning of 13120 N Ola Ave. I have attached a petition as proof of our opposition. Keep our neighborhood single family home!
<b>Is this comment related to an active zoning application?:</b>	Yes, my comment is related to an active zoning application and should be added to the hearing record.
<b>Rezoning Application Number:</b>	RZ-PD-25-0383
<b>Attachment::</b>	<a href="#">View File</a>

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**Rivas, Keshia**

---

**From:** formstack@hillsboroughcounty.org  
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## Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 08/12/25 9:56 PM

### Your Commissioner(s)

**Please select the  
Commissioner(s) you wish to  
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- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

### Your Information

**Your Name::** Gina Marie Isin

**Address:** 13108 N Ola Ave  
Tampa, FL 33612

**Your Phone Number::** (813) 625-1101

**Your Email Address::** 191316@hcps.net

### Your Message

**Your Subject (required)::** Oppose rezoning for 13120 N Ola Ave



<b>Your Message (required)::</b>	We have come together as a community to oppose the rezoning of 13120 N Ola Ave. I have attached a petition as proof of our opposition. Keep our neighborhood single family home!
<b>Is this comment related to an active zoning application?:</b>	Yes, my comment is related to an active zoning application and should be added to the hearing record.
<b>Rezoning Application Number:</b>	RZ-PD-25-0383
<b>Attachment::</b>	<a href="#">View File</a>

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

## Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

We, the undersigned residents and concerned members of the community, strongly oppose the proposed rezoning of the property located at 819 W 131st Ave, Tampa, FL 33612. We respectfully urge the Hillsborough County Planning Commission to deny any request to rezone this property away from its current designation that supports single-family residential use.

Our reasons for opposing the rezoning include:

RZ PD 25-0602 + PD 25-0383

- **Preservation of Neighborhood Character:**  
Our community is made up of primarily single-family homes, and we are committed to maintaining the residential integrity and quiet character of our neighborhood. Rezoning this property to allow for commercial or institutional use—such as an assisted living facility—would disrupt the balance and harmony of our community.
- **Flooding and Infrastructure Concerns:**  
North Boulevard, which services this area, is known to flood frequently and is already in serious need of repair. Introducing a higher-traffic facility would put even more strain on an already overburdened infrastructure and could worsen flooding conditions for all surrounding residents.
- **Traffic and Emergency Vehicle Impact:**  
Facilities such as assisted living homes typically result in a significant increase in traffic, particularly medical and emergency vehicles. The constant presence of ambulances, supply trucks, staff, and visitor vehicles would greatly disrupt our residential streets and could pose safety risks to local families and children.
- **Concerns About Future Use:**  
We are especially concerned that if an assisted living facility is approved, it may eventually be converted into a halfway house or other high-impact institutional facility. Similar transitions have happened nearby, and they have negatively affected the surrounding communities in terms of safety, property values, and quality of life.
- **No Need or Desire for Commercial Businesses:**  
We strongly oppose the introduction of any commercial business or non-residential facility at this address. Our neighborhood is not zoned or designed for business traffic, signage, lighting, or other disruptions associated with commercial operations.

N. OLA AVE

We stand together in opposition to any rezoning of 819 W 131st Ave and demand that this parcel remain designated for single-family residential use only. Our community's infrastructure, safety, and character depend on thoughtful planning that respects the needs and voices of current residents.

We respectfully ask the Planning Commission to listen to the community it serves and deny this rezoning request.

Name	Address	Signature	Date
Brian E. Blair	12702 N. BOULEVARD, TAMPA	<i>[Signature]</i>	8-9-25
Toni S. Blair	12702 N. Blvd. Tampa FL 33612	<i>[Signature]</i>	8-10-25
Keran Talamantez	13104 N. Blvd Tampa FL 33612	<i>[Signature]</i>	9/10/2025
KEVIN TALAMANTEZ	13104 N. Blvd Tampa FL 33612	<i>[Signature]</i>	9/10/2025
ORLANDO GARICO	13106 N. BLVD TAMPA FL 33612	<i>[Signature]</i>	8/10/2025
Bonita Pullara	13108 N. Blvd 33612	<i>[Signature]</i>	8/10/2025
Alexander Cole	13110 N Boulevard	<i>[Signature]</i>	8-10-25
Michelle Bracke	13110 N. Blvd	<i>[Signature]</i>	8/10/25
John G. Lyon	12707 N BOULEVARD, TAMPA	<i>[Signature]</i>	8/10/25
Sue Fernandez	903 W. 131 AVE. TAMPA	<i>[Signature]</i>	8/10/25
Joe Silvers	908 W. 131 <sup>ST</sup> AVE, Tampa	<i>[Signature]</i>	8/10/25
Dorothy Silvers	908 W. 131 <sup>ST</sup> AVE Tampa	<i>[Signature]</i>	8/10/25
Drian Diaz	131 W 131ST AVE, Tampa	<i>[Signature]</i>	8/10/25

# Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

We, the undersigned residents and concerned members of the community, strongly oppose the proposed rezoning of the property located at 819 W 131st Ave, Tampa, FL 33612. We respectfully urge the Hillsborough County Planning Commission to deny any request to rezone this property away from its current designation that supports single-family residential use.

**Our reasons for opposing the rezoning include:**

- **Preservation of Neighborhood Character:**  
Our community is made up of primarily single-family homes, and we are committed to maintaining the residential integrity and quiet character of our neighborhood. Rezoning this property to allow for commercial or institutional use—such as an assisted living facility—would disrupt the balance and harmony of our community.
- **Flooding and Infrastructure Concerns:**  
North Boulevard, which services this area, is known to flood frequently and is already in serious need of repair. Introducing a higher-traffic facility would put even more strain on an already overburdened infrastructure and could worsen flooding conditions for all surrounding residents.
- **Traffic and Emergency Vehicle Impact:**  
Facilities such as assisted living homes typically result in a significant increase in traffic, particularly medical and emergency vehicles. The constant presence of ambulances, supply trucks, staff, and visitor vehicles would greatly disrupt our residential streets and could pose safety risks to local families and children.
- **Concerns About Future Use:**  
We are especially concerned that if an assisted living facility is approved, it may eventually be converted into a halfway house or other high-impact institutional facility. Similar transitions have happened nearby, and they have negatively affected the surrounding communities in terms of safety, property values, and quality of life.
- **No Need or Desire for Commercial Businesses:**  
We strongly oppose the introduction of any commercial business or non-residential facility at this address. Our neighborhood is not zoned or designed for business traffic, signage, lighting, or other disruptions associated with commercial operations.

We stand together in opposition to any rezoning of 819 W 131st Ave and demand that this parcel remain designated for single-family residential use only. Our community's infrastructure, safety, and character depend on thoughtful planning that respects the needs and voices of current residents. We respectfully ask the Planning Commission to listen to the community it serves and deny this rezoning request.

Name	Address	Signature	Date
Alexia Fernandez	13112 N. HAMNER AVE	<i>Alexia Fernandez</i>	7/30/25
Mati Fonseca	557 West 129 <sup>th</sup> ave	<i>Mati Fonseca</i>	7/31/25
Loem Alosta	13105 N. OGA AVE Tampa FL 33613	<i>Loem Alosta</i>	7/31/25
Elaine Bradford	511 W 129 <sup>th</sup> Ave Tampa 33613	<i>E Bradford</i>	7/13/25
D Bradford	10917 N Blvd Tampa 33613	<i>D Bradford</i>	7/13/25
<i>[Signature]</i>	12734 Linda Dr. Tampa	<i>[Signature]</i>	8/1/25
Oberia Parker	512 W. 131 <sup>st</sup> Ave Tpa 33612	<i>Oberia Parker</i>	8/1/25
Rick CASTRO	13320 N OLA AV.	<i>Rick Castro</i>	8-1-25
HENA QUINONES	518 W 131 <sup>st</sup> Ave FL 33612	<i>Hena Quinones</i>	8-1-25
Chad Parker	812 W 131 <sup>st</sup> AVE Tpa FL 33612	<i>Chad Parker</i>	8-3-25
James Perkins	361 W. 131 AVE Tpa FL 33612	<i>James Perkins</i>	8-8-25
Dennis Nichols	509 W. 130 <sup>th</sup> Ave Tampa 33612	<i>Dennis Nichols</i>	8/10/25
Andrea Hopkins	507 W. 130 <sup>th</sup> Ave. 33612	<i>Andrea Hopkins</i>	8/10/25

RZ-PD 25-0602  
Development Services

# Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

We, the undersigned residents and concerned members of the community, strongly oppose the proposed rezoning of the property located at 819 W 131st Ave, Tampa, FL 33612. We respectfully urge the Hillsborough County Planning Commission to deny any request to rezone this property away from its current designation that supports single-family residential use.

**Our reasons for opposing the rezoning include:**

- **Preservation of Neighborhood Character:**  
Our community is made up of primarily single-family homes, and we are committed to maintaining the residential integrity and quiet character of our neighborhood. Rezoning this property to allow for commercial or institutional use—such as an assisted living facility—would disrupt the balance and harmony of our community.
- **Flooding and Infrastructure Concerns:**  
North Boulevard, which services this area, is known to flood frequently and is already in serious need of repair. Introducing a higher-traffic facility would put even more strain on an already overburdened infrastructure and could worsen flooding conditions for all surrounding residents.
- **Traffic and Emergency Vehicle Impact:**  
Facilities such as assisted living homes typically result in a significant increase in traffic, particularly medical and emergency vehicles. The constant presence of ambulances, supply trucks, staff, and visitor vehicles would greatly disrupt our residential streets and could pose safety risks to local families and children.
- **Concerns About Future Use:**  
We are especially concerned that if an assisted living facility is approved, it may eventually be converted into a halfway house or other high-impact institutional facility. Similar transitions have happened nearby, and they have negatively affected the surrounding communities in terms of safety, property values, and quality of life.
- **No Need or Desire for Commercial Businesses:**  
We strongly oppose the introduction of any commercial business or non-residential facility at this address. Our neighborhood is not zoned or designed for business traffic, signage, lighting, or other disruptions associated with commercial operations.

We stand together in opposition to any rezoning of 819 W 131st Ave and demand that this parcel remain designated for single-family residential use only. Our community's infrastructure, safety, and character depend on thoughtful planning that respects the needs and voices of current residents.

We respectfully ask the Planning Commission to listen to the community it serves and deny this rezoning request.

Name	Address	Signature	Date
JAMES MARKART	518 W 129 <sup>TH</sup> AVE	<i>[Signature]</i>	8/1/25
Jonathan Rivera	517 W 129 <sup>TH</sup> AVE	<i>[Signature]</i>	8/1/25
S. Jackson	510 W 129 <sup>TH</sup> AVE	<i>[Signature]</i>	8/1/25
Palmar C. Embry	506 W 129 <sup>TH</sup> AVE	<i>[Signature]</i>	8/1/25
Mark Travis	12703 N. OLA AVE 33612	<i>[Signature]</i>	8/1/25
MORLAN PEREZ VILA	12701 N OLA AVE 33612	<i>[Signature]</i>	8/1/25
DAVID S. LEQUERCH	12704 N. OLA AVE 33612	<i>[Signature]</i>	8/1/25
Genine L. Algood	12702 N. OLA AV	<i>[Signature]</i>	8/1/2025
JACOB BANUELOS	513 W. 127 <sup>TH</sup> AVE 33612	<i>[Signature]</i>	8/1/25
RENE ARMENGO	12734 MARJOR V	<i>[Signature]</i>	8/1/25
Troy Dittelbrand	805 W. 127 <sup>TH</sup> AVE	<i>[Signature]</i>	8/1/25
Ashley Dittelbrand	805 W. 127 <sup>TH</sup> AVE	<i>[Signature]</i>	8/1/25

RZ-PD 25-0602

## Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

We, the undersigned residents and concerned members of the community, strongly oppose the proposed rezoning of the property located at 819 W 131st Ave, Tampa, FL 33612. We respectfully urge the Hillsborough County Planning Commission to deny any request to rezone this property away from its current designation that supports single-family residential use.

**Our reasons for opposing the rezoning include:**

- **Preservation of Neighborhood Character:**  
Our community is made up of primarily single-family homes, and we are committed to maintaining the residential integrity and quiet character of our neighborhood. Rezoning this property to allow for commercial or institutional use—such as an assisted living facility—would disrupt the balance and harmony of our community.
- **Flooding and Infrastructure Concerns:**  
North Boulevard, which services this area, is known to flood frequently and is already in serious need of repair. Introducing a higher-traffic facility would put even more strain on an already overburdened infrastructure and could worsen flooding conditions for all surrounding residents.
- **Traffic and Emergency Vehicle Impact:**  
Facilities such as assisted living homes typically result in a significant increase in traffic, particularly medical and emergency vehicles. The constant presence of ambulances, supply trucks, staff, and visitor vehicles would greatly disrupt our residential streets and could pose safety risks to local families and children.
- **Concerns About Future Use:**  
We are especially concerned that if an assisted living facility is approved, it may eventually be converted into a halfway house or other high-impact institutional facility. Similar transitions have happened nearby, and they have negatively affected the surrounding communities in terms of safety, property values, and quality of life.
- **No Need or Desire for Commercial Businesses:**  
We strongly oppose the introduction of any commercial business or non-residential facility at this address. Our neighborhood is not zoned or designed for business traffic, signage, lighting, or other disruptions associated with commercial operations.

We stand together in opposition to any rezoning of 819 W 131st Ave and demand that this parcel remain designated for single-family residential use only. Our community's infrastructure, safety, and character depend on thoughtful planning that respects the needs and voices of current residents.

We respectfully ask the Planning Commission to listen to the community it serves and deny this rezoning request.

Name	Address	Signature	Date
Isabel Noguera	306 W 131 <sup>st</sup> Ave 33612	Isabel Noguera	7/29/25
Marcia Westra	308 W 131 <sup>st</sup> Ave - KLM/FC	[Signature]	7/29/25
Sheryl LaBue	13109 N Ola Ave 33612	Sheryl LaBue	7/29/25
Joan Valdes	13104 N. Ola Ave 33612	Joan Valdes	7/29/25
Rafaela Torres	511 W 131 <sup>st</sup> Ave Tampa	[Signature]	7/29/25
Thomas Mulberry	619 W. 131 <sup>st</sup> Ave, Tampa, FL	Thomas Mulberry	7/29/25
Zenaida Rodriguez	807 W 131 <sup>st</sup> Ave Tampa FL 33612	Zenaida Rodriguez	7/29/25
Chris Alvarez	406 W 131 <sup>st</sup> Ave Tampa FL 33612	[Signature]	7/29/25
Jersey Montelcehi	12726 N Ola Ave Tampa FL 33614	[Signature]	7/29/25
Anibal Nieves	217 West 131 <sup>st</sup> Ave.	Anibal Nieves	7-30-25
Esperanza Cruz	12903 Marjory Ave.	[Signature]	7/30/25
Fernanda Lopez	12903 Marjory Ave 806 W 129 <sup>th</sup> Ave	Fernanda Lopez	7/30/25
Michelle Day	1273 N Ola Ave	[Signature]	7/30/25

# Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

We, the undersigned residents and concerned members of the community, strongly oppose the proposed rezoning of the property located at 819 W 131st Ave, Tampa, FL 33612. We respectfully urge the Hillsborough County Planning Commission to deny any request to rezone this property away from its current designation that supports **single-family residential use**.

**Our reasons for opposing the rezoning include:**

- **Preservation of Neighborhood Character:**  
 Our community is made up of primarily single-family homes, and we are committed to maintaining the residential integrity and quiet character of our neighborhood. Rezoning this property to allow for commercial or institutional use—such as an assisted living facility—would disrupt the balance and harmony of our community.
- **Flooding and Infrastructure Concerns:**  
 North Boulevard, which services this area, is known to flood frequently and is already in serious need of repair. Introducing a higher-traffic facility would put even more strain on an already overburdened infrastructure and could worsen flooding conditions for all surrounding residents.
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- **No Need or Desire for Commercial Businesses:**  
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We stand together in opposition to any rezoning of 819 W 131st Ave and demand that this parcel remain designated for single-family residential use only. Our community's infrastructure, safety, and character depend on thoughtful planning that respects the needs and voices of current residents.

We respectfully ask the Planning Commission to listen to the community it serves and deny this rezoning request.

Name	Address	Signature	Date
Cyrie Hunt	514 West 129th Ave Tampa Fla.	<i>[Signature]</i>	8-3-25
Ronald J. Wood	516 W 129th Ave Tampa	<i>[Signature]</i>	8-3-25
Ronald J. Wood	516 W 129th Ave Tampa, FL	<i>[Signature]</i>	8/3/25
Yusef Muhammad	502 W 129th Ave Tampa	<i>[Signature]</i>	8/3/25
Abner miunt	502 W 129th Ave Tampa	<i>[Signature]</i>	8/3/25
Karen Provost	1340 Eccles Dr	<i>[Signature]</i>	8/4/25

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Our reasons for opposing the rezoning include:

RZ-PD 25-0602 + ~~RZ-PD 25-0383~~  
N. ORA N/E. 33W2

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Our community is made up of primarily single-family homes, and we are committed to maintaining the residential integrity and quiet character of our neighborhood. Rezoning this property to allow for commercial or institutional use—such as an assisted living facility—would disrupt the balance and harmony of our community.
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We respectfully ask the Planning Commission to listen to the community it serves and deny this rezoning request.

Name	Address	Signature	Date
<del>Freida Durbin</del>	<del>807 W 131st Ave Tampa FL 33612</del>	<del>Freida Durbin</del>	<del>8/10/25</del>
Mike Minot	12700 N Blvd Tampa 33612	Mike Minot	8/10/25
Richard Torres	12715 N Blvd TAMPA FL	Richard Torres	8/10/25
Lucy Torres	12715 N Blvd Tampa FL	Lucy Torres	8/10/25
Bradley Blair	12702 1/2 N Blvd Tampa FL	Bradley Blair	8/11/25
Sandra Lavado	307 W 131st Ave TP	Sandra Lavado	8/11/25
Jose Lavado	307 W 131st Ave TP	Jose Lavado	8/11/25

## Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

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Name	Address	Signature	Date
Gina Valdez	13102 N. Ola Ave, Tampa, 33608		7/29/2025
Mary Valdez	13108 N. Ola Av. Tampa 33612		7/29/25
Eric Vinson	13306 Ola Ave Tampa 33612		7-29-25
Christopher Powell	505 W. 131 <sup>st</sup> Ave Tampa FL 33612		7-29-25
Jake Coyle	801 W 131 <sup>st</sup> Ave Tampa, FL 33612		07-30-25
Susan Dennis	13109 N Hammer Ave		7-30-25
Rebecca Ramirez	13307 N. Hammer Ave		7-30-25
Dana Shultz	13309 N. Hammer Ave		7/30/25
Kenneth Maelander	13313 N. Hammer Ave		7/30/25
E.G. Pissett Jr	13311 N Hammer Ave		7-30-25
Benjamin H. Bleick	13308 N. Hammer Ave		7.30.25
Kenn Rabbin	13304 Hammer Ave		7.30.25
Kathryn M. Collins	13306 Hammer Ave		7/30/25





## Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

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Name	Address	Signature	Date
Jamie Furham	513 W. 129th Ave	Jamie Furham	8/3/25
Juan Alvarez	508 W 129th Ave	J Alvarez	8/3/25
Lisset Gonzalez-Acevedo	508 W 129th Ave	Lisset	8/3/25
Kelly Clem-Bidon	13123 Hammer Ave	Kelly Clem-Bidon	8/11/25



Rivas, Keshia

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**From:** formstack@hillsboroughcounty.org  
**Sent:** Tuesday, August 12, 2025 9:49 PM  
**To:** Hearings  
**Subject:** BOCC Contact Form - Zoning Application Comment ( RZ-PD-25-0602 ). Please add to hearing record.  
**Attachments:** 152422882\_camscanner\_8-12-25\_21.38.pdf



## Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 08/12/25 9:48 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::** Gina Marie Isin

**Address:** 13108 N Ola Ave  
Tampa , FL 33612

**Your Phone Number::** (813) 625-1104

**Your Email Address::** 191316@hcps.net

### Your Message

**Your Subject (required)::** Petition to oppose rezoning 819 w 131st Ave

<b>Your Message (required)::</b>	We have come together as a community to oppose the rezoning of the property on 131st Ave. Included are scanned petitions of pages of neighbors opposing this rezoning.
<b>Is this comment related to an active zoning application?:</b>	Yes, my comment is related to an active zoning application and should be added to the hearing record.
<b>Rezoning Application Number:</b>	RZ-PD-25-0602
<b>Attachment::</b>	<a href="#">View File</a>

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

# Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

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Our reasons for opposing the rezoning include:

RZ PD 25-0602 + PD 25-0383  
N. OLA AVE

- Preservation of Neighborhood Character:**  
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We respectfully ask the Planning Commission to listen to the community it serves and deny this rezoning request.

Name	Address	Signature	Date
Brian E. Blair	12702 N. BOULEVARD, TAMPA	<i>[Signature]</i>	8-9-25
Toni S. Blair	12702 N. Blvd. Tampa FL 33612	<i>[Signature]</i>	8-10-25
Keran Talamantez	13104 N. Blvd Tampa FL 33612	<i>[Signature]</i>	9/10/2025
Cecilia Talamantez	13104 N. Blvd Tampa FL 33612	<i>[Signature]</i>	9/10/2025
ORLANDO GRICCO	13106 N. BLVD TAMPA FL 33612	<i>[Signature]</i>	8/10/2025
Bonita Pullara	13108 N. Blvd 33612	<i>[Signature]</i>	8/10/2025
Alexander Cole	13110 N Boulevard	<i>[Signature]</i>	8-10-25
Michelle Bracke	13110 N. Blvd	<i>[Signature]</i>	8/10/25
John G. Lyon	12707 N BOULEVARD, TAMPA	<i>[Signature]</i>	8/10/25
Sue Fernandez	903 W. 131 AVE. TAMPA	<i>[Signature]</i>	8/10/25
Joe Silvers	908 W. 131 <sup>ST</sup> AVE, Tampa	<i>[Signature]</i>	8/10/25
Dorothy Silvers	908 W. 131 <sup>ST</sup> AVE Tampa	<i>[Signature]</i>	8/10/25
Brian Diaz	131 W 131ST AVE, Tampa	<i>[Signature]</i>	8/10/25

# Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

We, the undersigned residents and concerned members of the community, strongly oppose the proposed rezoning of the property located at 819 W 131st Ave, Tampa, FL 33612. We respectfully urge the Hillsborough County Planning Commission to deny any request to rezone this property away from its current designation that supports single-family residential use.

**Our reasons for opposing the rezoning include:**

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Our community is made up of primarily single-family homes, and we are committed to maintaining the residential integrity and quiet character of our neighborhood. Rezoning this property to allow for commercial or institutional use—such as an assisted living facility—would disrupt the balance and harmony of our community.
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North Boulevard, which services this area, is known to flood frequently and is already in serious need of repair. Introducing a higher-traffic facility would put even more strain on an already overburdened infrastructure and could worsen flooding conditions for all surrounding residents.
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- **No Need or Desire for Commercial Businesses:**  
We strongly oppose the introduction of any commercial business or non-residential facility at this address. Our neighborhood is not zoned or designed for business traffic, signage, lighting, or other disruptions associated with commercial operations.

We stand together in opposition to any rezoning of 819 W 131st Ave and demand that this parcel remain designated for single-family residential use only. Our community's infrastructure, safety, and character depend on thoughtful planning that respects the needs and voices of current residents. We respectfully ask the Planning Commission to listen to the community it serves and deny this rezoning request.

Name	Address	Signature	Date
Alexia Fernandez	13112 N. Hammer Ave		7/30/25
Mati Fonseca	567 West 129th ave		7/31/25
Loem Alosta	13105 N. OLA Ave Tampa FL 33613		7/31/25
Elaine Bradford	511 W 129th Ave Tampa 33613		7/13/25
D Bradford	10917 N Blvd Tampa 33613		7/13/25
	12734 Linda Dr. Tampa		8/1/25
Oberia Parker	512 W. 131st Ave Tpa 33612		8/1/25
Rick Castro	13320 N OLA Av.		8-1-25
HENA QUINONES	518 W 131st Ave FL 33612		8-1-25
Chad Parker	812 W 131st Ave Tpa FL 33612		8-3-25
James Perkins	361 W. 131 Ave Tpa FL 33612		8-8-25
Dennis Nichols	509 W. 130th Ave Tampa 33612		8/10/25
Andrea Hopkins	507 W. 130th Ave. 33612		8/10/25

RZ-PD 25-0602

# Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

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Name	Address	Signature	Date
JAMES MARKART	518 W 129 <sup>TH</sup> AVE	<i>[Signature]</i>	8/1/25
Jonathan Rivera	517 W 129 <sup>TH</sup> Ave	<i>[Signature]</i>	8/1/25
S. Jackson	510 W 129 <sup>th</sup> Ave	<i>[Signature]</i>	8/1/25
Palmar C. Embry	506 W 129 <sup>th</sup> Ave	<i>[Signature]</i>	8/1/25
Mark Travis	12703 N. Ola Ave 33612	<i>[Signature]</i>	8/1/25
Morgan Perez	12701 N Ola Ave 33612	<i>[Signature]</i>	8/1/25
DAVID S. LEQUERCH	12704 N. OLA AVE 33612	<i>[Signature]</i>	8/1/25
Genine L. Algood	12702 N. Ola AV	<i>[Signature]</i>	8/1/2025
JACOB BANUELOS	513 W. 127 <sup>th</sup> Ave 33612	<i>[Signature]</i>	8/1/25
RENE ARMENGO	12734 MARJORV	<i>[Signature]</i>	8/1/25
Troy Dittelbrand	805 W. 127 <sup>th</sup> Ave.	<i>[Signature]</i>	8/1/25
Ashley Dittelbrand	805 W. 127 <sup>th</sup> Ave	<i>[Signature]</i>	8/1/25



RZ-PD 25-0602

## Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

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 Facilities such as assisted living homes typically result in a significant increase in traffic, particularly medical and emergency vehicles. The constant presence of ambulances, supply trucks, staff, and visitor vehicles would greatly disrupt our residential streets and could pose safety risks to local families and children.
- **Concerns About Future Use:**  
 We are especially concerned that if an assisted living facility is approved, it may eventually be converted into a halfway house or other high-impact institutional facility. Similar transitions have happened nearby, and they have negatively affected the surrounding communities in terms of safety, property values, and quality of life.
- **No Need or Desire for Commercial Businesses:**  
 We strongly oppose the introduction of any commercial business or non-residential facility at this address. Our neighborhood is not zoned or designed for business traffic, signage, lighting, or other disruptions associated with commercial operations.

We stand together in opposition to any rezoning of 819 W 131st Ave and demand that this parcel remain designated for single-family residential use only. Our community's infrastructure, safety, and character depend on thoughtful planning that respects the needs and voices of current residents.

We respectfully ask the Planning Commission to listen to the community it serves and deny this rezoning request.

Name	Address	Signature	Date
Cyrie Hunt	514 West 129th Ave Tampa Fla.	<i>[Signature]</i>	8-3-25
Ronald J. Wood	516 W 129th Ave Tampa	<i>[Signature]</i>	8-3-25
Ronald J. Wood	516 W 129th Ave Tampa	<i>[Signature]</i>	8/3/25
Yusef Muhammad	502 W 129th Ave Tampa	<i>[Signature]</i>	8/3/25
Abner miunt	502 W 129th Ave Tampa	<i>[Signature]</i>	8/3/25
Karen Provost	1340 Eccles Dr	<i>[Signature]</i>	8/4/25

# Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

We, the undersigned residents and concerned members of the community, strongly oppose the proposed rezoning of the property located at 819 W 131st Ave, Tampa, FL 33612. We respectfully urge the Hillsborough County Planning Commission to deny any request to rezone this property away from its current designation that supports single-family residential use.

Our reasons for opposing the rezoning include:

RZ-PD 25-0602 + RZ-PD 25-0383  
N. ORA N/E. 33W2

- **Preservation of Neighborhood Character:**  
Our community is made up of primarily single-family homes, and we are committed to maintaining the residential integrity and quiet character of our neighborhood. Rezoning this property to allow for commercial or institutional use—such as an assisted living facility—would disrupt the balance and harmony of our community.
- **Flooding and Infrastructure Concerns:**  
North Boulevard, which services this area, is known to flood frequently and is already in serious need of repair. Introducing a higher-traffic facility would put even more strain on an already overburdened infrastructure and could worsen flooding conditions for all surrounding residents.
- **Traffic and Emergency Vehicle Impact:**  
Facilities such as assisted living homes typically result in a significant increase in traffic, particularly medical and emergency vehicles. The constant presence of ambulances, supply trucks, staff, and visitor vehicles would greatly disrupt our residential streets and could pose safety risks to local families and children.
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We are especially concerned that if an assisted living facility is approved, it may eventually be converted into a halfway house or other high-impact institutional facility. Similar transitions have happened nearby, and they have negatively affected the surrounding communities in terms of safety, property values, and quality of life.
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We strongly oppose the introduction of any commercial business or non-residential facility at this address. Our neighborhood is not zoned or designed for business traffic, signage, lighting, or other disruptions associated with commercial operations.

We stand together in opposition to any rezoning of 819 W 131st Ave and demand that this parcel remain designated for single-family residential use only. Our community's infrastructure, safety, and character depend on thoughtful planning that respects the needs and voices of current residents.

We respectfully ask the Planning Commission to listen to the community it serves and deny this rezoning request.

Name	Address	Signature	Date
<del>Freida Durbin</del>	<del>807 W 131st Ave Tampa FL 33612</del>	<del>Freida Durbin</del>	<del>8/10/25</del>
Mike Minot	12700 N Blvd Tampa 33612	Mike Minot	8/10/25
Richard Torres	12715 N Blvd TAMPA FL	Richard Torres	8/10/25
Lucy Torres	12715 N Blvd Tampa FL	Lucy Torres	8/10/25
Bradley Blair	12702 1/2 N Blvd Tampa FL	Bradley Blair	8/11/25
Sandra Lavado	307-W. 131st Ave TP	Sandra Lavado	8/11/25
Jose Lavado	307-W. 131st Ave TP	Jose Lavado	8/11/25

## Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

We, the undersigned residents and concerned members of the community, strongly oppose the proposed rezoning of the property located at 819 W 131st Ave, Tampa, FL 33612. We respectfully urge the Hillsborough County Planning Commission to deny any request to rezone this property away from its current designation that supports single-family residential use.

Our reasons for opposing the rezoning include:

- **Preservation of Neighborhood Character:**  
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We stand together in opposition to any rezoning of 819 W 131st Ave and demand that this parcel remain designated for single-family residential use only. Our community's infrastructure, safety, and character depend on thoughtful planning that respects the needs and voices of current residents.

We respectfully ask the Planning Commission to listen to the community it serves and deny this rezoning request.

Name	Address	Signature	Date
Gina Valdez	13102 N. Ola Ave, Tampa, 33608		7/29/2025
Mary Valdez	13108 N. Ola Av. Tampa 33612		7/29/25
Eric Vinson	13306 Ola Ave Tampa 33612		7-29-25
Christopher Powell	505 W. 131st Ave Tampa FL 33612		7-29-25
Jake Coyle	801 W 131st Ave Tampa, FL 33612		07-30-25
Susan Dennis	13109 N Hammer Ave		7-30-25
Rebecca Ramirez	13307 N. Hammer Ave		7-30-25
Dana Shultz	13309 N. Hammer Ave		7/30/25
Kenneth Maelander	13313 N. Hammer Ave		7/30/25
E.G. Pissett Jr	13311 N Hammer Ave		7-30-25
Benjamin H. Bleick	13308 N. Hammer Ave		7.30.25
Kenn Rabbin	13304 Hammer Ave		7.30.25
Kathryn M. Robbins	13306 Hammer Ave		7/30/25



## Petition to Oppose Rezoning of 819 W 131st Ave, Tampa, FL 33612

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**Our reasons for opposing the rezoning include:**

- **Preservation of Neighborhood Character:**  
Our community is made up of primarily single-family homes, and we are committed to maintaining the residential integrity and quiet character of our neighborhood. Rezoning this property to allow for commercial or institutional use—such as an assisted living facility—would disrupt the balance and harmony of our community.
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Name	Address	Signature	Date
Jamie Furham	513 W. 129th Ave	Jamie Furham	8/3/25
Juan Alvarez	508 W 129th Ave	J Alvarez	8/3/25
Lisset Gonzalez-Acevedo	508 W 129th Ave	Lisset	8/3/25
Kelly Clem-Bidon	13123 Hammer Ave	Kelly Clem-Bidon	8/11/25



**Rivas, Keshia**

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**From:** formstack@hillsboroughcounty.org  
**Sent:** Monday, October 27, 2025 3:31 PM  
**To:** Hearings  
**Subject:** BOCC Contact Form - Zoning Application Comment ( RZ-PD-25-0883 ). Please add to hearing record.  
**Attachments:** 152422882\_img\_2424.jpeg



## Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 10/27/25 3:31 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::** Gina Marie Isin

**Address:** 13108 N Ola Ave  
Tampa, FL 33612

**Your Phone Number::** (813) 625-1101

**Your Email Address::** gina\_valdez19@ymail.com

### Your Message

**Your Subject (required)::** Illegal work on this property on N Ola



**Your Message  
(required)::**

Trucks have come to dump dirt on the 13120 property next to my house today, Monday, 10/27. This hearing has been moved to 11/17. We have not yet had the floor to fight this. One of the main reasons the neighbors do not want this is because of the severe flooding we got during the hurricanes, and here they are filling in this land without permission! They CANNOT start work on this land if it has not been approved. What are the consequences for this?! I will be heard. This is the property adjacent to mine. You will be hearing from me every day they are working on this when it has not been approved yet!

**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-25-0883

**Attachment::**

[View File](#)



© 2025 Intellistack (formerly Formstack). All rights reserved.  
This is a customer service email.  
Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209

Received October 27, 2025  
Development Services



25-0383

**Rivas, Keshia**

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**From:** formstack@hillsboroughcounty.org  
**Sent:** Monday, August 11, 2025 11:35 AM  
**To:** Hearings  
**Subject:** BOCC Contact Form - Zoning Application Comment ( RZ - PD 25-0383 and RZ- PD 25-0602 ). Please add to hearing record.  
**Attachments:** 152422882\_img\_1891.jpeg



## Formstack Submission For: **BOCC Contact Form - NEW**

Submitted at 08/11/25 11:34 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::** José Lavado

**Address:** 307 W 131st Ave  
Tampa, FL 33612

**Your Email Address::** slavado@verizon.net

### Your Message

**Your Subject (required)::** Opposition for Rezoning PD- 25-0602 and PD 25-0383

**Your Message (required)::** Subject: Opposition to Proposed Rezoning in Our Neighborhood

To whom it may concern,

I am writing to express my strong opposition to the proposed rezoning of property in our neighborhood.

Our community is already facing significant infrastructure challenges, including frequent flooding and deteriorating roads. Many of our streets have sinking dips and patchwork repairs that cause water to pool when it rains, creating both safety hazards and long-term damage.

Traffic congestion is another growing concern. The addition of 10 townhouses, along with a development that may start as an assisted living facility but potentially transition into a halfway house, would place even more strain on our roads, utilities, and public services.

This is a residential area zoned for single-family dwellings. Allowing this kind of rezoning would fundamentally alter the character of our neighborhood and negatively impact property values, safety, and quality of life.

I respectfully urge you to oppose this rezoning proposal and support the interests of the current residents who are committed to maintaining the integrity of our community.

Thank you for your attention to this important matter.  
Jose Lavado

**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 25-0383 and RZ- PD 25-0602

**Attachment::**

[View File](#)



**Rivas, Keshia**

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Commissioner(s) you  
wish to contact  
(required)::**

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- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

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**Address:** 307 W 131st Ave  
Tampa, FL 33612

**Your Email Address::** slavado@verizon.net

### Your Message

**Your Subject (required)::** Opposition for Rezoning PD- 25-0602 and PD 25-0383

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Thank you for your attention to this important matter.  
Jose Lavado

**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 25-0383 and RZ- PD 25-0602

**Attachment::**

[View File](#)





**Rivas, Keshia**

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**From:** eric lien <eplien@yahoo.com>  
**Sent:** Thursday, November 13, 2025 4:06 PM  
**To:** Hearings  
**Subject:** Opposition to RZ PD25-0383

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

Subject-Opposition to RZ PD25-0383

Location 13120 N Ola Ave between 131<sup>st</sup> Ave and Fletcher Ave

Proposed Rezoning from Single Family Residential to Commercial / Multi-Family Housing

Dear Ladies and Gentlemen,

I am writing today to express my opposition to the project listed above. In my opinion, the proposed project will adversely affect the already bad flooding situation in the Forest Hills neighborhood due to covering wetlands and redirecting a great deal of additional storm water into the local area including the greater Curiosity Creek drainage area which feeds into Blue Sink. During the 2024 hurricane, large areas of several streets to the immediate west and to the immediate east of the site were underwater and impassable.

Relevant points include the following:

- Proposed project converts a residential parcel to a commercial style parcel for multifamily housing which is not congruent with the neighborhood.
- Current zoning is RSC-6. Land Development Code 2.02.02 prohibits multi-family dwellings in the current zone.
- Property of the proposed rezoning includes wetlands that would be damaged by development and future water runoff.
- ΣΙΤΕ ηασ has a recent history of flooding neighboring homes when only a 1,500 square feet structure was present.
- Proposed structure is 10-unit townhomes totaling 14,000 square foot and 18,000 SF of concrete driveway
- It is unknown whether these units are intended to be sold, rented, Airbnb etc .
- Proposed project is located within 1,000 feet of approved 19-unit townhome.
- Nearly 100 petitioners are in opposition to this project.
- No proposed infrastructure improvements to neighboring roads that the county deems to be failing.
- Of course, on a side note, increased traffic would negatively affect the local neighborhood which is already suffering. For example, during rush hour, it is impossible to turn right or left onto Fletcher from N.Ola because bumper to bumper traffic backs up from 1/3 mile from N.Florida Avenue.

Many thanks for your consideration.

Best Regards

Eric Lien  
Historian, Forest Hills Neighborhood Association  
eplien@yahoo.com  
Mobile (813)585-1634

**Rivas, Keshia**

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**From:** yachira martinez <ricanshera@hotmail.com>  
**Sent:** Thursday, October 16, 2025 12:03 PM  
**To:** boccrec@hillsclerk.com; Hearings; Pres FHNA  
**Subject:** OPPOSITION to Application Number: RZ PD 25-0383.

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

Dear Members of the Planning Commission / City Council,

I am writing to respectfully express my **strong opposition** to the proposed rezoning request that would allow the construction of ten (10) townhomes at [Project Address or Parcel Number], currently zoned for single-family residential use.

This proposal is **incompatible with the established character** of our neighborhood and raises several serious concerns for residents in the immediate area:

**1. Increased Traffic and Parking Congestion**

The proposed development includes a large parking lot that will significantly increase vehicle traffic on our quiet residential street. The additional cars entering and exiting the lot will create congestion, noise, and safety hazards—especially for children, pedestrians, and cyclists who currently use this street safely. Overflow parking will inevitably spill onto surrounding streets, further eroding the residential quality of our neighborhood.

**2. Stormwater Runoff and Flooding Risks**

The plan's extensive impervious surfaces—parking areas, driveways, and rooftops—will greatly increase stormwater runoff. Our neighborhood already experiences pooling and minor to major flooding during heavy rains. Adding more hard surfaces without adequate drainage solutions will worsen these issues, potentially leading to **street flooding, property damage, and erosion** concerns for nearby homes.

**3. Incompatible Density and Design**

The proposed 10-unit development is wholly out of scale with the surrounding single-family homes. Allowing this rezoning would set a **dangerous precedent** for further high-density infill projects, undermining the long-term stability, aesthetics, and residential integrity of our neighborhood.

We strongly urge the Commission to **deny this rezoning request** and preserve the single-family zoning that has long defined the character and livability of our community. Responsible growth should respect existing infrastructure capacities and neighborhood context—not overwhelm them.

Thank you for your time and consideration. I urge you to protect the integrity of our neighborhood by rejecting this incompatible and problematic proposal.

Respectfully,  
Yachira Martinez  
202 W Seneca Ave  
Tampa, Fl 33612  
813.787.3704  
Ricanshera@hotmail.com

**Rivas, Keshia**

---

**From:** coolsplashmoney@aol.com  
**Sent:** Thursday, November 13, 2025 3:37 PM  
**To:** Hearings  
**Subject:** Please Stop the rezoning PD RZ-26-0383

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

Dear County Commissioners,

I'm pleading with all the Commissioners not to allow this rezoning at North Ola Ave. I have lived on north ola avenue, south a block away since 1985.

When I first bought my home there were woods across the street. As yrs went by my property value went up as the woods are gone now & their are beautiful new homes built up-and-down north ola avenue. Our neighborhood specifically values single family home private lifestyle. We are proud of our homes as we keep up with the times in remodeling and landscaping. If that property is rezoned, we have a chance to loose our hard working property value. Place us in a very dangerous major flooding situation. The value will drop swiftly by the INCREASED FLOODING, DENSITY, TRAFFIC, NOISE & DEPRESS the VALUE of our neighborhood homes. You gotta understand we've worked hard to pay off our homes to keep our properties upgraded and valuable & now worry about some opportunist to come in our neighborhood & rezone to build these town homes to put us all in jeopardy to line their pockets \$.. These town homes are going to land up being an eyesore to our neighborhood & very possible made as government housing & that will destroy our neighborhood for ever..

Please don't let them rezone..

Our neighborhood has a shared problem.. we deal with flooding. I deal with major flooding every year randomly through the summer but hardcore in the winter months when the ground gets hard and doesn't accept water at all..

In the late 90s, the flood water entered flooding my entire home. I lost every I owned from water damage. You can't

imagine helplessness not unless you've been through it. Seeing all of your valuables, your furniture, everything you've owned stacked up like trash in the front of your yard for garbage pick up. The expense of extracting the water and carpet at that time through my home. They removed 3 foot of drywall off the walls in my entire home and had professionally spray for mold. My children and I relocated for almost a year.. I'm surprised I didn't lose my home at that time as a single parent. The expense was overwhelming. I was alone in that situation.

Neighbors and I made many calls to the county for their private water pumps to extract the water in our neighborhood. But never any help ever.. I used to call all the time , but then gave up and learned how to work my property myself. I saved and bought two liberty pumps I attached to lengthy pipes across the backyard side of my house to the front yard drainage. I don't bother the county for help. I have never called the county for help since the nineties.. I understand that their might be other families in deeper water needing those pumps. Florida is known for flooding..

The last couple of years of hurricane season has been a nightmare. Milton hit Tampa and the water was like a moat around my home, up to my back door in my backyard and three foot away from the front door in the front of my home. The water from my front porch through my front yard across the street, through my neighbor's front yard to their front porch was like a still lake. Even with drainage pipes in our neighborhood, the water was not moving. So my two liberty pumps were not helping.. Only the county could help us but they are too busy.with the people in deeper water that were destroyed more than us. Understandable.

The rezoning property was deemed wetlands years ago & recently stated by county code enforcement. I believe it's against the law to build on wetlands. The person that's trying to rezone is confident because he already delivered mountains of dirt on that property for building when you guys have not made your decision yet. My neighbors made me aware that coded enforcement was enforcing that situation now.. Code enforcement tag them to take the dirt back out.. Good.

How can you rezone that property anyway it's wet lands?

My neighbors also told me not to mention anything about traffic problems in this letter.. That its not important to you or in this situation.. Really? On the corner of north ola and fletcher there's a dunkin' donuts.. There.

's always a long line blocking traffic there..There's families that have children & walk & ride bikes to dunkin' donuts..Our streets are so narrow... North Ola and Fletcher Avenue is a few blocks from the major intersection on Fletcher & florida avenue. People cut through monday through friday at work hours trying to beat traffic.. That ties up our family streets worse.. I can't imagine the traffic when putting in ridiculous, unwanted, unneeded town homes.. Please we don't need all this extra aggravation and worry.. Commissioners, I need to tell you all these years that I've lived here since 1985. We have no street lights, none in our neighborhood, we have homes lit up by commercial string light's, solar lighting, Our own motion detector lights.. We try to keep our neighborhood safe from robberies.. Just let you know, we have to already worry about all the Multiple halfway houses that have been snuck in our neighborhood surrounding us. It's crazy. Please stop these rezonings from bringing our neighborhood down.. As we live in our neighborhood, we all have our family situations.I mean, my mom is deathly ill right now and I'm trying to fight a rezoning in my neighborhood.I mean it's ridiculous.

If you allow this rezoning.. The flooding itself is going to be so dangerous. We could permanently lose our homes. Nobody has the funding to recover from that.. Please don't let this rezoning happen. There is so many more available property that it's in a better and more welcoming area for town homes. These opportunist people come into our neighborhood by property for cheap and then build stackable apts/townhomes for major profit... We need to keep our family neighborhood.. Please help us stop the rezoning and I appreciate you commissioners.. Thank you for your time and sorry.I'm not a professional letter writer.. I'm 65 years old, I'm retired Field nurse tech.. There's so many people in the neighborhood that don't want this but are not going to write you a letter because they don't know how, like me, they don't know where to start and they don't have the time... I'm gonna try to come to the meeting and show photos of my property underwater continuously every year. If you allow this rezoning I'm not gonna be able to stop the excess water from entering my home.... two liberty pumps are not going to be enough. Please stop the rezoning.. Thank you again for your time..

Thank you Jersy Montevecchi  
12726 n ola ave Tampa 33612

## Rivas, Keshia

---

**From:** Guillermo Pagan <gpagan2@gmail.com>  
**Sent:** Thursday, October 16, 2025 12:25 PM  
**To:** boccrec@hillsclerk.com; Hearings; Pres FHNA  
**Subject:** OPPOSITION to Application Number: RZ PD 25-0383

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

Dear Members of the Planning Commission / City Council,

I am writing as a concerned neighbor and long-time resident of Forest Hills to voice my **strong opposition** to the proposed rezoning that would allow ten (10) townhomes to be built on land currently zoned for single-family homes at 131st and Ola Ave.

Our neighborhood has always been a peaceful, close-knit community of families, children, and longtime residents who take pride in maintaining our homes and looking out for one another. The proposed project would change that character dramatically, and not for the better.

### 1. Traffic and Parking Concerns

Our streets were never designed to handle the kind of traffic this project will bring. Ten townhomes—and the parking lot that comes with them—will mean dozens of additional vehicles entering and exiting daily. We're already seeing issues with speeding and congestion, and this development will only make it worse. The parking lot will also create more noise and headlights at all hours, disrupting the quiet environment our neighborhood was built around.

### 2. Flooding and Water Runoff

Each time it rains, we already struggle with water pooling along Hamner Ave since it does not have a Stormwater system. Adding more paved surfaces—driveways, roofs, and a large parking area—means even more water runoff with nowhere to go. This project risks making flooding a regular occurrence for the families who live nearby, damaging property and creating unsafe conditions.

### 3. Neighborhood Compatibility

This proposal simply doesn't fit with the existing homes or the character of our area. Ten attached townhomes in a single-family neighborhood will stick out and set a precedent for other high-density projects. We understand the need for growth, but it must be **responsible growth**—the kind that respects existing residents, infrastructure, and the environment.

Our community isn't opposed to development; we just believe it should enhance our neighborhood, not overwhelm it. The current proposal feels rushed and inconsiderate of the people who already live here and the infrastructure that can't support this level of density.

I urge you to **please protect the integrity of our neighborhood** by denying this rezoning request. We ask that the City work with developers to find more appropriate areas for high-density housing—places that already have the infrastructure and zoning to handle it.

Thank you for listening to the voices of the residents who call this place home. We appreciate your commitment to thoughtful, balanced growth.

Sincerely,

**Guillermo Pagan**

202 W Seneca Ave, Tampa, FL 333612

Forest Hills

Gpagan2@gmail.com, 813.391.1084



## Rivas, Keshia

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**From:** Julie Sternfels <juliesternfels@gmail.com>  
**Sent:** Tuesday, October 14, 2025 1:06 PM  
**To:** Hearings  
**Cc:** Julie Sternfels  
**Subject:** Opposition to Plan Development RZ-PD25-0383 13120 N Ola Ave

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To the Zoning Hearing Master, regarding rezoning request RZ-PD25-0383, 13120 N Ola Avenue

I am sure that the project's developers and their designers have taken great pains to meet the County's requirements, but I hope that you, the ZHM, will put great weight, if not more weight, on the concerns of surrounding and neighborhood residents as well.

We beg you to say NO to allowing such a sore thumb to be squeezed into our residential community. It is an urban development that does not fit in with our residential neighborhood. In fact, there are one story, single family homes directly adjacent to this parcel, to the north and south.

It seems that the long, two story building would span across 273' of the 330' long frontage along Ola. I consider this to be one of the main problems: it would be a massive, completely incompatible intrusion in our neighborhood of simple, mostly one-story single family homes that are separated from each other and have their own unique landscaping.

A townhome development has so many requirements that make them stand out with intrusive things that are not normally found in the surrounding neighborhoods of mostly one story single family homes – the TH will need an owners association and fees to cover maintenance of their common areas, special parking and internal driving facilities including outdoor lighting that single family homes would usually not have, storm water facilities, and dumpsters, which often become overfilled and surrounded by trash. And the townhome development could easily end up becoming a place that individual owners and rental companies would purchase and rent out on a revolving basis to people with no vested interest in maintaining the environment around their homes.

We don't want this urban intrusion in our simple neighborhood of SEPARATED SINGLE FAMILY HOMES to be approved!

If the single lot was to be divided into single family lots and zoned like the adjacent homes in the RSC-6 zone, less than five 70' wide lots could be created along Ola Avenue, and each home would have 7.5' side yard setbacks. This would result in the widest allowable house to be 56', instead of one 273' long building.

With the less than 5 single family lots, there would be individual landscaping between the homes, and narrower driveways that would not fill most of the front yard like the ten townhome driveways are shown to do.

The plan shows only a 9' green space between the 10 driveways, which are shown to extend to the proposed internal driveway, which includes additional parking and apparently a dumpster location that is currently not shown on the plan. There is way too much pavement going on in our residential community.

The plan's general notes say that the entire parcel will be fenced with a 6' plastic fence, apparently including the front. This is not a desirable look in our neighborhood!

The plan includes impact to the wetland setback for townhome construction, and includes a "gravity wall" along the edge, apparently to limit fill in the setback. But, construction of this wall and the proposed fill along the entire wetland setback edge cannot help but cause impacts to the natural habitat with soil erosion and clearing, despite best construction efforts. Fill along the edge will cause invasive plants to dominate the landscape like they do at the edge of most all wetlands with adjacent development. Because the wetland setback does not have to be preserved adjacent to the stormwater pond, this cannot help but end up with eroded soil in the wetland area.

The upland area shown for development is filled with large oak trees, some of which may be considered grand. It would be shame to clear all of them to build the townhomes when many could be preserved if individual single family homes were built. The same for the entire wetland setback – it is filled with various sized oak trees, some of which may be considered grand, and would have to be removed to achieve their proposed grades. What a loss this would be!

Having 10 families in the townhomes instead of less than 5 families (if single family homes were built) doubles the impact that development will have on the wetland and whatever animals live there.

Why can't the County purchase the property and turn it into a less-intense park, for example?

Sincerely,  
Julie Sternfels  
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