

From: [Montalbano, Michelle](#)
To: bryand@jpfirm.com
Cc: [Lilyann Linehan](#)
Subject: RZ STD 26-0481 - Compatibility Concerns
Date: Tuesday, March 31, 2026 3:29:19 PM

Good afternoon,

I wanted to keep you updated on staff's findings for the subject rezoning. At this time, we have compatibility concerns with the proposed CN district. The immediate vicinity consists of institutional or single-family residential uses. There are no commercial uses along this segment of Ehrlich Rd. In 2008-2009 a PD rezoning was requested to specifically allow a convenience store with gas pumps on this site. Development Services staff time found the request not supportable. Conditions in the immediate area do not appear to have changed in a way that would support a different compatibility determination for a rezoning which will permit the same use and similar final product.

Keep in mind the conceptual site plan and any mitigations shown will not be taken into consideration for the standard rezoning request. For the site plan to be regulatory, a PD rezoning is required.

Also, please note we have started receiving comments from the community strongly opposing the rezoning.

Regards,

Michelle Montalbano
Planner
Development Services Department

P: (813) 276-8490

E: montalbanom@hcfl.gov

O: 601 E. Kennedy Blvd., Tampa, FL 33602

[HCFL.gov](#) | [Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#) | [HCFL Stay Safe](#)

Hillsborough County Florida

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