

From: [Montalbano, Michelle](#)
To: ["Bryan Dion"](#)
Subject: RE: RZ STD 26-0481
Date: Friday, March 6, 2026 2:43:00 PM

Hi Bryan,

The alcoholic beverage special use permit with waivers will require its own hearing and approval from the Land Use Hearing Officer (LUHO). The special use hearing would have to be after the rezoning is approved, since the convenience store associated with the license is not permitted in AS-1. The 2-APS license will require waivers due to the church properties in the vicinity.

[LDC Sec. 6.11.11 - Alcoholic Beverage Use](#)

Michelle Montalbano

Planner

Development Services Department

P: (813) 276-8490

E: MontalbanoM@HCFL.gov

W: HCFL.gov

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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From: Bryan Dion <bryand@jpfirm.com>
Sent: Friday, March 6, 2026 1:28 PM
To: Montalbano, Michelle <MontalbanoM@hcfl.gov>
Subject: RE: RZ STD 26-0481

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Great!

The only questions I have is whether or not we can submit for and have heard along with this rezoning the special use for alcohol sales, or would that have to be after the rezoning? It would be a 2-PS.

Best,



Bryan Dion

Attorney

727-999-9900 Office | 727-800-5981 Fax

360 Central Avenue, Suite 350, St. Petersburg, FL 33701

[Johnson Pope Bokor Ruppel & Burns, LLP](#)



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From: Montalbano, Michelle <MontalbanoM@hcfl.gov>

Sent: Friday, March 6, 2026 12:56 PM

To: Bryan Dion <bryand@jpfirm.com>

Subject: RZ STD 26-0481

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Good afternoon,

Please be advised I am the assigned case planner for the standard rezoning request for 14702 Bellamy Rd & 5911 Ehrlich Rd, Tampa. I may reach out later with questions or comments. Please let me know if you have any questions or concerns throughout the process.

Regards,

Michelle Montalbano

Planner

Development Services Department

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W: HCFL.gov

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