

From: [Bryan Dion](#)
To: [Montalbano, Michelle](#)
Subject: RE: RZ 26-0481 STD
Date: Wednesday, April 8, 2026 11:40:32 AM

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Thank you for clarifying Michelle.



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](#)



www.jpfirm.com | [vCard](#) | [email](#)



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From: Montalbano, Michelle <MontalbanoM@hcfl.gov>
Sent: Wednesday, April 8, 2026 11:17 AM
To: Bryan Dion <bryand@jpfirm.com>
Subject: Re: RZ 26-0481 STD

Also, I will correct something I said over the phone: if you withdraw before the ZHM staff report filing deadline (Monday, April 20) we can offer 25% refund. After that, we could offer a 15% refund, if withdrawn before the BOCC Land Use Hearing agenda is finalized.

Regards,

Michelle Montalbano
Planner
Development Services Department

P: (813) 276-8490

E: montalbanom@hcfl.gov

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

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Hillsborough County Florida

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

Sent: Wednesday, April 8, 2026 10:34 AM

To: Bryan Dion <bryand@jpfirm.com>

Subject: Re: RZ 26-0481 STD

Hi Bryan,

Please see the all public comments attached for your review. I believe there are a few emails that have not been fully processed yet, I can send those over once they become public record.

You can also access all public records and comments in Optix. See the link and instructions here: [A Guide to Searching Development Services Records | Hillsborough County, FL](#).

Let me know if you have any questions.

Michelle Montalbano

Planner

Development Services Department

P: (813) 276-8490

E: montalbanom@hcfl.gov

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

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From: Bryan Dion <bryand@jpfirm.com>

Sent: Monday, April 6, 2026 1:59 PM

To: Rose, Sarah <RoseSJ@hcfl.gov>; rblochberger@leadersre.com <rblochberger@leadersre.com>

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

Subject: RE: RZ 26-0481 STD

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

Thank you Sarah and Michelle,

We are reviewing and will reach back out with anything that may help with the analysis you both provided.

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: Rose, Sarah <RoseSJ@hcfl.gov>

Sent: Monday, April 6, 2026 1:57 PM

To: rblochberger@leadersre.com; Bryan Dion <bryand@jpfirm.com>

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

Subject: RZ 26-0481 STD

Good Afternoon,

I am the transportation planner reviewing the above referenced matter.

Traditionally, under a standard re-zoning, the consideration of certain elements concerning spacing and access would be deferred to the time of site construction. However; as the applicant has stated in the narrative that it is their intent to construct a convenience store with gas station on the subject site, which also happens to be the worst-case scenario for trip generation under the proposing zoning designation, staff has identified the following concerns that would limit the site's access which have been reviewed with the county engineer.

Belamy Rd. has been identified as a class 5 two-lane county collector with a posted speed of 30MPH. As such, there is a minimum spacing requirement of 245ft. Due to the subject site's limited frontage, proximity to adjacent residential driveways, and the arterial intersection it would not be possible to meet this minimum spacing standard. Additionally, due to the rate and distribution of trips generated by this use, a left turn lane and possibly a right turn lane will be required. Due to the subject site's limited frontage and proximity to adjacent residential driveways, turn lanes along this segment of Belamy Rd. could not be accommodated. As such, access to Belamy Rd. under the applicants intended use would not be permitted.

Ehrlich Rd. has been identified as a class 5 two-lane county arterial with a posted speed of 45MPH. Ehrlich Rd. would also have the same 245ft spacing requirement and, as mentioned, a left turn lane and possibly a right turn lane will be required due to the rate and distribution of trips generated by the use. Which staff is confident could be safely accommodated along Ehrlich Rd. However, due to the proximity of the raised median, access under the applicants intended use onto Ehrlich Rd. would be limited to a single right-in/right-out connection.

Transportation staff will be filing in support of this application as access for the applicant's intended use, although limited, could be accommodated in addition to other less intensive uses permitted under the proposed designation.

I am happy to answer any questions you may have regarding the above.

Thank you.

Sarah Rose

Senior Planner

Development Services Department, Transportation Review Section

E: rosesj@HCFL.gov

P: 813-276-8330

601 E. Kennedy Blvd., Tampa, FL 33602

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