

From: [Montalbano, Michelle](#)
To: [Padgett, Ira](#)
Cc: [McMaugh, Andria](#)
Subject: Re: RZ STD 26-0481 NR Comments
Date: Thursday, April 9, 2026 11:51:31 AM

Hi Ira,

No problem. I agree, agency comments in these standard rezonings should outline the potential issues with the proposal. I think the issues you identified are important to give the applicant a heads up on. My only concern was that standard rezonings don't have conditions of approval or a certified site plan. But I think we can leave your comments as is and I'll just put this email thread in the record for clarification.

Thanks for letting me know about the caller. There is vocal community opposition to the rezoning. I appreciate you speaking to them if they reach out regarding your comments. Feel free to send them back to me if they ask anything zoning related or outside of your scope.

Thanks,

Michelle Montalbano
Planner
Development Services Department

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Hillsborough County Florida

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From: Padgett, Ira <PadgettI@hcfl.gov>
Sent: Thursday, April 9, 2026 10:20 AM
To: Montalbano, Michelle <MontalbanoM@hcfl.gov>
Cc: McMaugh, Andria <McMaughA@hcfl.gov>
Subject: RE: RZ STD 26-0481 NR Comments

Hi Michelle,

Thanks for the heads up. I'm not sure how to answer this or how these types of rezonings (that do not have a certified site plan) are typically handled. It appears that the project will significantly impact the wetland, trees, and other natural resources. My intent is to make them aware of that before they develop a site plan for submittal. The site plan they submitted shows impacts to about ¼ to ½ of the wetland, and may require considerable changes during the review process.

As an aside, I have already received a call from a neighboring property owner who plans to speak out against this rezoning because of the potential impacts to the trees and wetland.

I've copied in Andria McMaugh, who also does the rezoning reviews for NR. I will be leaving to go out of town in about an hour. If something does need to be changed, Andria has agreed to fill in during my absence.

Thanks,

Ira Padgett
ISA Board Certified Master Arborist®
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Environmental Manager
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From: Montalbano, Michelle <MontalbanoM@hcfl.gov>
Sent: Thursday, April 9, 2026 9:27 AM
To: Padgett, Ira <PadgettI@hcfl.gov>
Subject: RZ STD 26-0481 NR Comments

Good morning,

The subject application is a standard rezoning request, so the site plan submitted is not regulatory and will not result in a certified site plan. I just wanted to check if this would change

Natural Resource's comments and proposed conditions.

Thanks!

Michelle Montalbano

Planner

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