



**Hillsborough
County Florida**
Development Services

Zoning Hearing Master Letter of Notice

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: RZ-PD 26-0974

You are hereby notified that the undersigned is requesting a REZONING before the Zoning Hearing Master of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 08/24/2026 TIME: 6 p.m.

LOCATION OF PUBLIC HEARING: Board of County Commissioners Boardroom*
2nd Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602
*(*Virtual participation in this public hearing is available through communications
media technology, as described in the "About the Hearing" section below.)*

LOCATION OF THE PROPERTY: (Address and/or General Location)

14702 Bellamy Rd. and 5911 Ehrlich Rd., Tampa, FL 33625

To view the exact location of the area subject to this request, visit HCFL.Gov/ZoningMap and enter the application number above without the prefix letters (xx-xxxx) in the search window at the top of the screen.

NATURE OF REQUEST: Rezoning to a Planned Development

Note: The PD application and approval process creates its own customized zoning district and may be used to obtain variations from the non-district regulations as set forth in Section 5.03.06.C.6 of the Land Development Code.

CURRENT ZONING: AS-1 PROPOSED ZONING: Planned Development (PD)

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at HCFL.gov/PGMStore.

Additional information concerning this application may be obtained by emailing the Hillsborough County Development Services Department at Hearings@hcfl.gov. Please include the Application Number at the top of this form for a quicker response. Additional information may also be obtained by calling (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should call the Customer Service Center at (813) 272-5900 or call Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739.

Applicant/Representative Information

NAME: Bryan Dion (Johnson, Pope, Bokor, Ruppel & Burns, LLP)

ADDRESS: 400 N. Ashley Drive, Tampa, Florida 33602

PHONE: 813-225-2500

EMAIL: bryand@jpfirm.com

Send written comments or evidence, along with your physical address and email to:
DSD - Community Development Division, P.O. Box 1110, Tampa, FL 33601 or email to Hearings@hcfl.gov.

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE

Submitting Testimony and/or Evidence

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

1. In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Development Services Staff's Final Report to the Zoning Hearing Master; or
2. In writing to the office of the Zoning Administrator at least two business days prior to the hearing in order to be included as part of the record of the hearing; or
3. Spoken or in writing* during the public hearing before the Zoning Hearing Master. *(*Parties opting to participate virtually who also wish to submit written or documentary evidence must submit their written or documentary evidence prior to the public hearing, pursuant to (1) or (2) above.)*

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Zoning Hearing Master and delivered as follows:

1. Hand delivered to County Center, 601 E. Kennedy Blvd., Tampa, FL 33602.
2. Mailed to P.O. Box 1110, Tampa, FL 33601.
3. Via email by attaching testimony and/or evidence documents to an email sent to Hearings@hcfl.gov.

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

About the Hearing

The staff report of the Development Services Department must be filed six days prior to the hearing. The participants before the Zoning Hearing Master shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be:

1. The applicant and the applicant's witness shall present their case.
2. The Staff of the Development Services Department will give a summary of the request and present the County Staff's findings and recommendations.
3. The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
4. You and other witnesses shall present their case.
5. County Staff will have the opportunity to make additional comments.
6. The applicant will have the opportunity for rebuttal and summations.

The Zoning Hearing Master may question witnesses as he/she deems necessary and appropriate and may permit responses to evidence or testimony received. Time will be allowed for a reasonable amount of questioning of the witnesses for the applicant, public agencies and opposition, but questioning should be limited to direct testimony already presented.

Each side will be given 15 minutes to present its case, however, the Zoning Hearing Master may grant additional time for good cause. The public as a whole is considered as one participant, so large groups may wish to designate a spokesperson. The staffs of each separate County agency are considered individual participants.

Participation Options

For the convenience of residences, Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology or in person.

In Person:

For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at [HCFL.gov/SpeakUp](https://www.hcfl.gov/SpeakUp).

Virtual:

Virtual participation is available. In order to participate virtually, you must have access to a communications media device (such as a tablet or computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Board of County Commissioners to the staff of the Development Services Department at least two business days prior to the Land Use Meeting so that it may be included in the record for the hearing. Send written comments or evidence, along with your physical address and email address to DSD - Community Development Division, P.O. Box 1110, Tampa, FL 33601 or email to Hearings@hcfl.gov.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at [HCFL.gov/SpeakUp](https://hcfl.gov/SpeakUp). You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button

If you have any questions or need additional information for providing public input, you may call (813) 446-6617.

The recommendation of the Zoning Hearing Master will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a Party of Record. To be considered Party of Record, you must be one of the following:

- A person who was present at the Zoning Hearing Master (ZHM) hearing and presented either oral testimony or documentary evidence.
- A person who was notified by Letter of Notice of the ZHM hearing. This includes the Designated Representative(s) of the registered Neighborhood Organizations within one mile of the site for which the request was made.
- A person who submitted documentary evidence to the master file two business days prior to the ZHM hearing or by proxy during the ZHM hearing.

If you qualify as a Party of Record and opt to speak at the BOCC meeting, your testimony must be restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. Visit HCFL.gov/SpeakUp to register to speak virtually or in person at the BOCC meeting.

The requirements for participation by a Party of Record at the BOCC Land Use meeting are set forth in Sec. 10.03.04 of the Land Development Code, as amended by Ordinance 21-18 (effective May 28, 2021). For additional questions regarding participation, please email us at Hearings@hcfl.gov or call (813) 307-4739.

Proof of Notice Affidavit

Application Number: RZ-PD 26-0974

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby state that I am the owner or the agent for the owner of the above numbered request.

I further state that I have met the following requirements of notice for the public hearing in front of the Zoning Hearing Master to be held on 08/24/2026 at 6 p.m.

(Initial beside each requirement.)

BD I have mailed a copy of the attached notification letter to all persons owning land within (check one):
☒ 300 feet or ☐ 500 feet of the subject property.

BD I have mailed a copy of the attached notification letter to all registered neighborhood organizations and/or civic associations located within one (1) mile of the subject property.

BD The above referenced notice letters were mailed by Certificate of Mailing on or prior to the July 24, 2026 Land Development Code required deadline. The original Certificate of Mailing is also attached.

BD The documents listed below were also included with each notice letter (i.e., site plan, cover letter, etc.):
None.

BD All of the above referenced documents are attached and are being submitted to the Development Services Department for review on or prior to the July 31, 2026 Land Development Code required deadline.

I further state that I have been advised of the following Land Development Code regulations:

Failure to submit proof of fulfillment of the notice requirements in a timely manner shall result in the application being continued to the next available hearing.

If at any time, the contents of any form of notice, required or otherwise, is determined to be incorrect, the application shall be required to continue to the next available hearing, after the prior scheduled meeting, and renote shall be required in order to make the appropriate corrections.

For all continuances requested by the applicant or caused by the actions or inactions of the applicant, the applicant will be responsible for the payment of additional fees for rescheduling the hearing.

Bryan Dion
(Type or Print Name of Agent/Applicant)

[Signature]
(Signature of Agent/Applicant)

7/22/2026
(Date Signed)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical appearance or ☐ online notarization, this 22nd day of July, 2026, by Bryan Dion.
(Day) (Month) (Year) (Name of Person Acknowledging)

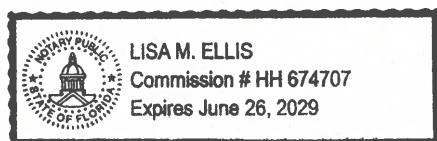
☒ Personally Known OR ☐ Produced Identification

[Signature]
(Signature of Notary Public - State of Florida)

Type of identification produced:

Lisa M. Ellis

(Print, Type, or Stamp Commissioned Name of Noarty Public)



(Commission Number)

(Expiration Date)

Proof of Notice Affidavit

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STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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Bryan Dion
(Type or Print Name of Agent/Applicant)

[Signature]
(Signature of Agent/Applicant)

7/22/2026
(Date Signed)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical appearance or ☐ online notarization, this

22nd day of July, 2026, by Bryan Dion
(Day) (Month) (Year) (Name of Person Acknowledging)

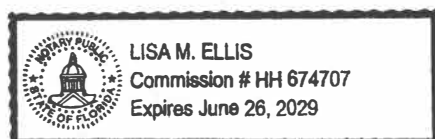
☒ Personally Known OR ☐ Produced Identification

[Signature]
(Signature of Notary Public - State of Florida)

Type of identification produced:

Lisa M. Ellis

(Print, Type, or Stamp Commissioned Name of Notary Public)



(Commission Number)

(Expiration Date)

ALL DATA SUBJECT TO CHANGE. CHECK THESE ITEMS AGAINST A MAP.
www.hcpafl.org for more information on these properties

DOR CODES: 0000-0999 residential, multifamily
1000-3999 commercial
4000-4999 industrial
5000-6999 agriculture
7200-7999 institutional/associations
8000-9899 military, government, wetlands
9900+ non-agriculture

List is sorted by folio number. Duplicates labels have been removed.

For Civic and Neighborhood Organizations you need to notify please call:
County: Development Services Dept, 813-272-5600

City of Tampa: Construction Services, 813-274-3100 OR
https://apps.tampagov.net/Zoning_Notice_webapp/
Click the Get listing of organizations to notify GO button,
then click Search for Organizations to Notify, enter your folio number.

----- LABEL COUNT		
Folio: 0029620000	Dor: 0100	
YISANDRA CARMENATE CRESPO		
5702 EHRLICH RD		
TAMPA	FL	33625-3262

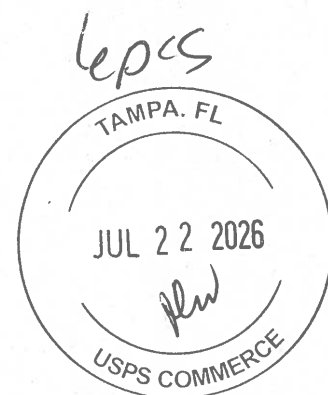
Folio: 0029630000	Dor: 8600	
HILLSBOROUGH COUNTY		
REAL ESTATE DEPT		
PO BOX 1110		
TAMPA	FL	33601-1110

Folio: 0029890000	Dor: 7100	
HILLSDALE BAPT CHURCH		
6201 EHRLICH RD		
TAMPA	FL	33625-3201

Folio: 0029900100	Dor: 0100	
STEPHEN P AND STEPHANIE D PULEO/TRUSTEES		
14702 BELLAMY RD		
TAMPA	FL	33625-3219

Folio: 0029900200	Dor: 0100	
JOHN PETER PARACHINI		
14720 BELLAMY RD		
TAMPA	FL	33625-3219

Folio: 0029900300	Dor: 0100	
STEPHEN P AND STEPHANIE D PULEO/TRUSTEE		
7704 PINEVIEW DR		
ODESSA	FL	33556



U.S. POSTAGE PAID
TAMPA, FL
33602
JUL 22, 26
AMOUNT
\$4.50
S2324P501818-2



Folio: 0029900500
HILLSDALE BAPT CHURCH
6201 EHRLICH RD

Dor: 7100

JP File No. 167424
List #1 - Page 2

TAMPA FL 33625-3201

Folio: 0030305196 Dor: 0100
RITA BOURDEAU
5705 CARROLLWOOD MEADOWS DR

TAMPA FL 33625-3275

Folio: 0030305198 Dor: 0100
SRP SUB LLC
1717 MAIN ST STE 2000

DALLAS TX 75201-4657

Folio: 0030305200 Dor: 0100
LISA C COUGHLIN
5709 CARROLLWOOD MEADOWS DR

TAMPA FL 33625-3275

Folio: 0030305202 Dor: 0100
ULYSSES AND MARIA J MCFALINE
5711 CARROLLWOOD MEADOWS DR

TAMPA FL 33625-3275

Folio: 0030305204 Dor: 0100
LAWRENCE R HART/LIFE ESTATE
5713 CARROLLWOOD MEADOWS DR

TAMPA FL 33625-3275

Folio: 0030305206 Dor: 0100
SCOTT T AND REBECCA H PURPURA
5715 CARROLLWOOD MEADOWS DR

TAMPA FL 33625-3275

Folio: 0030305208 Dor: 0100
ISNEL PALENZUELA-NOY AND CARLOS F PALENZUELA
5717 CARROLLWOOD MEADOWS DR

TAMPA FL 33625-3275

Folio: 0030305210 Dor: 0100
MELVINA L HAZELL/LIFE ESTATE
5719 CARROLLWOOD MEADOWS DR

TAMPA FL 33625-3275

Folio: 0030305212 Dor: 0100
YANDRIEL FERNANDEZ HERNANDEZ ETAL
5721 CARROLLWOOD MEADOWS DR

TAMPA FL 33625-3275

7

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16



U.S. POSTAGE PAID
TAMPA, FL 33602
JUL 22 26
AMOUNT
\$7.50
S2324P501818-2



0000

26-0974

Folio: 0031060130
WILLIAM L SEAL
5616 TERN CT

Dor: 0100

JP File No. 167424
List #1 - Page 3

TAMPA FL 33625-1927

17

Folio: 0031060132
YURIDA MENDOZA CABREJA
5618 TERN CT

Dor: 0100

TAMPA FL 33625-1927

18

Folio: 0031060134
HILLSBOROUGH COUNTY
REAL ESTATE DEPT
PO BOX 1110

Dor: 8600

TAMPA FL 33601-1110

19

*** END OF LIST ***
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*** END OF LIST ***
*** END OF LIST ***
*** END OF LIST ***

300 feet 05/13/26
folio: 0029900100 0029900300

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE DOCUMENT ON
FILE IN MY OFFICE. WITNESS MY HAND AND

OFFICIAL SEAL THIS DAY: 05/13/26

BOB HENRIQUEZ
County Property Appraiser

BY
DEPUTY Property Appraiser

DAVID
BRZANA



0000

U.S. POSTAGE PAID

TAMPA, FL

33602
JUL 22, 26
AMOUNT

\$2.25

S2324P501818-2

26-0974

RZ-PD 26-0974 HOA LIST: Folios 2990.0100, 2990.0300		
ORGANIZATION_NAME__CONTACT_NAME	CONTACT_ADDRESS__CONTACT_ADDRES_TWO	CONTACT_CITY_STATE__CONTACT_ZIP_CODE
Carrollwood Meadows HOA c/o Sandy Fredericks	13926 Farmington Blvd	Tampa FL 33625
Cumberland Manors HOA c/o Michael Kersmarki	6535 Steeplechase Dr.	Tampa FL 33625
Woodmont HOA c/o Avelino Vide	2906 Busch Lake Blvd	Tampa FL 33614
Keystone Civic Association c/o Regina Hernandez	P.O. BOX 95	Odessa, FL 33556
Lutz Citizens Coalition c/o Sam Calco	P.O. BOX 592	Lutz FL 33549

5 pcs



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U.S. POSTAGE PAID

TAMPA, FL
33602
JUL 22, 26
AMOUNT**\$3.75**

S2324P501818-2