



Rezoning Application: PD 26-0339

Zoning Hearing Master Date: May 26, 2026

BOCC CPA Public Hearing Date: July 21, 2026

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley, Esq., B.C.S., AICP

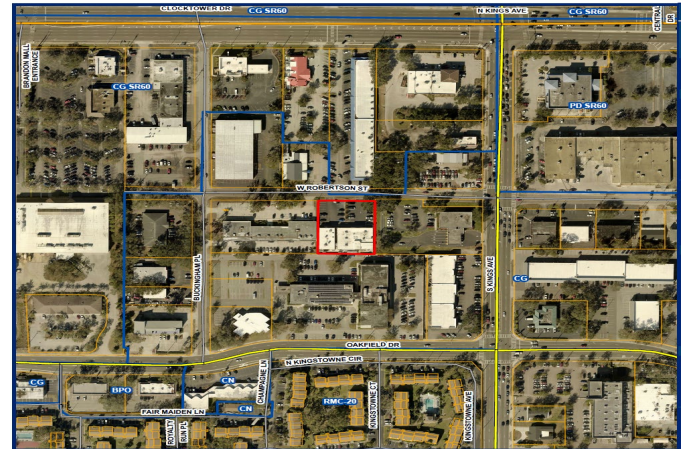
FLU Category: OC-20

Service Area: Urban

Site Acreage: 0.71

**Community
Plan Area:** Brandon

Overlay: None



Introduction Summary:

This is a request to rezone a site currently zoned Commercial General (CG), to a Planned Development (PD) to allow the construction of a new 1,713-square-foot CT scan building addition to the existing veterinary clinic.

Zoning:	Existing	Proposed
District(s)	CG	PD 26-0339
Typical General Use(s)	General Commercial, Office and Personal Services	Animal Hospital, General and Small, without accessory crematoriums
Acreage	0.71 acres	0.71 acres
Density/Intensity	0.35 FAR (10,949) exceeds 0.27 FAR maximum	0.41 FAR (12,662 sf)
Mathematical Maximum per FLU*	0.35 (10,949 sf)	0.75 FAR (23,195 sf)

*number represents a pre-development approximation

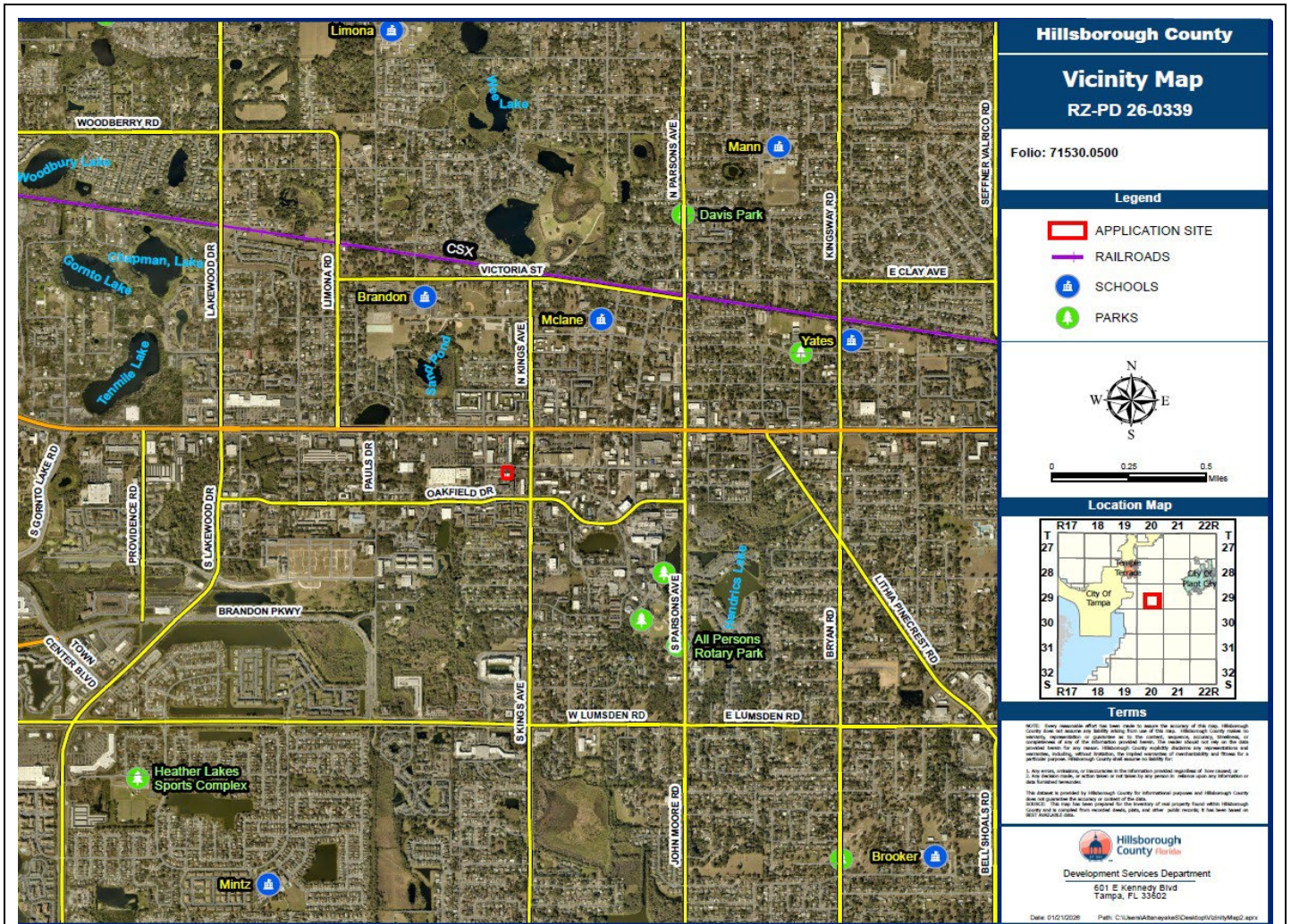
Development Standards:	Existing	Proposed
District(s)	CG	PD 26-0339
Lot Size / Lot Width	10,000 sf/ 75'	NA
Setbacks/Buffering and Screening	Front setback: 30' Side setback: 0' Rear setback: 0'	Front setback: 30' Side Setback: 0' Rear Setback: 0' No required buffering
Height	50' (2:1 setback when over 20' in height)	50'

Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to the proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

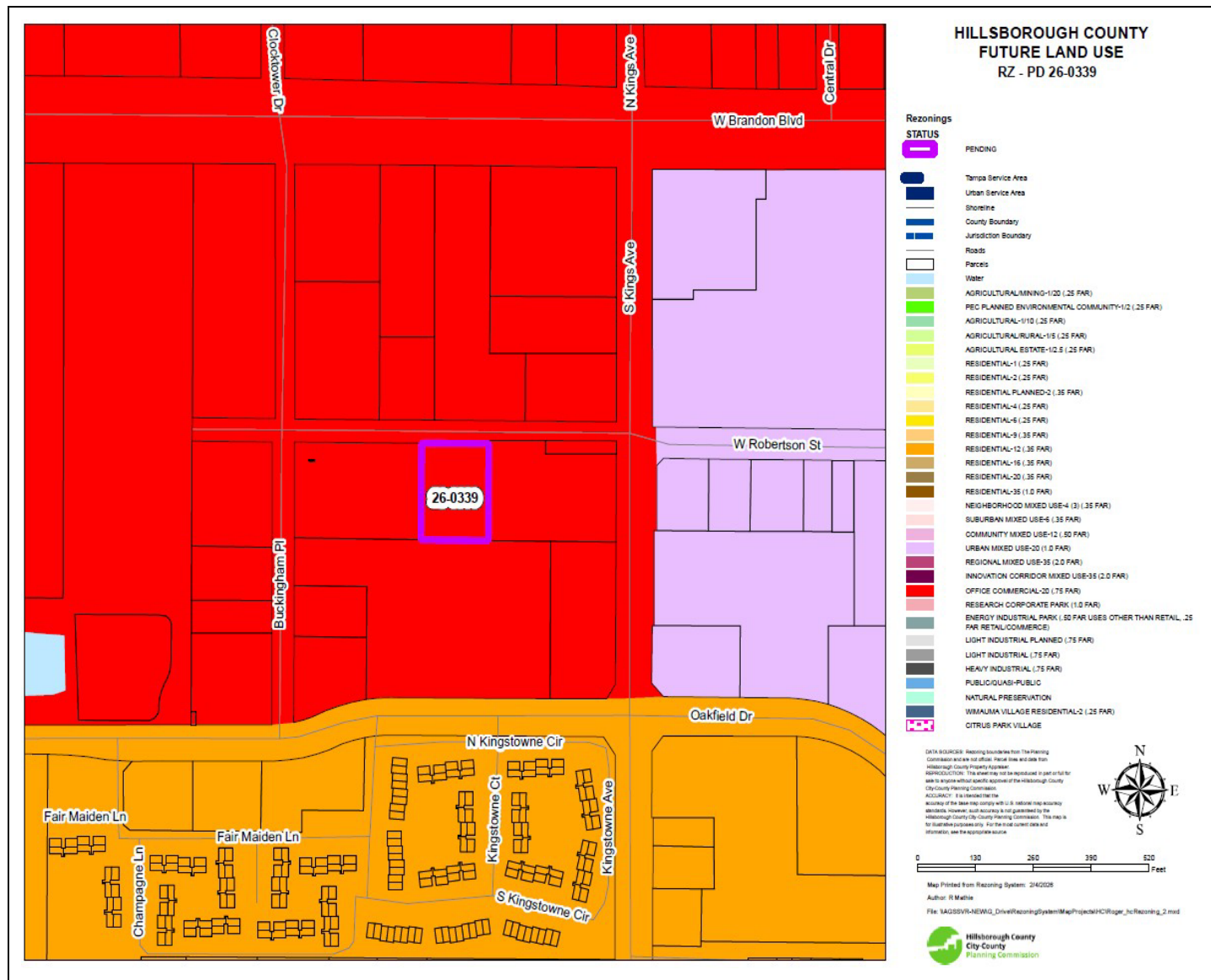


Context of Surrounding Area:

The subject site is located one block from Brandon Boulevard – a major commercial artery and close proximity to I-75 and I-4. The site is located among commercial uses in each direction with a concentration of healthcare providers within a few blocks comprising the medical corridor of Brandon.

2.0 LAND USE MAP SET AND SUMMARY DATA

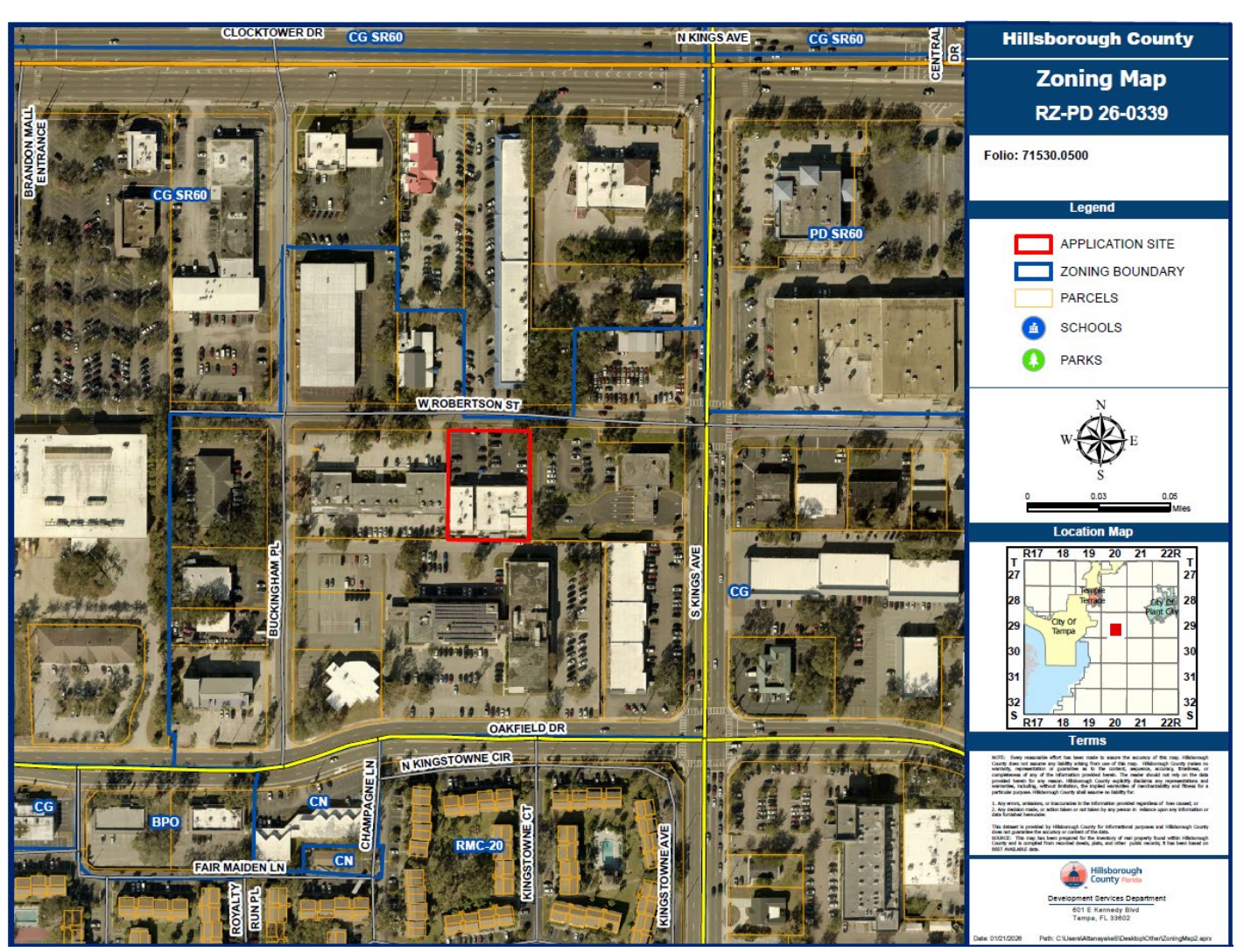
2.2 Future Land Use Map



Subject Site Future Land Use Category	OC-20
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

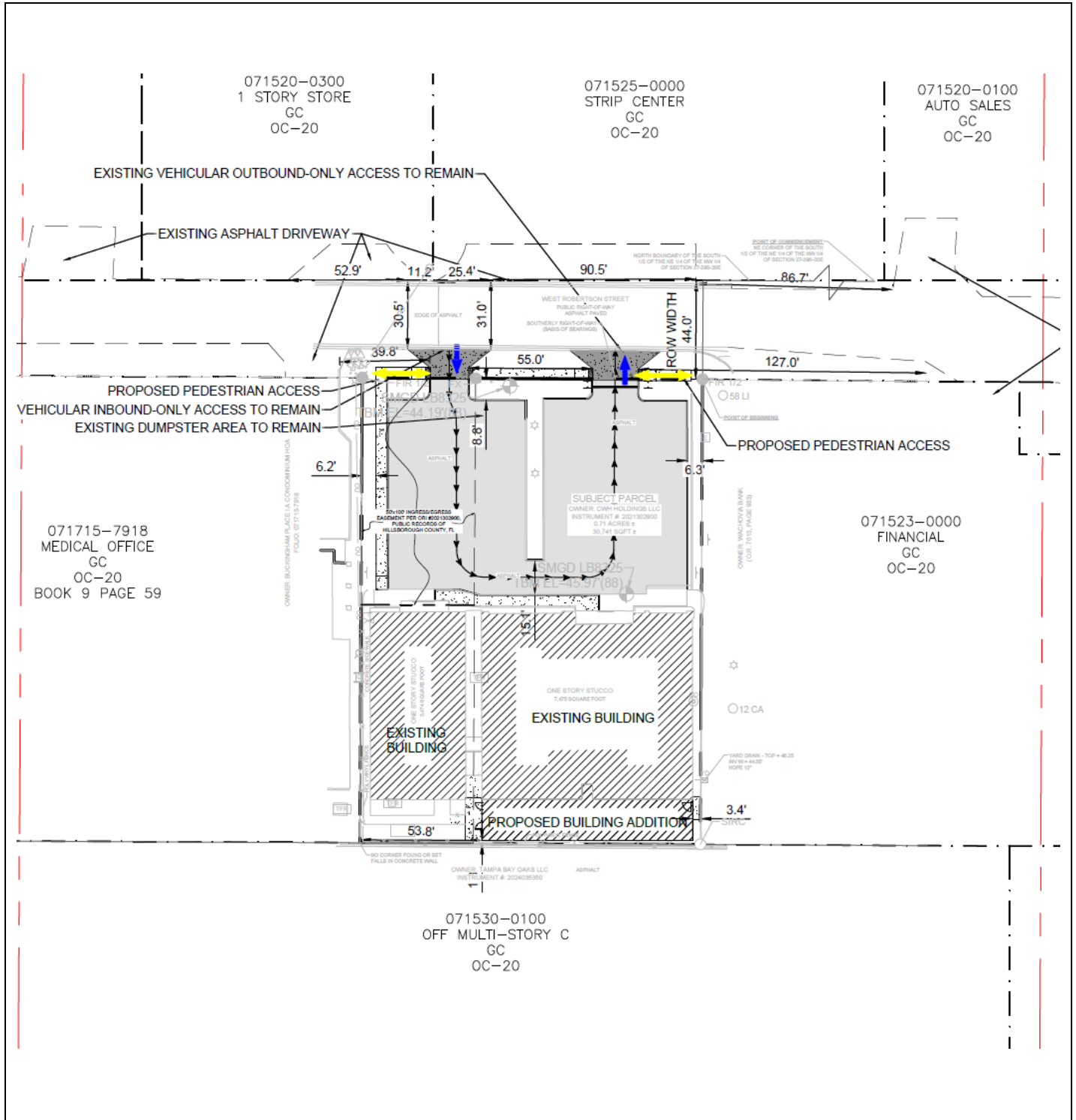


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27 FAR	Retail, Office	Office
South	CG	0.27 FAR	Retail, Office	Office
East	CG	0.27 FAR	Retail, Office	Office
West	CG	0.27 FAR	Retail, Office	Office

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways			
Road Name	Classification	Current Conditions	Select Future Improvements
Robertson Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,899	573	469
Proposed	272	46	45
Difference (+/-)	-5,627	-527	-424

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Access/Additional Connectivity	Cross Access	Finding
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Robertson Street/Access Spacing	Administrative Variance Requested	Approvable
Robertson Street/Substandard Road	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands present
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Adjacent to ELAPP property				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Vet Clinic/Animal Hospital (Per 1,000 s.f.) Mobility: \$20,859*1.713 = \$35,731.47 Fire: \$95*1.713=\$162.74				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

Planning Commission					
<input checked="" type="checkbox"/> Meets Locational Criteria	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes	
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Minimum Density Met	<input type="checkbox"/> N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located among commercial uses, adjacent to the north, south, east, and west.

Per the applicant, the property is fully developed and operates as a long-standing veterinary clinic. The offices were constructed in 1978 and 1985 with existing nonconformities - Impervious Surface Ratio (ISR), Floor Area Ratio (FAR), and Building Coverage. The PD rezoning will allow the County to formally recognize these conditions and approve the modest expansion consistent with existing site conditions.

Staff notes that prior to zoning conformance, the site was zoned C-C (Community-Commercial), which did not have a maximum floor area ratio, but intensity was governed by minimum setbacks and building height. Setbacks were established at a minimum 30-foot front yard setback, minimum 0-foot side yard setbacks, and a 20-foot rear yard setback. Maximum building height was 35 feet. The current CG zoning district does not have a minimum rear yard setback (no buffer required), and height is limited to a maximum of 50 feet.

Because the site is surrounded entirely by CG-zoned properties, no zoning district buffers are required, and none are proposed per LDC 6.06.06.

Development Services does not foresee any compatibility concerns with the proposed Planned Development.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district approvable, subject to the conditions of approval.

Requirements for Certification:

1. Site plan submitted for certification to exclude elevation graphics.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted, February 20, 2026.

1. The PD shall permit the following use: Animal Hospital, general and small, without accessory crematoriums.
2. The project shall be developed in accordance with the following:
 - Maximum Square Footage: 12,662 sf
 - Minimum Front Yard Setback: 30 feet
 - Minimum East Side Yard Setback: 3.4 feet

Minimum West Side Yard Setback:	0 feet
Minimum Rear Yard Setback:	0 feet
Maximum Building Height:	50 feet
Maximum Building Coverage:	41%
Maximum Impervious Surface Ratio:	93%

3. The dumpster shall be permitted within the front yard.
4. The project shall be served by one (1) ingress connection and one (1) egress connection to Robertson St.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
6. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
7. If PD 26-0339 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 22, 2026) which was found approvable by the County Engineer (on May 13, 2026). Approval of this Administrative Variance will waive the Robertson St substandard road improvements required by Section 6.04.03.L. of the LDC.
8. If PD 26-0339 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated April 22, 2026) which was found approvable by the County Engineer (on May 13, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access connections to Robertson St. Specifically, approval of this Administrative Variance will permit a reduction of the minimum access spacing for the access on Robertson St as follows:
 - a. A variance of +/- 10.2 feet from the site's western access to the closest access to the west (on the same side of the road), resulting in an access spacing of +/- 39.8 feet; and,
 - b. A variance of +/- 7.9 feet from the site's eastern access to the closest access to the east (on the same side of the road), resulting in an access spacing of +/- 42.1 feet; and, o A variance of +/- 38.8 feet from the site's western access to the closest access to the west (on the opposite side of the road), resulting in an access spacing of +/- 11.2 feet; and,
 - c. A variance of +/- 24.7 feet from the site's western access to the closest access to the east (on the opposite side of the road), resulting in an access spacing of +/- 25.3 feet; and,
 - d. A variance of +/- 34.4 feet from the site's eastern access to the closest access to the west (on the opposite side of the road), resulting in an access spacing of +/- 15.6 feet.
9. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
10. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

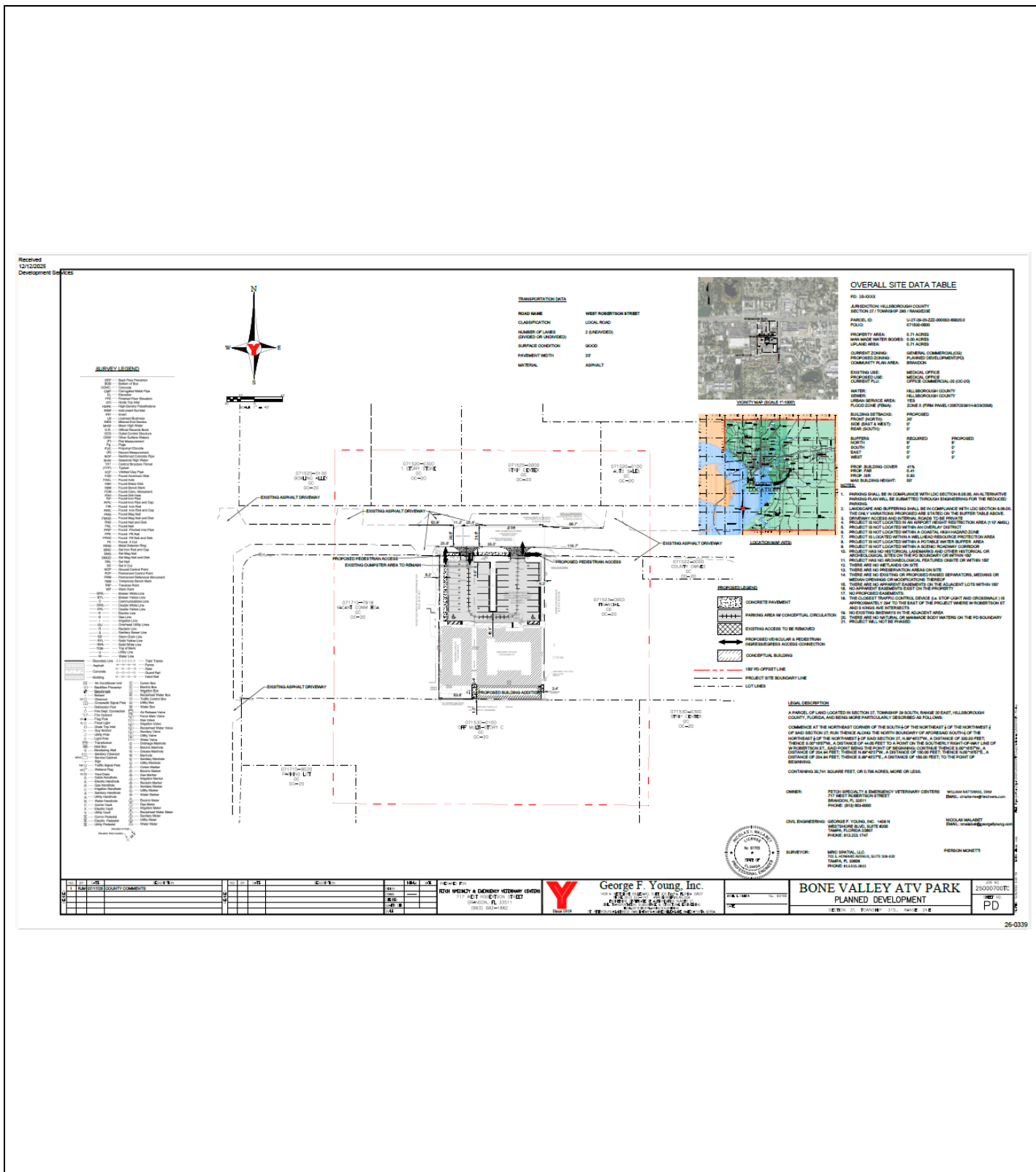
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/15/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: PD 26-0339

-
-
- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- The project shall be served by one (1) ingress connection and one (1) egress connection to Robertson St.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.
- Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicating the same on each site/construction plan submittal.
- If PD 26-0339 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated April 22, 2026) which was found approvable by the County Engineer (on May 13, 2026). Approval of this Administrative Variance will waive the Robertson St substandard road improvements required by Section 6.04.03.L. of the LDC.
- If PD 26-0339 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated April 22, 2026) which was found approvable by the County Engineer (on May 13, 2026) from the Section 6.04.07 access spacing standards with regards to the project's access connections to Roberston St. Specifically, approval of this Administrative Variance will permit a reduction of the minimum access spacing for the access on Robertson St as follows:
 - A variance of +/- 10.2 feet from the site's western access to the closest access to the west (on the same side of the road), resulting in an access spacing of +/- 39.8 feet; and,
 - A variance of +/- 7.9 feet from the site's eastern access to the closest access to the east (on the same side of the road), resulting in an access spacing of +/- 42.1 feet; and,
 - A variance of +/- 38.8 feet from the site's western access to the closest access to the west (on the opposite side of the road), resulting in an access spacing of +/- 11.2 feet; and,
 - A variance of +/- 24.7 feet from the site's western access to the closest access to the east (on the opposite side of the road), resulting in an access spacing of +/- 25.3 feet; and,
 - A variance of +/- 34.4 feet from the site's eastern access to the closest access to the west (on the opposite side of the road), resulting in an access spacing of +/- 15.6 feet.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 0.71-acre site from Commercial, General (CG) to Planned Development (PD). The applicant is proposing to add 1,713 square feet of building area to the existing 10,949 square feet on site to total 12,662 square feet for an Animal Hospital/Veterinary Clinic. The site's Future Land Use designation is Office Commercial (OC-20).

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*.

Existing Zoning:

Zoning, Size/Land Use (10,949 SF Existing Building)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,200 SF Fast-Food Restaurant without Drive-Through Window (ITE LUC 933)	2,150	206	191
CG, 5,749 SF Convenience Store (ITE LUC 851)	3,749	367	278
Total	5,899	573	469

Proposed Zoning:

Zoning, Size/Land Use	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 12,662 SF Animal Hospital/Veterinary Clinic (ITE LUC 640)	272	46	45

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	- 5,627	- 527	- 424

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on Robertson St.

Robertson St is a 2-lane, substandard local urban roadway. The roadway is characterized by +/- 13-foot-wide lanes in average condition, no sidewalks on either side of the roadway within the vicinity of the project and lies within a +/- 50-foot-wide right of way.

Robertson St is considered a substandard roadway as it does not comply with the Hillsborough County Transportation Technical Manual a TS-3 non-residential local roadway typical section which has 12-foot lanes with curb and gutter, 8-foot grass strip and sidewalks on both sides within a minimum of 54 feet of right-of-way.

SITE ACCESS

The site currently has two directional access connections to Robertson St, one ingress and one egress. The PD proposes to maintain these directional access connections to Roberston St.

REQUEST ADMINISTRATIVE VARIANCE – SUBSTANDARD ROAD: Robertson St

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 22, 2026) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve the public roadway network, between the project’s Robetson St access connection and the nearest roadway meeting an applicable standard. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on May 13, 2026). If approved, no

substandard road improvements will be required. If PD 26-0339 is approved by the BOCC, the County Engineer will approve the above referenced Administrative Variance request.

REQUEST ADMINISTRATIVE VARIANCE – ACCESS SPACING: Robertson St

The applicant’s EOR submitted a Section 6.04.02.B. Administrative Variance Request (dated April 22, 2026) from the Section 6.04.07 LDC requirement governing access spacing. Per the LDC, Robertson St is a Class 7 roadway, which requires minimum connection spacing of 50 feet. The applicant is seeking the following variances relative to its project’s existing-to-remain access connections on Robertson St:

- A variance of +/- 10.2 feet from the site’s western access to the closest access to the west (on the same side of the road), resulting in an access spacing of +/- 39.8 feet; and,
- A variance of +/- 7.9 feet from the site’s eastern access to the closest access to the east (on the same side of the road), resulting in an access spacing of +/- 42.1 feet; and,
- A variance of +/- 38.8 feet from the site’s western access to the closest access to the west (on the opposite side of the road), resulting in an access spacing of +/- 11.2 feet; and,
- A variance of +/- 24.7 feet from the site’s western access to the closest access to the east (on the opposite side of the road), resulting in an access spacing of +/- 25.3 feet; and,
- A variance of +/- 34.4 feet from the site’s eastern access to the closest access to the west (on the opposite side of the road), resulting in an access spacing of +/- 15.6 feet.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on May 13, 2026). If PD 26-0339 is approved, the County Engineer will approve the above referenced Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The 2024 Hillsborough County Level of Service (LOS) Report does not have LOS information for Robertson St. The LOS information for Kings Ave is provided below.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Kings Ave	Lumsden Rd	SR 60/Brandon Blvd	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



FW: RZ-PD 26-0339 - Administrative Variance Review

From Williams, Michael <WilliamsM@hcfl.gov>

Date Wed 5/13/2026 5:52 PM

To Malabet, Nicolas <nmalabet@georgefyoung.com>

Cc drratterree@fetchvets.com <drratterree@fetchvets.com>; jallison@georgefyoung.com <jallison@georgefyoung.com>; Baker, James <BakerJE@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; De Leon, Eleanor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>

 2 attachments (9 MB)

26-0339 AVAdd 05-11-26_1.pdf; 26-0339 AVAdd 05-11-26_2.pdf;

Nicolas,

I have found the attached two Section 6.04.02.B. Administrative Variance (AV) for PD 26-0339 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleanor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, May 12, 2026 12:21 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Kowal, Jessica <KowalJ@hcfl.gov>
Subject: RZ-PD 26-0339 - Administrative Variance Review

Hello Mike,

The attached Administrative Variances are **Approvable** to me, please include the following people in your response:

- nmalabet@georgefyoung.com
- dratterree@fetchvets.com
- jallison@georgefyoung.com
- bakerje@hcfl.gov
- kowalj@hcfl.gov
- phillipsch@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

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Hillsborough County Florida

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. W Robertson St - Access Spacing <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Fetch Vet Clinic
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	071530-0500
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Nicolas Malabet
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
Current Property Zoning Designation	CG
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PD:26-0339
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	7580
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



813.223.1747



info@georgefyoung.com



www.georgefyoung.com

April 22, 2026

Mr. Michael J. Williams, PE
Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Subject: Fetch Vet Clinic
Administrative Variance for Access Spacing
PD No. 26-0339
Folio No. 71530.0500

Dear Mr. Williams:

This letter documents a request for a Section 6.04.02.B. ADMINISTRATIVE VARIANCE to Hillsborough County Land Development Code (LDC) in association with PD rezoning 26-0339 for the subject project site. The purpose of this variance request is to address the project's access spacing, which does not fully meet the standards of Section 6.04.07 – Table: Minimum Spacing, of Hillsborough County Land Development Code (LDC).

The subject parcel is currently occupied by a veterinary clinic with 2 buildings; the developer intent is to add a building extension to the site east building. Access to the site development is planned to be provided via the two existing site driveways connected to Robertson Street. The existing west driveway access is inbound only and the existing east driveway access is outbound only. Refer to **ATTACHMENT A** for the project site location map and planned development plan and **ATTACHMENT B** for the existing project site survey.

In accordance with the ITE manual, the peak hour trip generation of the proposed commercial development was estimated at 273/trip ends per day (46/AM Peak Hour, 53/PM Peak Hour) therefore, it is categorized as a Type II connection per LDC §6.04.01.E.

Per PD 26-0339 West Robertson Street was found to be substandard in regards to LDC

6.04.07 stating the following:

The Class 7 spacing requirements are as follows: Minimum connection spacing, Type I = 10 ft, Type II = 50 ft (<5,000 vpd), 175 ft (≥ 5,000 vpd*), Type III = 50 ft (<5,000 vpd*), 250 ft (≥ 5,000 vpd*) * refers to volume on adjacent roadway. Minimum Median; Opening Spacing (Directional), All Speeds 330 ft. Minimum Median Opening Spacing (Full), All Speeds 330 ft.*

Per the Land Development Code the minimum access spacing for a class 7 roadway is 50'. The driveways that do not meet this requirement are as follows:



Non-Compliant Access Min. Spacing Adjacent Driveways	
Folio	Distance (ft)
071715-7918	39.8
071520-0300	11.2
071523-0000	42.1
071525-0000 (A)	15.6
071525-0000 (B)	25.3

This request has been prepared in accordance with LDC §6.04.02.B., to address the following criteria:

- a) There is an unreasonable burden on the applicant;
- b) The exception would not be detrimental to the public health, safety, and welfare; and
- c) Without the exception, reasonable access cannot be provided.

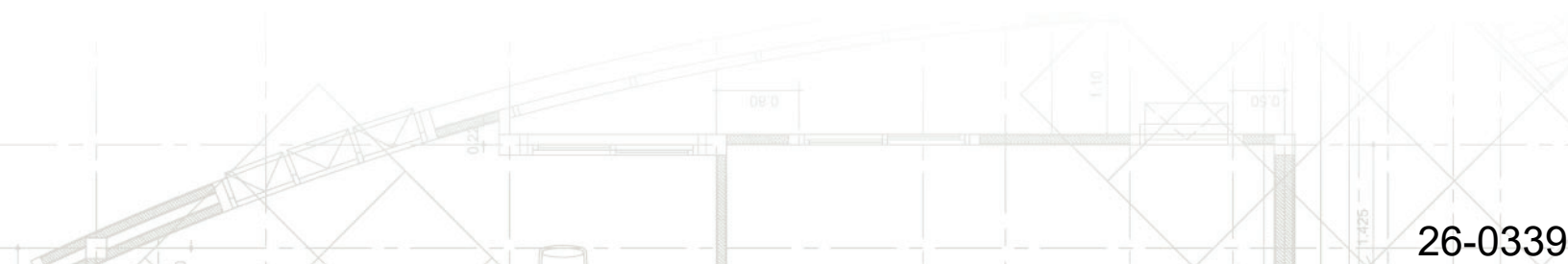
THERE IS AN UNREASONABLE BURDEN ON THE APPLICANT These access points were established with prior development of the property and have continued to adequately serve the site. Modifying the existing driveway configuration to meet the current code requirements would require significant alterations within the limited frontage of the property, where physical constraints prevent meaningful relocation or reconfiguration of the access points. As such, requiring the Applicant to modify the existing driveways to strictly meet the code would impose an unreasonable burden, particularly given that the proposed development results in only a negligible increase in traffic volumes and the existing access configuration has demonstrated adequate performance.

THE ADMINISTRATIVE VARIANCE WOULD NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE considering the following:

1. **Emergency Response Access:** West Robertson Street fully meets the Emergency Access Road requirements, exceeding the minimum 15 feet of pavement and providing a 20-foot-wide clear area, ensuring adequate access for emergency vehicles and services. As a result, public safety remains uncompromised.
2. **Proposed Improvements:** The driveways have been repurposed for only one way direction. The existing west driveway will serve solely as inbound access while the east driveway will serve solely as outbound access for the site. The operation improvement will improve overall safety for the public and decrease the possibility of an accident.

Therefore, the approval of this ADMINISTRATIVE VARIANCE would not adversely affect public health, safety, or welfare.

WITHOUT THE ADMINISTRATIVE VARIANCE, REASONABLE ACCESS CANNOT BE PROVIDED as access to the project depends solely on W Robertson Street, with no frontage on any other roadway. Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary to provide reasonable access for the proposed development.



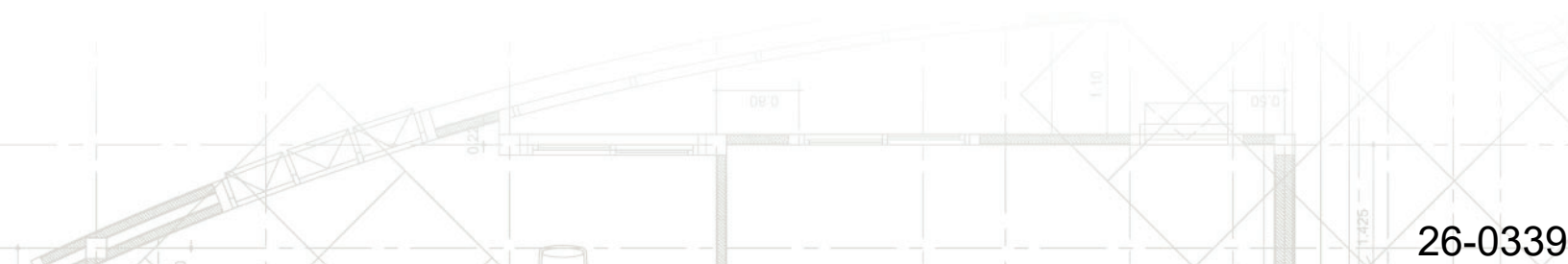
Mr. Michael J. Williams, PE

April 22, 2026

Page 3



This narrative and the associated documentation are submitted as a request for an ADMINISTRATIVE VARIANCE in accordance with Hillsborough County LDC §6.04.07- Table: Minimum Spacing, of connection with the rezoning of Fetch Veterinary.



Mr. Michael J. Williams, PE

April 22, 2026

Page 4

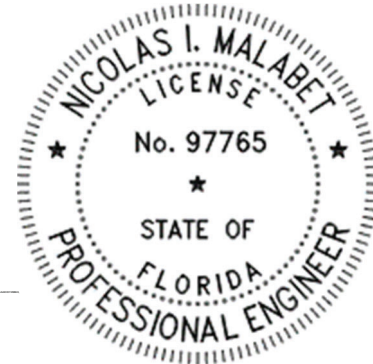


Please do not hesitate to contact us should you have any questions or required additional information concerning this submittal.

Sincerely,

George F. Young, Inc.

Nicolas Malabet, PE
Project Manager, Civil Engineering
P: 813-223-1747
E: nmalabet@georgefyoung.com



This item has been digitally signed and sealed by Nicolas I. Malabet, PE, on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

NMM

Encl. Attachments:

Attachment A – Site Location Map and Planned Development Plan

Attachment B – Existing Site Survey

Based on the information provided by the applicant this request is:

_____ Approved with Conditions

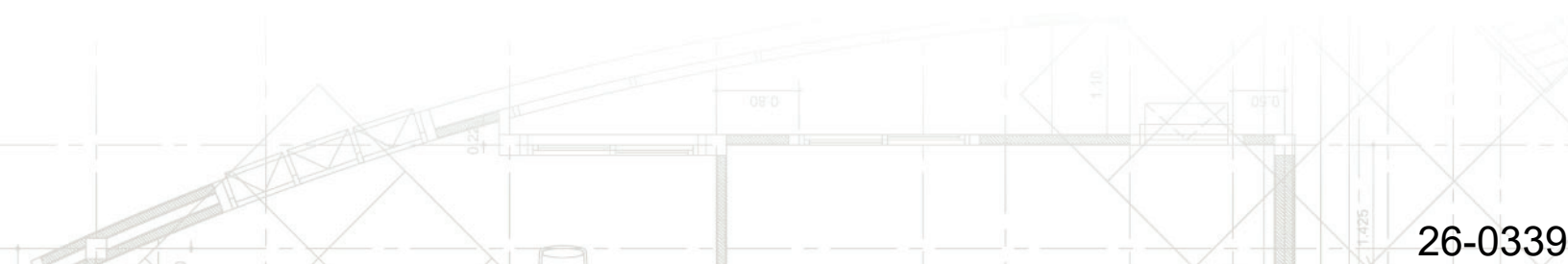
_____ Approved

_____ Disapproved

Mr. Michael J. Williams, P.E.

Hillsborough County Engineer on _____

Notice: Consistent with Section 6.04.02B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.





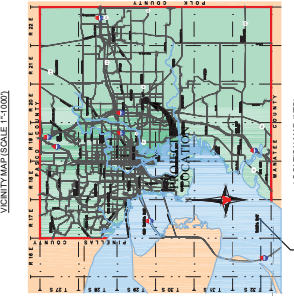
ATTACHMENT A

SITE LOCATION MAP AND PLANNED DEVELOPMENT PLAN



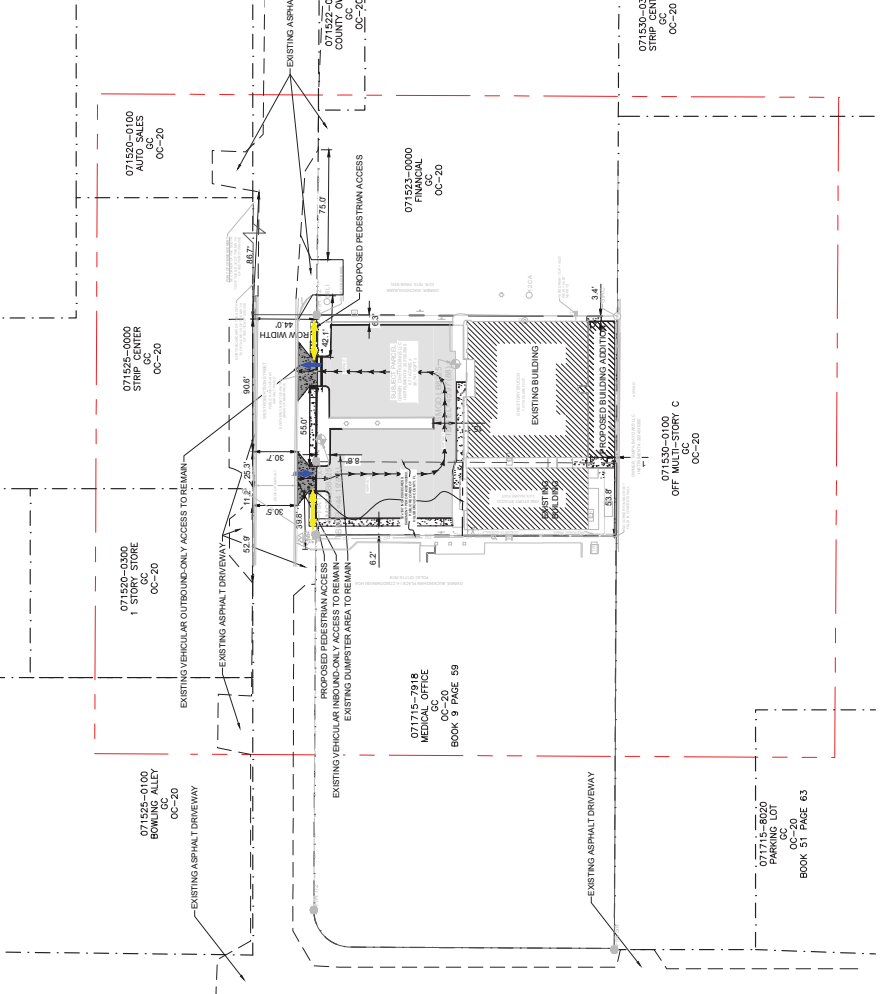
OVERALL SITE DATA TABLE

PD: 261338
 JURISDICTION: HILLSBOROUGH COUNTY
 SECTION: 27 TOWNSHIP 29S RANGE 20E
 PARCEL ID: UZ7-29-03-ZZZ-00002-6858.0
 FOLIO: 0715300500
 PROPERTY AREA: 0.71 ACRES
 COVERED BY: 0.71 ACRES
 U.P. AND AREA: 0.71 ACRES
 CURRENT ZONING: GENERAL COMMERCIAL (CC)
 PLANNED DEVELOPMENT (PD)
 COMMUNITY PLAN AREA: BRANDON
 EXISTING USE: ANIMAL HOSPITAL
 PROPOSED USE: GENERAL AND SMALL WITHOUT ACCESSORY CREATORIUMS
 OFFICE COMMERCIAL-20 (CC-20)
 CURRENT FLDU: HILLSBOROUGH COUNTY
 URBAN SERVICE AREA: YES (FORM PANEL 1207/030911-60230098)
 FLOOD ZONE (F50A): ZONE X (FORM PANEL 1207/030911-60230098)
 BUILDING SETBACKS: PROPOSED
 SIZE (EAST & WEST): 0'
 REAR (SOUTH): 0'
 EAST: 0'
 SOUTH: 0'
 WEST: 0'
 PROPOSED: 0'
 REQUIRED: 0'
 BUFFERS: 0'
 NORTH: 0'
 SOUTH: 0'
 WEST: 0'
 PROPOSED: 0'
 PROPOSED ADDITION: 17,113 S.F.
 PROP. TOTAL GFA: 12,682 S.F.
 PROP. FAR: 0.41
 PROP. FAR DENSITY COVER: 0.93
 MAX. BUILDING HEIGHT: 0.93



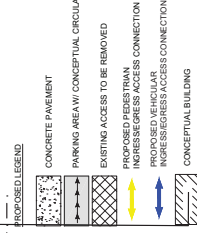
TRANSPORTATION DATA

ROAD NAME	CLASSIFICATION	NUMBER OF LANES	SURFACE CONDITION	PAVEMENT WIDTH	MATERIAL
WEST ROBERTSON STREET	LOCAL ROAD	2 (UNDIVIDED)	GOOD	20'	ASPHALT



NOTES

- PARKING SHALL BE IN COMPLIANCE WITH LOCAL SECTION 05.03.00
- THE ONLY VARIATIONS PROPOSED ARE STATED ON THE BUFFER TABLE ABOVE
- THE PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT
- PROJECT IS NOT LOCATED WITHIN AN AIRPORT HEIGHT RESTRICTION AREA (110' AML)
- PROJECT IS NOT LOCATED WITHIN A WETLAND RESOURCE PROTECTION AREA
- PROJECT IS NOT LOCATED WITHIN A WETLAND RESOURCE PROTECTION AREA
- PROJECT IS NOT LOCATED WITHIN A SCenic ROADWAY CORridor
- PROJECT HAS NO HISTORICAL LANDMARKS AND OTHER HISTORICAL OR
- PROJECT HAS NO ARCHAEOLoGICAL FEATURES ON SITE OR WITHIN 150'
- THERE ARE NO HETLANDS ON SITE
- THERE ARE NO EXISTING OR PROPOSED RAINED SEPARATORS, MEDIANS OR
- THERE ARE NO APPARENT EASEMENTS ON THE ADJACENT LOTS WITHIN 150'
- THERE ARE NO APPARENT EASEMENTS ON THE ADJACENT LOTS WITHIN 150'
- APPROXIMATELY 234' TO THE EAST OF THE PROJECT WHERE WEST ROBERTSON ST
- NO DRAINAGE AREAS WITHIN THE ADJACENT AREA
- THERE ARE NO NATURAL OR MANMADE BODY WATERS ON THE PD BOUNDARY
- NO DRAINAGE AREAS WITHIN THE ADJACENT AREA
- DRIVEWAYS WILL BE PRIVATELY MAINTAINED



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; RUN THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 46.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ROBERTSON ST.; SAID POINT BEING THE POINT OF BEGINNING; CONTINUE THENCE S 01° 18' 27" W, A DISTANCE OF 204.94 FEET; THENCE S 88° 40' 27" E, A DISTANCE OF 150.00 FEET; TO THE POINT OF BEGINNING.
 CONTAINING 30,741 SQUARE FEET, OR 0.706 ACRES, MORE OR LESS.

OWNER:
 WILMA M. KRUMHOLTZ
 717 WEST ROBERTSON STREET
 BRANDON, FL 34611
 EMAIL: darwin@wilma.com

CIVIL ENGINEERING: GEORGE F. YOUNG, INC. 1488 N. WESTSHORE BLVD. SUITE 602B TAMPA, FL 33604
 PHONE: 813.223.1747

SURVEYOR:
 MIRC SPATALL, LLC
 1488 N. WESTSHORE BLVD. SUITE 602B TAMPA, FL 33604
 PHONE: 813.533.0821

ARCHITECT:
 RANON ACEVEDO
 43 BANKLY CIRCLE 202A FORT WALTERS, FL 32087
 PHONE: 850.967.9607

AS 08	NO. 26	DATE	25/0007/00TC
1	RF	DATE	
2	RF	DATE	
3	RF	DATE	
SHEET NO. PD			

FETCH VET CLINIC
 PLANNED DEVELOPMENT
 SECTION 27, TOWNSHIP 29S., RANGE 20E.

George F. Young, Inc.
 1488 N. WESTSHORE BOULEVARD, SUITE 602B TAMPA, FLORIDA 33607
 CIVIL ENGINEERING DIVISION OF GEORGE F. YOUNG, INC.
 43 BANKLY CIRCLE 202A FORT WALTERS, FLORIDA 32087
 ST. PETERSBURG - TAMPA - WINTER HAVEN - PALM BAY - PALM SPRING

NO.	BY	DATE	DESCRIPTION
1	EM	07/26/20	COUNTY COMMENTS
2	RF	01/06/26	COUNTY COMMENTS
3	RF	03/26/26	COUNTY COMMENTS

NO.	BY	DATE	DESCRIPTION
1	EM	07/26/20	COUNTY COMMENTS
2	RF	01/06/26	COUNTY COMMENTS
3	RF	03/26/26	COUNTY COMMENTS

NO.	BY	DATE	DESCRIPTION
1	EM	07/26/20	COUNTY COMMENTS
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3	RF	03/26/26	COUNTY COMMENTS

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1	EM	07/26/20	COUNTY COMMENTS
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3	RF	03/26/26	COUNTY COMMENTS

NO.	BY	DATE	DESCRIPTION
1	EM	07/26/20	COUNTY COMMENTS
2	RF	01/06/26	COUNTY COMMENTS
3	RF	03/26/26	COUNTY COMMENTS

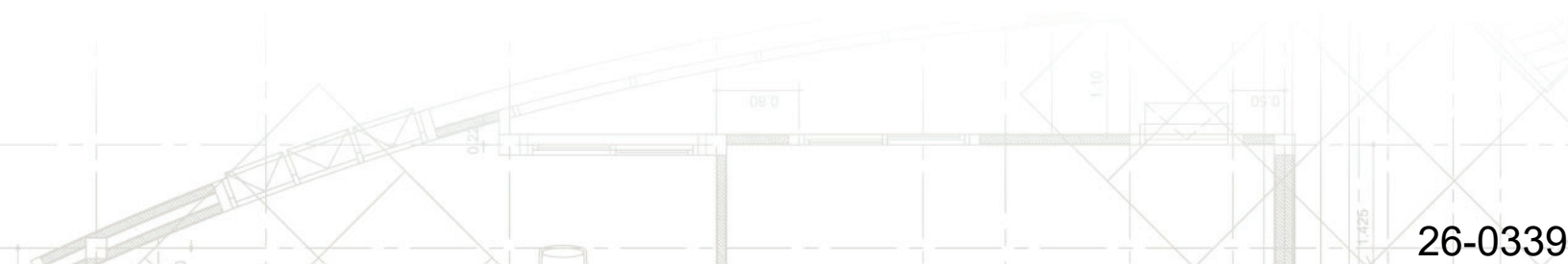
NO.	BY	DATE	DESCRIPTION
1	EM	07/26/20	COUNTY COMMENTS
2	RF	01/06/26	COUNTY COMMENTS
3	RF	03/26/26	COUNTY COMMENTS

NO.	BY	DATE	DESCRIPTION
1	EM	07/26/20	COUNTY COMMENTS
2	RF	01/06/26	COUNTY COMMENTS
3	RF	03/26/26	COUNTY COMMENTS



ATTACHMENT B

EXISTING SITE SURVEY





Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. W Robertson St - Substandard Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Fetch Vet Clinic
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	071530-0500
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Nicolas Malabet
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
Current Property Zoning Designation	CG
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PD:26-0339
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	7580
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



GEORGE F YOUNG



813.223.1747



info@georgefyoung.com



www.georgefyoung.com

April 22, 2026

Mr. Michael J. Williams, PE
Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Subject: Fetch Vet Clinic
Administrative Variance to a Substandard Road
PD No. 26-0339
Folio No. 71530.0500

Dear Mr. Williams:

This letter documents a request for an ADMINISTRATIVE VARIANCE to Hillsborough County Land Development Code (LDC) Section 6.04.03.L – Existing Facilities, in association with PD No. 26-0339 for the subject project site. The purpose of this request is to address the substandard road W Robertson Street, which does not fully meet the standards for the Transportation Technical Manual (TTM) detail TS-3 (refer to **ATTACHMENT A**).

The subject parcel is currently occupied by a veterinary clinic with 2 buildings; the developer intent is to add a building extension to the site's east building. Access to the site development is planned to be provided via the two existing site driveways connected to Robertson Street. The existing west driveway access is inbound only and the existing east driveway access is outbound only. Refer to **ATTACHMENT B** for the project Planned Development Plan and location map and **ATTACHMENT C** for the existing project site survey.

In accordance with the ITE manual, the peak hour trip generation of the proposed commercial development was estimated at 273/trip ends per day (46/AM Peak Hour, 53/PM Peak Hour) therefore, it is categorized as a Type II connection per LDC LDC §6.04.01.E.

Per PD 26-0339 West Robertson Street was found to be substandard in regards to LDC §6.04.03.L stating the following:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

This request is for an Administrative Variance to TS-3 for West Roberson Street from the project west right of way line until S Kings Avenue. The existing 2-lane section from the project's west right of way to S Kings Avenue currently has the following characteristics:

- (a) Lane Width –The existing section currently has 2 (13) foot lanes in average width.



- (b) Sidewalk – There is no existing sidewalk on either side of W Robertson Street right of way.
- (c) Right of Way – The existing right of way is 44 feet.
- (d) Curbs and Gutter – The existing road has 2' drop valley gutter curbing on both sides of the right of way.

This request has been prepared in accordance with LDC §6.04.02.B., to address the following criteria:

- (a) There is an unreasonable burden on the applicant;
- (b) The exception would not be detrimental to the public health, safety, and welfare; and
- (c) Without the exception, reasonable access cannot be provided.

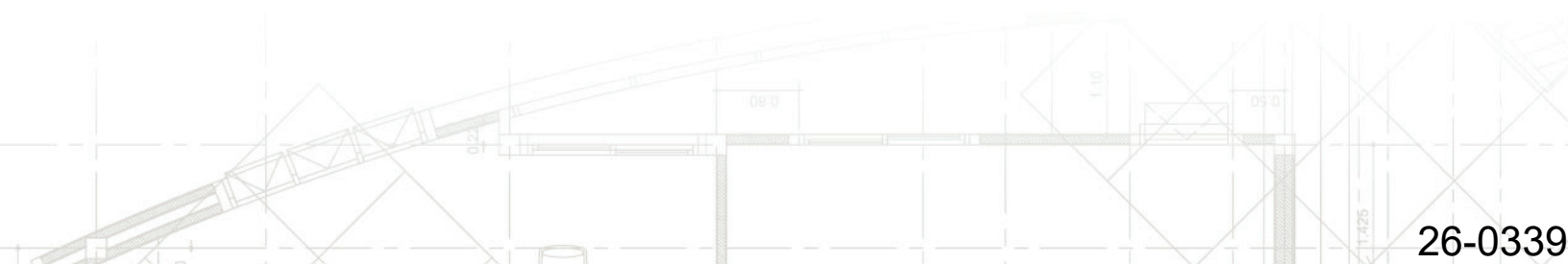
THERE IS AN UNREASONABLE BURDEN ON THE APPLICANT: The requirement to fully improve Robertson to the TS-3 section along the project frontage until the next compliant road (S Kings Avenue), places an unreasonable and disproportionate burden on the Applicant. Compliance would necessitate construction well beyond the project frontage and outside the limits of the development's direct influence. The scope of these improvements is corridor-level in nature and exceeds what is typically required to mitigate the impacts of a single development. As such, the requested improvements are not reasonably proportional to the scale and impact of the proposed project and extend beyond what is necessary to support the development.

THE ADMINISTRATIVE VARIANCE WOULD NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE: Granting the requested variance will not be detrimental to public health, safety, or welfare. The proposed development includes all required frontage improvements necessary to ensure safe and functional access consistent with applicable standards. The absence of extended offsite improvements will not introduce unsafe conditions or negatively impact the operation of the surrounding roadway network. The existing conditions will remain functional, and the proposed improvements will maintain appropriate levels of safety for both vehicular and pedestrian traffic. Furthermore, comprehensive corridor improvements are more appropriately implemented as part of a coordinated effort to ensure consistency in design, construction, and overall functionality.

Therefore, the approval of this ADMINISTRATIVE VARIANCE would not adversely affect public health, safety, or welfare.

WITHOUT THE ADMINISTRATIVE VARIANCE, REASONABLE ACCESS CANNOT BE PROVIDED as access to the project depends solely on W Robertson Street, with no frontage on any other roadway. Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary to provide reasonable access for the proposed development.

This narrative and the associated documentation are submitted as a request for an ADMINISTRATIVE VARIANCE in accordance with Hillsborough County LDC §6.04.04 ("Existing facilities") in connection with the development permitting for Fetch Veterinary.



Mr. Michael J. Williams, PE

April 22, 2026

Page 3

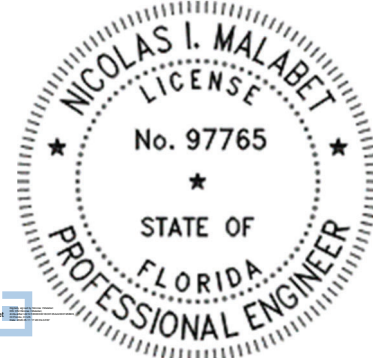


Please do not hesitate to contact us should you have any questions or required additional information concerning this submittal.

Sincerely,

George F. Young, Inc.

Nicolas Malabet, PE
Project Manager, Civil Engineering
P: 813-223-1747
E: nmalabet@georgefyoung.com



This item has been digitally signed and sealed by Nicolas I. Malabet, PE, on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

NMM

Encl. Attachments - TS-3, PD Plan, Survey

Based on the information provided by the applicant this request is:

_____ Approved with Conditions

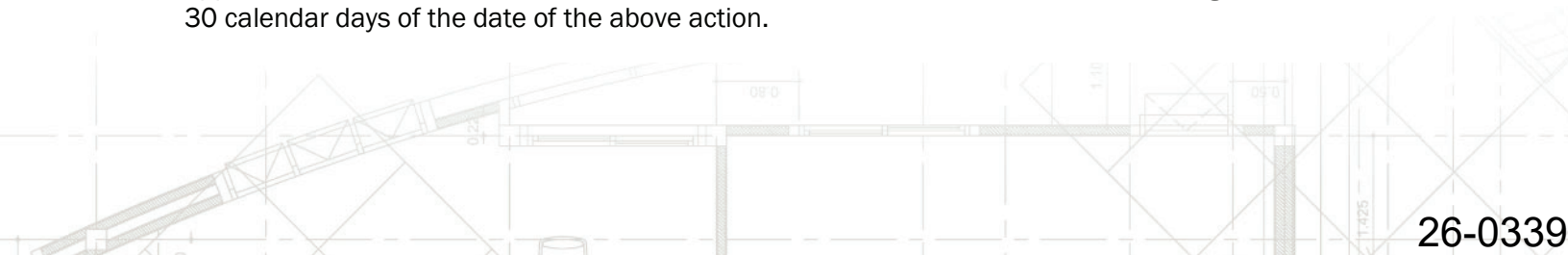
_____ Approved

_____ Disapproved

Michael J. Williams, P.E.

Hillsborough County Engineer on _____

Notice: Consistent with Section 6.04.02B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.

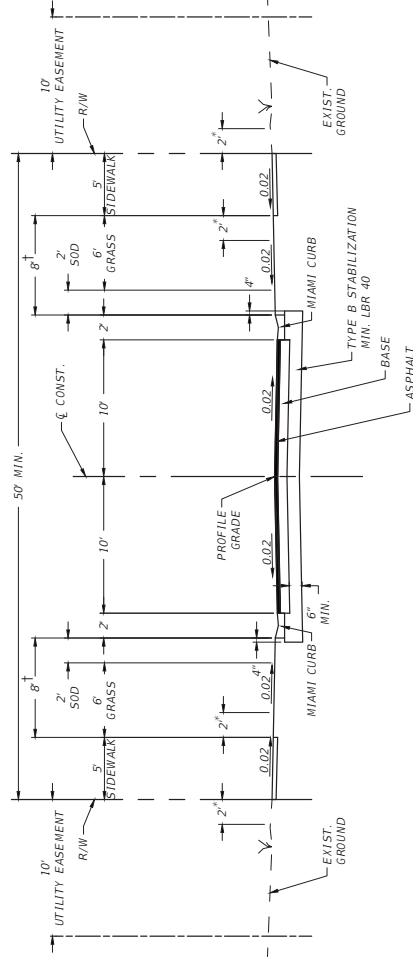




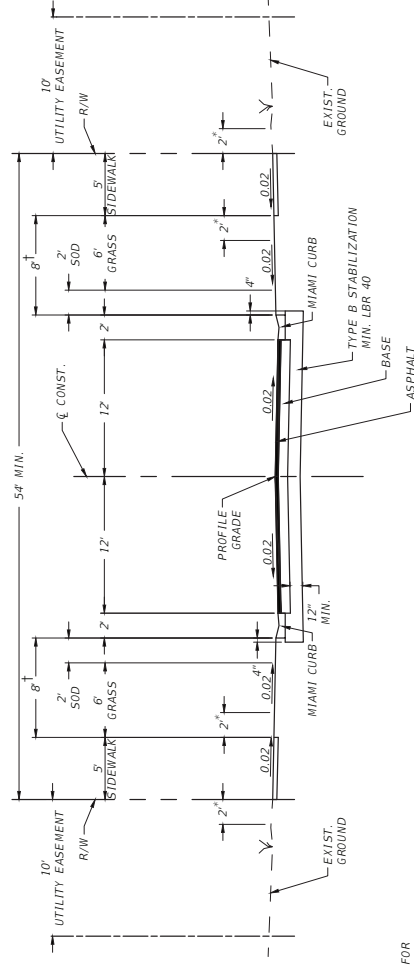
ATTACHMENT A

TTM TS-3





RESIDENTIAL
DESIGN SPEED - 25 MPH
AADT < 5,000 VPD



NON-RESIDENTIAL
DESIGN SPEED ≤ 30 MPH
AADT < 5,000 VPD

- NOTES:
- DESIGN SPEED = POSTED SPEED.
 - DIMENSIONS SHOWN ARE MINIMUM.
 - SEE APPROPRIATE SECTIONS OF TRANSPORTATION TECHNICAL MANUAL FOR DESIGN PARAMETERS.
 - PROVIDE 2' MINIMUM CLEARANCE FROM IMPROVEMENTS: FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES, DROP OFFS, OR FROM TOPS OF BANKS WITH SLOPES STEEPER THAN 1:4 THAT INTERFERE WITH THE SAFE FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES OR MATURE TREES 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
 - SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
 - PLACE SOD WITH STAGGERED TRANSVERSE JOINTS. (BOTH TEMPORARY AND PERMANENT).

REVISION DATE	10/2023	TRANSPORTATION TECHNICAL MANUAL		LOCAL URBAN ROADS 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO. TS-3	SHEET NO. 1 OF 1
---------------	---------	---------------------------------	--	--	---------------------	---------------------

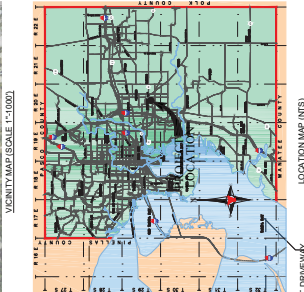


ATTACHMENT B
PROPOSED PD SITE PLAN



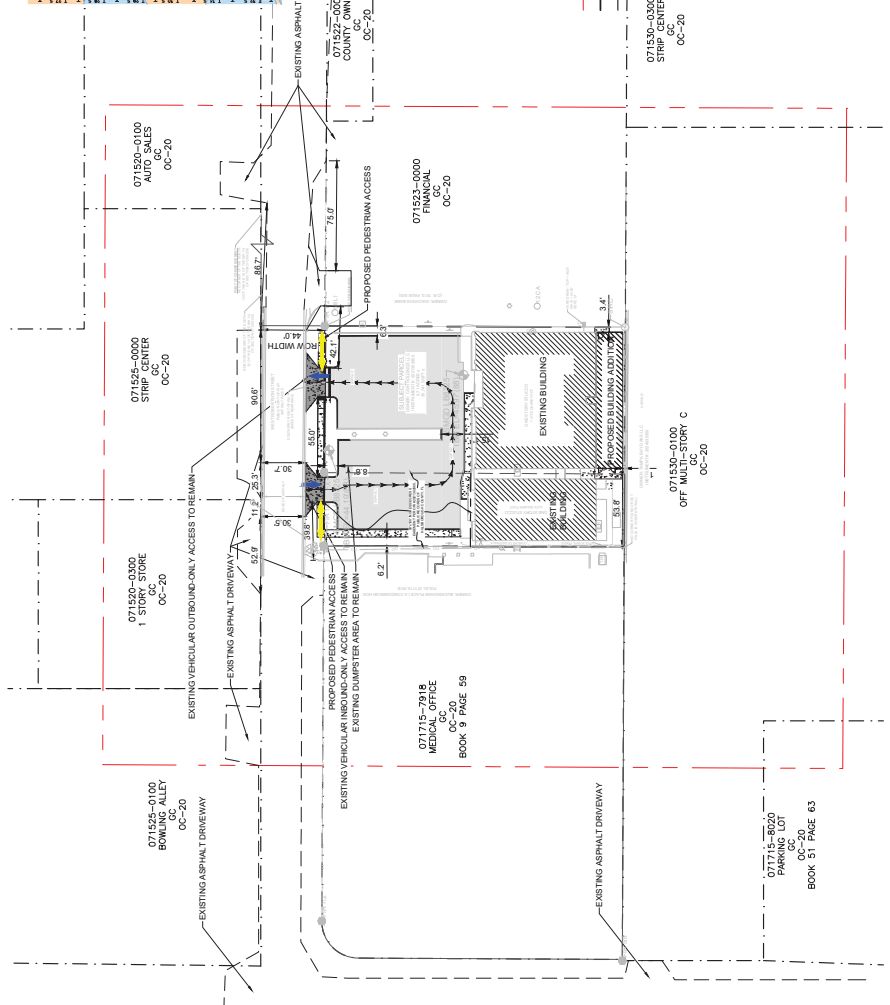
OVERALL SITE DATA TABLE

PD: 26-0338
 JURISDICTION: HILLSBOROUGH COUNTY
 SECTION 27 TOWNSHIP 29S RANGE 20E
 PARCEL ID: UZ7-29-03-ZZZ-00002-6856.0
 FOLIO: 0715010500
 PROPERTY AREA: 0.71 ACRES
 LOT AREA: 0.71 ACRES
 CURRENT ZONING: GENERAL COMMERCIAL (CC)
 PLANNED DEVELOPMENT (PD)
 COMMUNITY PLAN AREA: BRANDON
 EXISTING USE: ANIMAL HOSPITAL
 PROPOSED USE: GENERAL AND SMALL WITHOUT ACCESSORY CREMATORIUMS
 OFFICE COMMERCIAL-20 (CC-20)
 CURRENT FLOOD: HILLSBOROUGH COUNTY
 FLOOD ZONE (FIRM): YES (FIRM PANEL 1207-C03H1-6023-0098)
 BUILDING SETBACKS: PROPOSED
 SIZE (EAST & WEST): 0'
 REAR (SOUTH): 0'
 EAST: 0'
 SOUTH: 0'
 WEST: 0'
 PROPOSED: 0'
 PROPOSED ADDITION: 17,113 S.F.
 PROP. TOTAL GFA: 12,682 S.F.
 PROP. FAR: 0.41
 PROP. FAR COVERAGE: 0.93
 MAX. BUILDING HEIGHT: 03



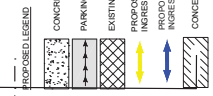
TRANSPORTATION DATA

ROAD NAME	CLASSIFICATION	NUMBER OF LANES (DIVIDED OR UNDIVIDED)	SURFACE CONDITION	PAVEMENT WIDTH	MATERIAL
WEST ROBERTSON STREET	LOCAL ROAD	2 (UNDIVIDED)	GOOD	20'	ASPHALT



NOTES

- PARKING SHALL BE IN COMPLIANCE WITH LOCAL SECTION 05.03.0
- THE ONLY VARIATIONS PROPOSED ARE STATED ON THE BUFFER TABLE ABOVE.
- THE PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
- PROJECT IS NOT LOCATED WITHIN AN AIRPORT HEIGHT RESTRICTION AREA (110' AML).
- PROJECT IS NOT LOCATED WITHIN A WETLANDS PROTECTION AREA.
- PROJECT IS NOT LOCATED WITHIN A WETLANDS PROTECTION AREA.
- PROJECT IS NOT LOCATED WITHIN A SCenic ROADWAY CORRIDOR.
- PROJECT HAS NO HISTORICAL LANDMARKS AND OTHER HISTORICAL OR CULTURAL RESOURCES.
- PROJECT HAS NO ARCHAEOLOGICAL FEATURES ON-SITE OR WITHIN 150'
- THERE ARE NO HETLANDS ON-SITE.
- THERE ARE NO EXISTING OR PROPOSED RANSEPARATORS, MEDIANS OR BUFFER STRIPS ON-SITE.
- THERE ARE NO APPARENT EASEMENTS ON THE ADJACENT LOTS WITHIN 150' APPROXIMATELY 234' TO THE EAST OF THE PROJECT WHERE WEST ROBERTSON STREET APPROXIMATELY 234' TO THE EAST OF THE PROJECT.
- NO DRAINAGE AREAS ARE IN THE ADJACENT AREA.
- THERE ARE NO NATURAL OR MANMADE BODY WATERS ON THE PD BOUNDARY.
- NO DRAINAGE AREAS ARE IN THE ADJACENT AREA.
- DRIVEWAYS WILL BE PRIVATELY MAINTAINED.



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTH EAST CORNER OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; RUN THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 46.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF WEST ROBERTSON STREET; SAID POINT BEING THE POINT OF BEGINNING; CONTINUE THENCE S 01° 18' 27" W, A DISTANCE OF 204.94 FEET; THENCE S 88° 40' 27" E, A DISTANCE OF 150.00 FEET; TO THE POINT OF BEGINNING.
 CONTAINING 30,741 SQUARE FEET, OR 0.706 ACRES, MORE OR LESS.

OWNER:
 FETCH VETERINARY & EMERGENCY VETERINARY CENTERS
 717 WEST ROBERTSON STREET
 BRANDON, FL 34611
 EMAIL: dan@fetchvet.com
 CIVIL ENGINEERING: GEORGE F. YOUNG, INC. 1488 N. WESTSHORE BLVD. SUITE 602B
 TAMPA, FL 33604
 PHONE: 813.223.1747
 SURVEYOR:
 MIRC SPATIAL, LLC
 1488 N. WESTSHORE BLVD. SUITE 606 330
 TAMPA, FL 33604
 ARCHITECT:
 PHONE: 813.515.0821
 43 BANKLY CIRCLE 202A
 FORT WATERS, FL 33807
 PHONE: 813.917.8605

NO. 1	DATE	DESCRIPTION
1	EM 07/17/23	COUNTY COMMENTS
2	PLF 01/05/26	COUNTY COMMENTS
3	FM 03/26/26	COUNTY COMMENTS

George F. Young, Inc.
 1488 N. WESTSHORE BOULEVARD, SUITE 600 TAMPA, FLORIDA 33607
 CIVIL ENGINEERING & SURVEYING
 1488 N. WESTSHORE BOULEVARD, SUITE 600 TAMPA, FLORIDA 33607
 ST. PETERSBURG - TAMPA - WINTER HAVEN - CLEARWATER - PALM BAY - PALM SPRING

Fetch Veterinary Centers
 717 WEST ROBERTSON STREET
 BRANDON, FL 34611
 (813) 603-8000

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

NO. 26	NO. 26	NO. 26
2500007/00TC	2500007/00TC	2500007/00TC
SHEET NO.	SHEET NO.	SHEET NO.
PD	PD	PD

Fetch Vet Clinic
 PLANNED DEVELOPMENT
 SECTION 27, TOWNSHIP 29S., RANGE 20E.

George F. Young, Inc.
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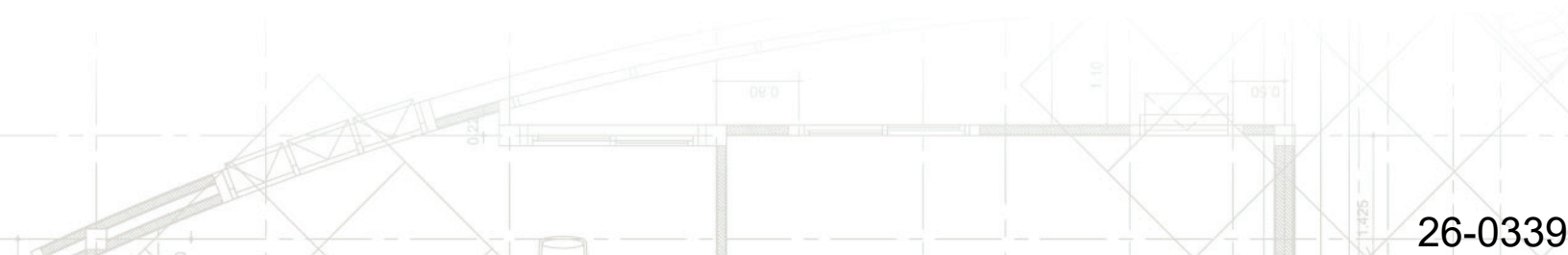
NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION



ATTACHMENT C

EXISTING SITE SURVEY





**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: May 26, 2026 Report Prepared: May 15, 2026	Case Number: PD 26-0339 Folio(s): 71530.0500 General Location: South of West Robertson Street, west of South Kings Avenue, and north of Oakfield Drive
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Office Commercial-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Commercial General (CG) to Planned Development (PD) to develop a new 1,713 square foot CT Scan building addition to the existing veterinary clinic
Parcel Size	+/- 0.71 acres
Street Functional Classification	West Robertson Street – Local South Kings Avenue – County Collector Oakfield Drive – County Collector
Commercial Locational Criteria	Meets

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Office Commercial-20	CG	Light Commercial
North	Office Commercial-20	CG + RMC-20	Light Commercial + Heavy Commercial
South	Office Commercial-20 + Residential-12	CG + CN + RMC-20 + BPO	Light Commercial + HOA/Common Property
East	Office Commercial-20 + Urban Mixed-Use-20	CG + PD	Light Commercial + Heavy Commercial + Educational
West	Office Commercial-20	CG + BMS-GW	Light Commercial + Vacant + Heavy Commercial

Staff Analysis of Goals, Objectives and Policies:

The ±0.71-acre subject site is generally located south of West Robertson Street, west of South Kings Avenue, and north of Oakfield Drive. The site is located within the Urban Service Area (USA) and is within the limits of the Brandon Community Plan, specifically the Urban Center Character District. This property is in the Office Commercial-20 (OC-20) Future Land Use category, which is intended for existing commercial and office centers, as well as future development opportunities. The applicant is requesting to rezone the property from Commercial General (CG) to Planned Development (PD) to develop a new 1,713 square foot CT Scan building addition to the existing veterinary clinic. The property is currently developed and operates as a long-standing veterinary clinic. Due to the age of initial construction, the site is legally nonconforming with respect to Impervious Surface Ratio (ISR), Floor Area Ratio (FAR), building coverage, and parking. The PD rezoning will allow the County to formally recognize these conditions and approve the modest expansion consistent with existing site conditions.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. FLUS Objective 3.1 states that all new developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood. FLUS Policy 3.1.3 specifically requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character

of existing development.” According to the Hillsborough County Property Appraiser, the site is currently designated as a light commercial use and is operating as a veterinarian clinic. The majority of existing uses surrounding the site are light commercial uses and are zoned Commercial General. Directly adjacent to the east is a bank, and directly south is a credit union. Additional uses in the vicinity of the site include heavy commercial to the north, east, and further west, as well as residential to the south across Oakfield Drive. As the use is already established and the majority of surrounding properties are also light commercial, the addition of a building to accommodate a CT scan would not adversely impact the surrounding area. This addition would remain compatible with the nearby uses while enhancing the services the site currently provides to the community. Additionally, FLUS Policy 3.1.2 encourages gradual transitions of intensities and densities between different land uses as new development is proposed and approved through the use of professional site planning, buffering and screening techniques, and control of specific land uses. The proposed addition to the building is located at the rear of the existing building and only abuts the parcel to the south of the site, which is operating as a credit union. As both properties are commercial in character, additional buffering and screening are not required due to the similarity in uses. Accordingly, the proposed addition of a CT scan facility to the existing veterinary clinic is consistent with FLUS Objective 3.1 and its associated policies on compatibility.

FLUS Objective 2.4 promotes focused growth within the Urban Service Area by encouraging a variety of densities, intensities, and forms of development fronting identified Connections and within Centers, as shown on the Centers and Connections Map. The purpose of Centers and Connections (C&C) is to focus the County’s redevelopment and infill efforts by promoting residential and commercial choices, encouraging economic growth, improving present conditions of infrastructure, and leveraging reinvestment in these areas. FLUS Policy 2.4.2 prioritizes land uses fronting Centers and Connections that serve daily needs, encourage multi-modal options, and reduce car dependency. Primary uses intended for these areas include high density residential uses with complementary retail and service uses, employment intensive uses, or public uses such as education, social and community services, and workforce development. The subject site is within the required buffer of both a Center and a Connection. The parcel is currently developed with a veterinary clinic that serves the community and residents. The proposed addition of a CT scan building would expand the range of services already being provided on site. This use, along with the building addition being proposed, aligns well with the types of development that are encouraged to be within Centers and along Connections outlined in FLUS Objective 2.4.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Office Commercial-20 Future Land Use category, allowing for uses such as agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses. The maximum FAR for Office Commercial-20 is 0.75. The proposed building addition for the site is 1,713 square feet, making the total square footage of the building 12,622 square feet. The total maximum potential development for this site is 23,195 square feet, making the proposed addition well within the potential for this site ($0.71 \text{ ac} \times 43,560 = 30,927 \text{ sq ft} \times 0.75 \text{ FAR} = 23,195 \text{ sq ft}$). Therefore, the request is consistent with FLUS Objective 2.2 and FLUS Policy 2.2.1.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Hillsborough County Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. FLUS Policy 4.4.1 further provides that any density or intensity increases should be compatible with existing, proposed or planned surrounding development. Development and redevelopment can be integrated with the adjacent land uses through the creation of like uses, creation of complementary uses, mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. In this case, the surrounding land use pattern consists primarily of commercial uses. The subject site is currently developed with a commercial use, consistent with the surrounding properties. The addition of a CT Scan building would not adversely impact the existing use of the property or alter the established character of the area.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Brandon Community Plan. Goal 6 of the plan emphasizes the importance of maintaining the Brandon Character Districts in order to protect established neighborhoods and historic development patterns. The subject site is in the Urban Center Brandon Character District, which is intended for commercial and mixed-use developments. Given that the subject property is currently developed with a commercial use, and the proposed building addition would not change the nature of that use, the request is consistent with the Brandon Community Plan and the intent of the Brandon Character Districts.

Overall, staff finds that the proposed use is an allowable use in the Office Commercial-20 (OC-20) Future Land Use category, is compatible with the existing development pattern found within the surrounding area, and supports the vision of the Brandon Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Hillsborough County Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Future Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element, that establish permitted land uses and maximum densities and intensities.

Policy 2.2.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Centers and Connections

Objective 2.4: *Promote focused growth within the Urban Service Area (USA) by encouraging a variety of densities, intensities and forms of development fronting identified Connections and within Centers, as shown on the Centers & Connections Map. The purpose of Centers & Connections (C&C) is to focus the County's redevelopment and infill efforts by promoting residential and commercial choices, encouraging economic growth, improving present conditions of infrastructure and leveraging reinvestment in these areas.*

Policy 2.4.2: *Focus development and redevelopment of land uses fronting Connections and within Centers to serve daily needs, encourage multimodal options and reduce car dependency. Primary uses may be high-density residential uses with complementary retail and service uses, employment intensive uses or public uses (i.e., education, social and community services and workforce development) with supporting residential, retail and service uses.*

Compatibility

Objective 3.1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*

Policy 3.1.2: *Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

Policy 3.1.3: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Community Planning

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development*

within the entire County. Strategies shall be developed that ensure the longrange viability of its communities through a community and special area studies planning effort.

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community-specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element.*

Development

Objective 4.1: *Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.*

Policy 4.1.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 4.1.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies*

Neighborhood/Community Development

Objective 4.4: *Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

Policy 4.4.1: *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; and*
- b) creation of complementary uses; and*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections; and*
- e) Gradual transitions of intensity*

LIVABLE COMMUNITIES ELEMENT: BRANDON

Goal 6: *Re-establish Brandon’s historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

- *Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development.*

Urban Center -- *This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.*

