

Rezoning Application: PD 26-0339

Zoning Hearing Master Date: May 26, 2026

BOCC CPA Public Hearing Date: July 21, 2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

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

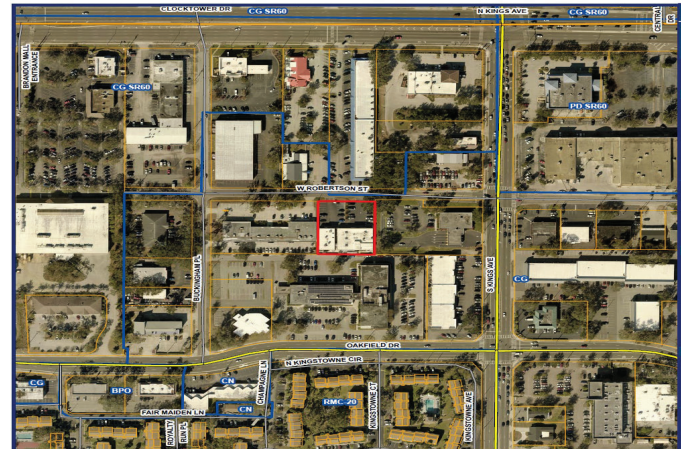
FLU Category: OC-20

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

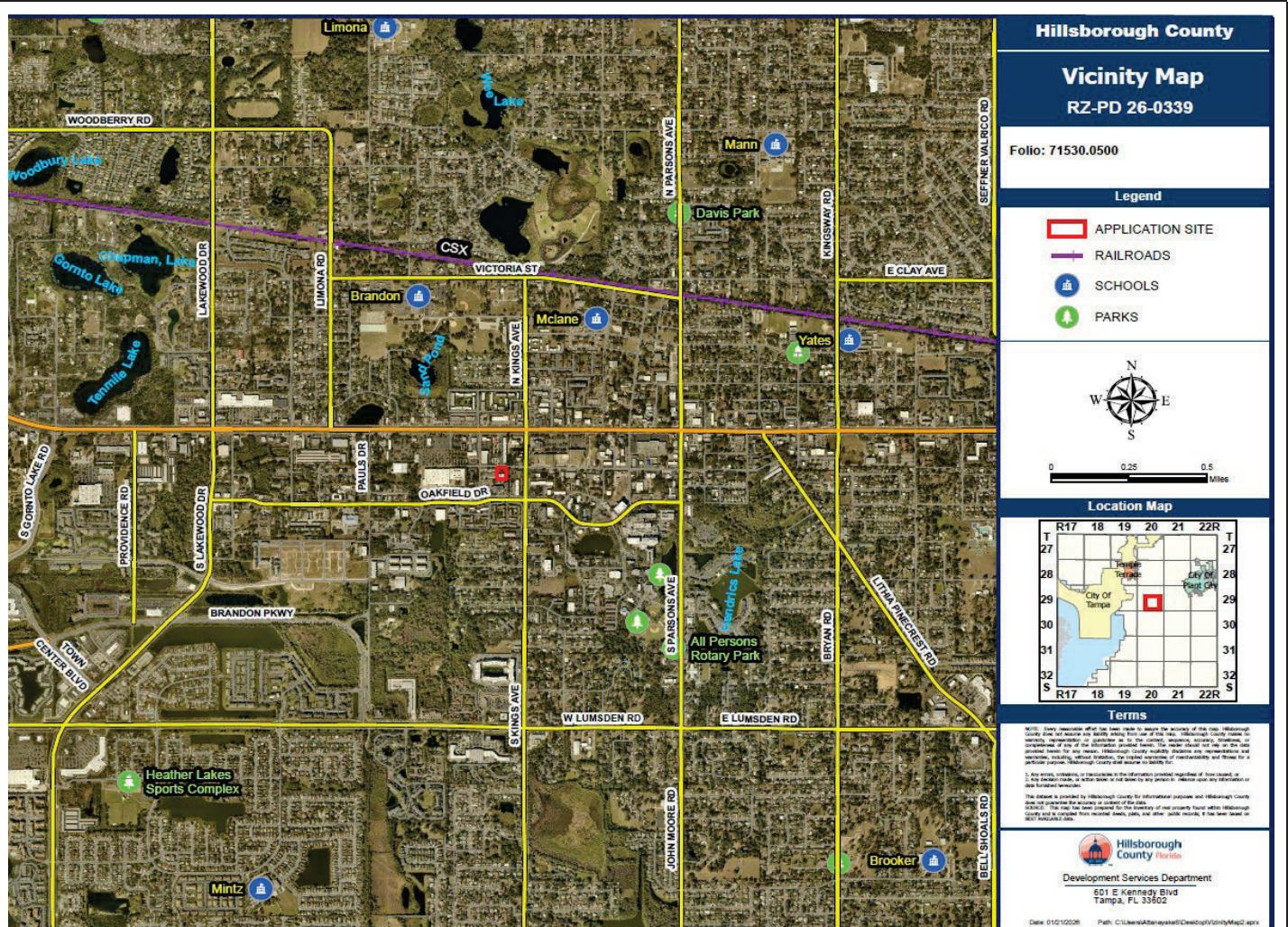
Development Standards:	Existing	Proposed
District(s)	CG	PD 26-0339
Lot Size / Lot Width	10,000 sf/ 75'	NA
Setbacks/Buffering and Screening	Front setback: 30' Side setback: 0' Rear setback: 0'	Front setback: 30' Side Setback: 0' Rear Setback: 0' No required buffering
Height	50' (2:1 setback when over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

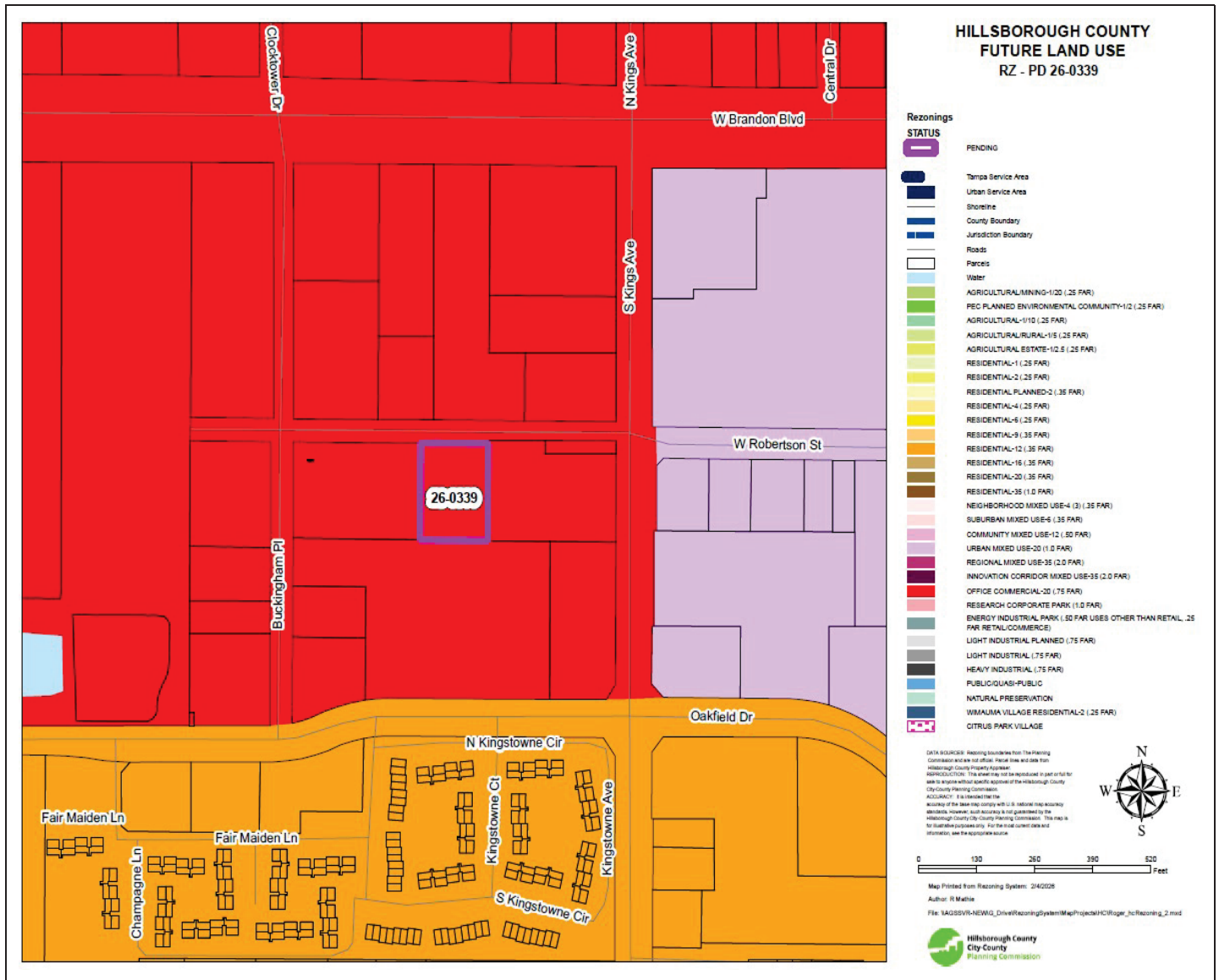


Context of Surrounding Area:

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

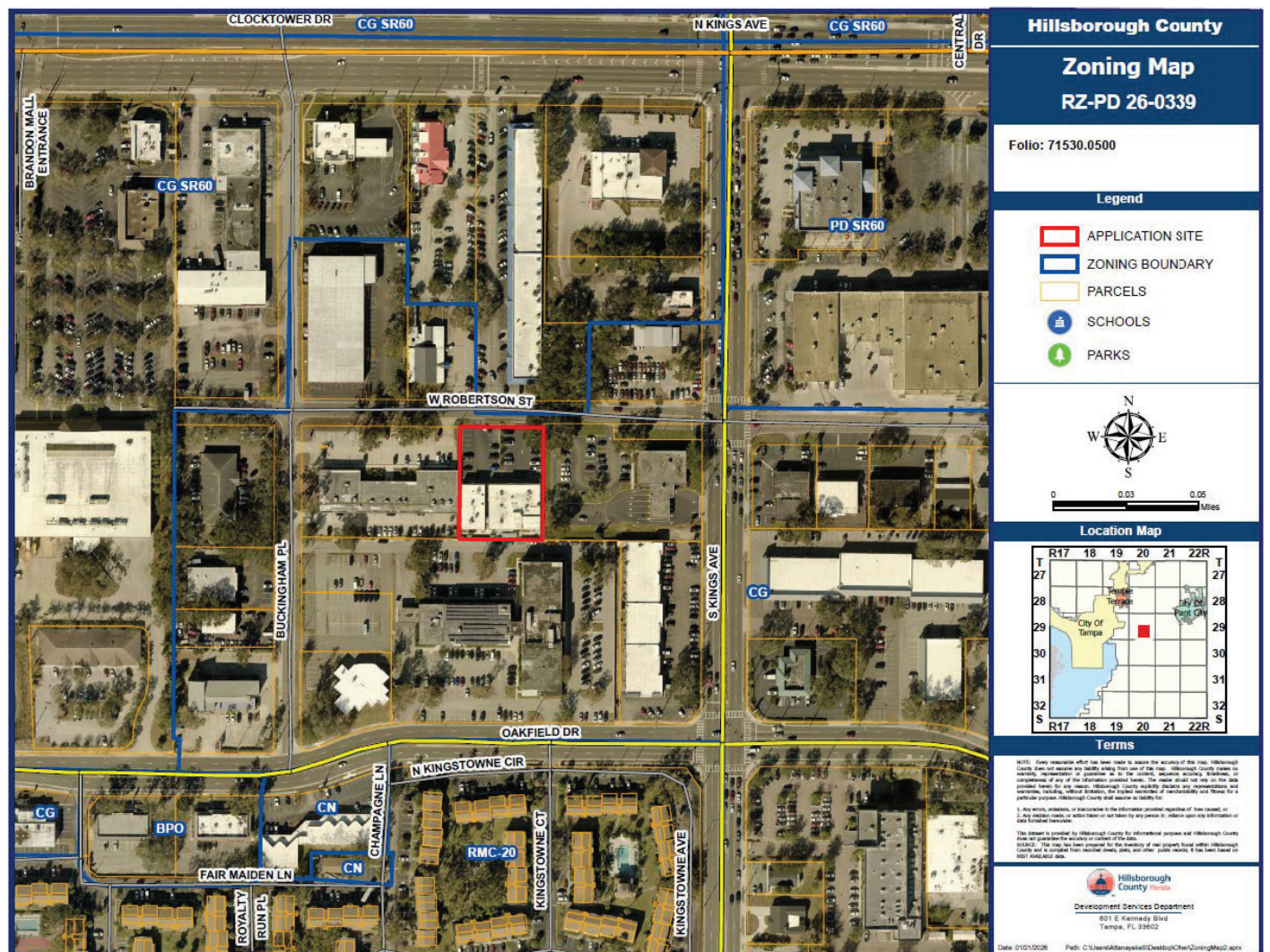
2.2 Future Land Use Map



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.

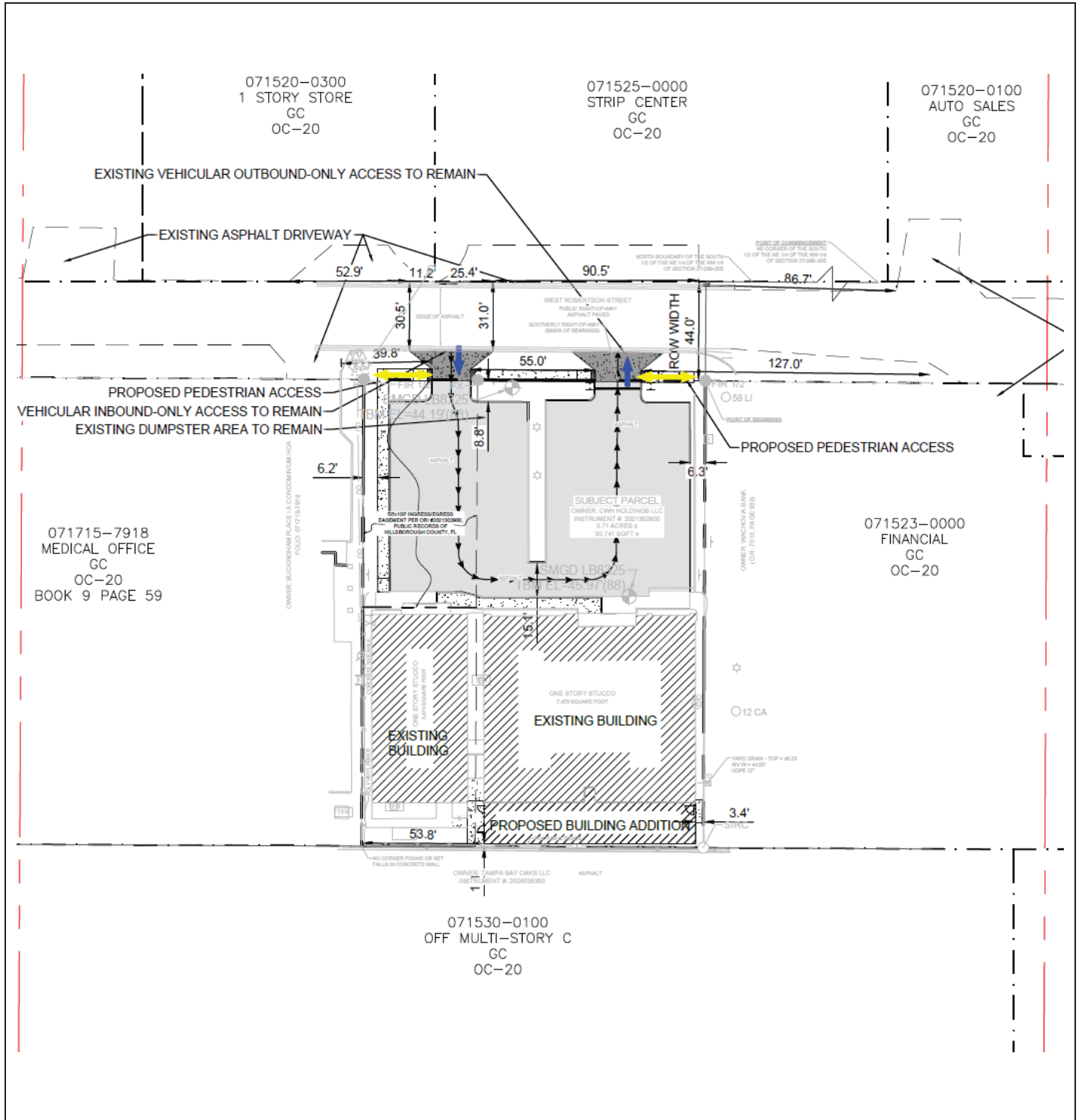
2.0 LAND USE MAP SET AND SUMMARY DATA

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 ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ 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 ☐ 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 ☐ 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	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	No wetlands present
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Adjacent to ELAPP property				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ 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 ☒ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	
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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:

J. Brian Grady

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.

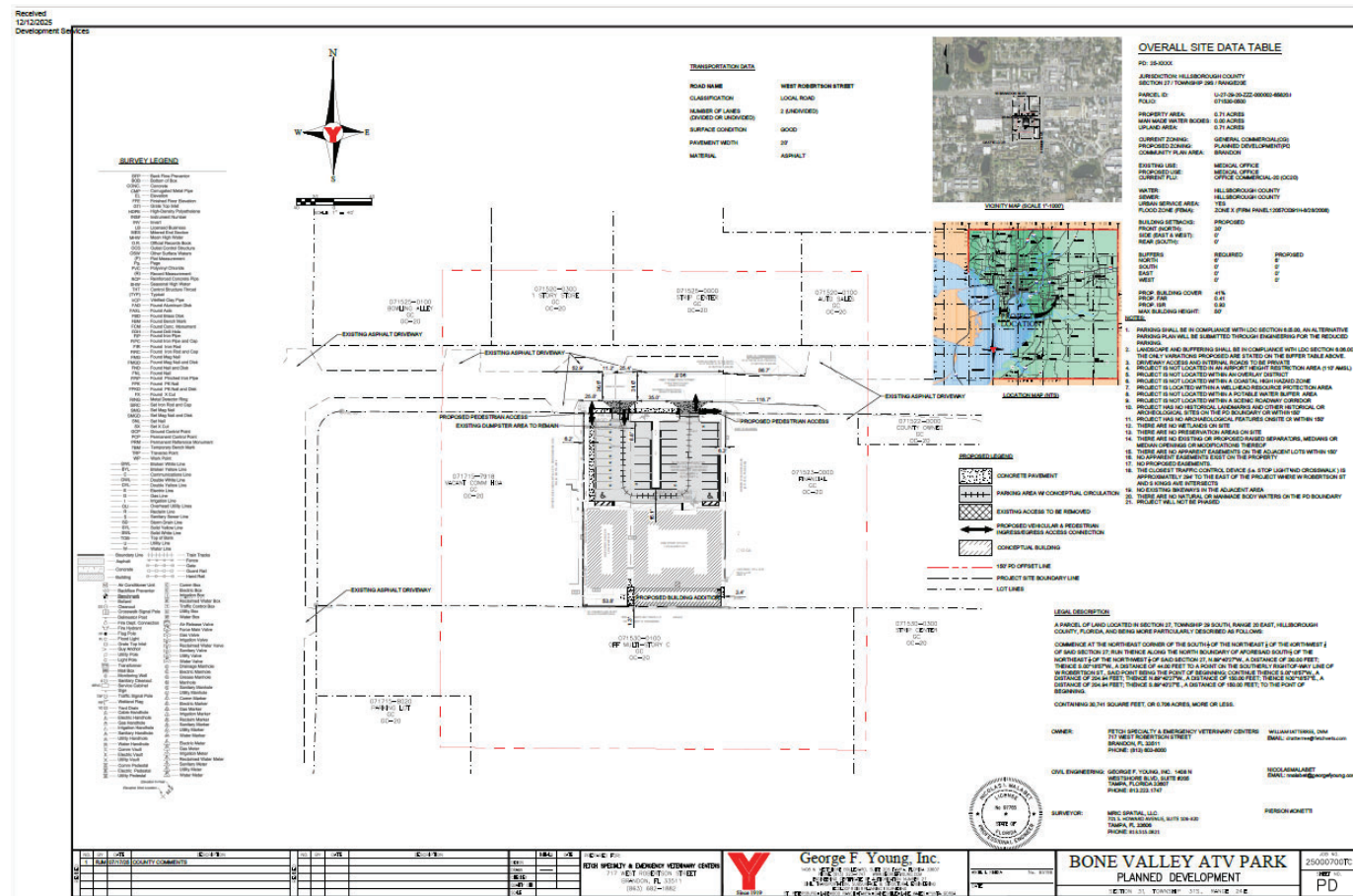
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ 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 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 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 Robertson 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 Robertson 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,
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- 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, Eleonor <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, Eleonor 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

601 E. Kennedy Blvd., Tampa, FL 33602

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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

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

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)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request	☒ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. W Robertson St - Access Spacing ☐ 2. ☐ 3.		
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.			
Project Name/ Phase	Fetch Vet Clinic		
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.			
Folio Number(s)	071530-0500		
	☐ Check This Box If There Are More Than Five Folio Numbers		
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").			
Name of Person Submitting Request	Nicolas Malabet		
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.			
Current Property Zoning Designation	CG		
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.			
Pending Zoning Application Number	PD:26-0339		
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.			
Related Project Identification Number (Site/Subdivision Application Number)	7580		
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".			



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:

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

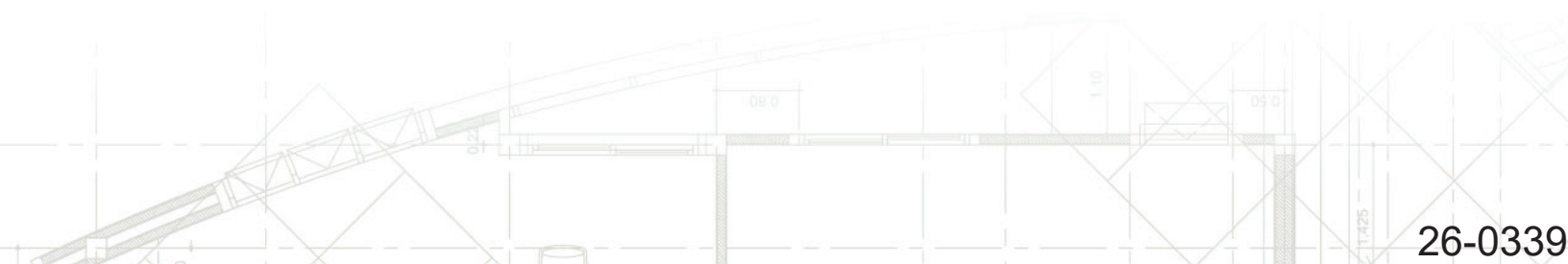
THERE IS AN UNREASONABLE BURDEN ON THE APPLICANT These access points were established with prior development of the property and have continued to adequately serve the site. Modifying the existing driveway configuration to meet the current code requirements would require significant alterations within 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:

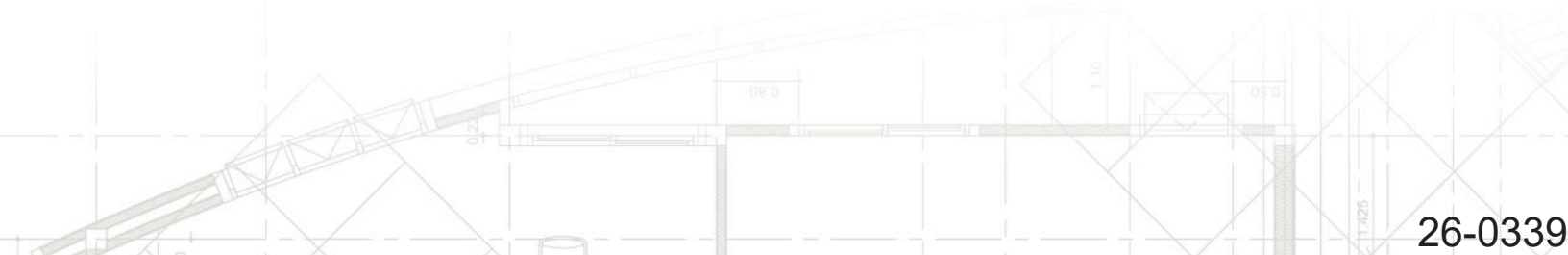
- Emergency Response Access:** West Robertson Street fully meets the Emergency Access Road requirements, exceeding the minimum 15 feet of pavement and providing a 20-foot-wide clear area, ensuring adequate access for emergency vehicles and services. As a result, public safety remains uncompromised.
- 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.



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.



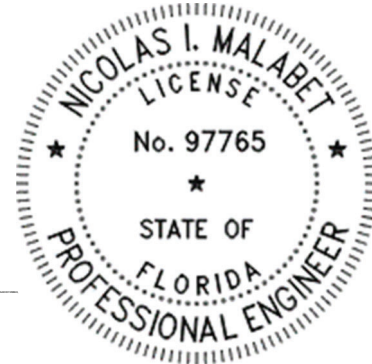
Please do not hesitate to contact us should you have any questions or required additional information concerning this submittal.

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

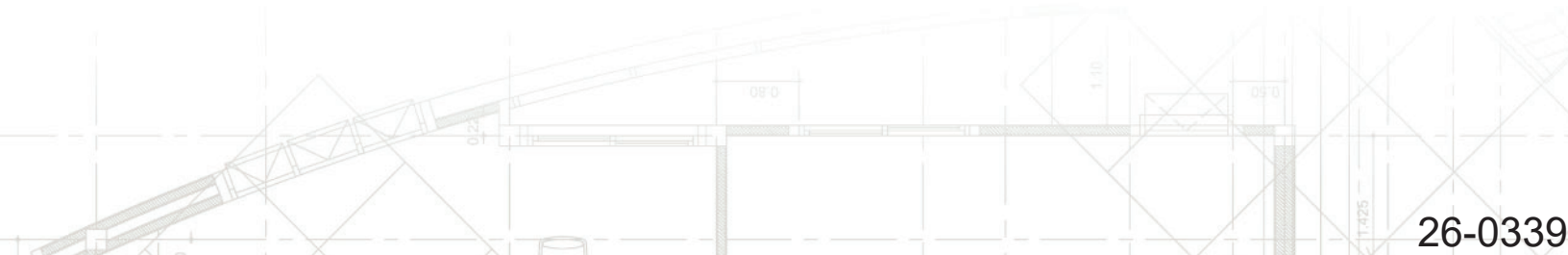
_____ Approved

_____ 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

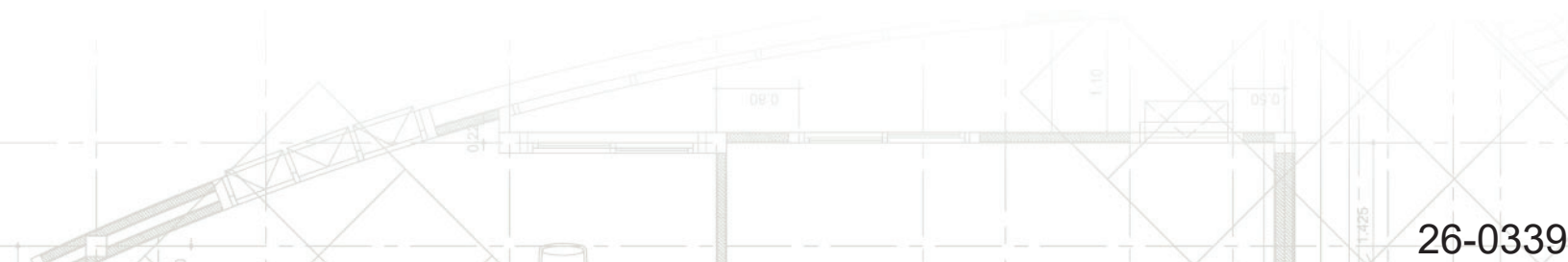






ATTACHMENT B

EXISTING SITE SURVEY





**Hillsborough
County Florida**
Development Services

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)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request	☒ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. W Robertson St - Substandard Road ☐ 2. ☐ 3. ☐ 4. ☐ 5. ☐ 6.		
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.			
Project Name/ Phase Fetch Vet Clinic 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.			
Folio Number(s) 071530-0500 ☐ Check This Box If There Are More Than Five Folio Numbers 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").			
Name of Person Submitting Request Nicolas Malabet 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.			
Current Property Zoning Designation CG 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.			
Pending Zoning Application Number PD:26-0339 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.			
Related Project Identification Number (Site/Subdivision Application Number) 7580 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".			



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.

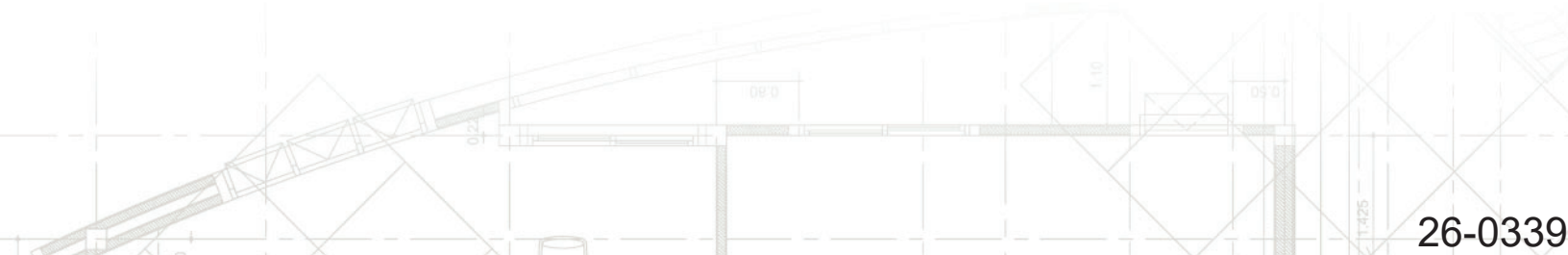
THERE IS AN UNREASONABLE BURDEN ON THE APPLICANT: The requirement to fully improve Robertson to the TS-3 section along the project frontage until the next compliant road (S Kings Avenue), places an unreasonable and disproportionate burden on the Applicant. Compliance would necessitate construction well 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

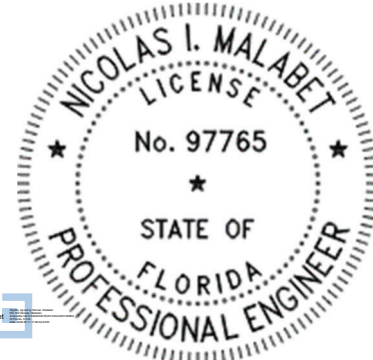


Please do not hesitate to contact us should you have any questions or required additional information concerning this submittal.

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.



26-0339

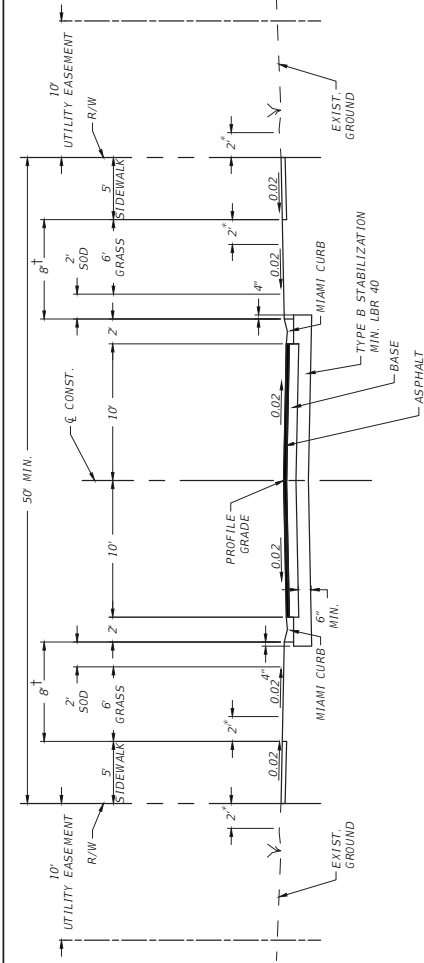


ATTACHMENT A

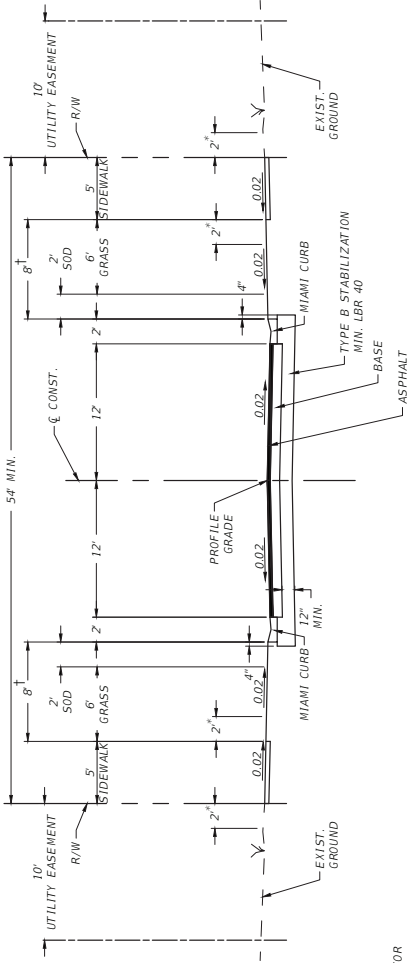
TTM TS-3



26-0339



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.
 - * 4. 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.
 - † 5. 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).
 6. PLACE SOD WITH STAGGERED TRANSVERSE JOINTS. (BOTH TEMPORARY AND PERMANENT).

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



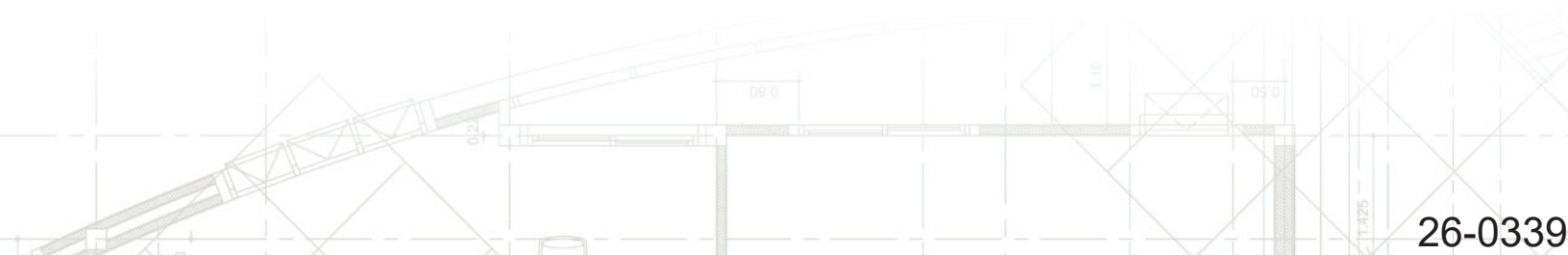
ATTACHMENT B
PROPOSED PD SITE PLAN





ATTACHMENT C

EXISTING SITE SURVEY



HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ 26-0339
DATE OF HEARING:	May 26, 2026
APPLICANT:	Mark Bentley
PETITION REQUEST:	PD
LOCATION:	717 W. Robertson Street
SIZE OF PROPERTY:	0.71 acres
EXISTING ZONING:	CG
FUTURE LAND USE CATEGORY:	OC-20
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Brandon

SUMMARY OF APPLICATION

The application is a request to rezone a 0.71-acre parcel currently zoned CG to a Planned Development to allow for a minor approximate 1,713 sq. ft. addition to an existing approximate 11,000 sq. ft. Animal Hospital. The total square footage proposed is 12,662 sq. ft.

The parcel is located on the south side of Robertson Street, approximately 300 ft. west of the Kings Avenue/Robertson Street intersection in Brandon. This area is generally identified as a part of downtown Brandon. Retail and office uses are located all along Robertson Street as well as along SR 60 to the north, Oakfield Drive to the south, Kings Avenue to the east and Buckingham Place to the west.

The parcel has an OC-20 FLUE Map Designation. The maximum FAR under OC-20 is 0.75.

The Animal Hospital expansion slightly exceeds the FAR of 0.27 allowed under the current CG zoning on the parcel. The proposed FAR is 0.41. Thus, the need to rezone to PD to allow for the expansion.

The expansion is proposed to the rear of the building. The applicant indicated that the expansion is to allow for CT scanning equipment and staging areas related to CT scanning.

SUMMARY OF HEARING

The applicant representatives, Mark Bentley and Ryan Manasse, provided power point slides and testimony in support of the request.

It was stated that the rezoning is to increase the existing Animal Hospital square footage from approximately 10,949 sq. ft. to 12,662 sq. ft.

It was stated that the subject site is located within a commercial/office area. That the minor expansion of the existing Animal Hospital represents infill development. It was stated that by excluding all other uses that would otherwise be allowed and committing to a single land use, an Animal Hospital the net result is a reduction in traffic impacts.

No other changes to the longstanding Animal Hospital building or site are proposed.

Development Services finds the proposed rezoning approvable subject to conditions.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan under the OC-20 designation.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant representatives provided a power point presentation and oral testimony supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 0.71 acres in size. The subject site is located within the 'downtown' Brandon grid just south of SR 60. The parcel is located on the south side of Robertson Street, approximately 300 ft. west of Kings Avenue, north of Oakfield Drive and east of Buckingham Place.

This downtown area is designated OC-20 on the FLUE Map. The area is comprised of a mix of retail, general office, medical office and higher density residential land uses.

The subject parcel was developed with an office use in the 1978 time period.

The request to rezone the property from CG to PD is to allow for a minor expansion of the existing Animal Hospital currently located on the property.

The rezoning will recognize the existing use, the proposed maximum proposed square footage and the site plan layout.

It is found that the proposed approximate 1,713 sq. ft. expansion of the existing Animal Hospital represents infill development and is a de-minimus modification of the existing use on the site.

It is found that the existing and proposed slightly expanded Animal Hospital use is compatible with the surrounding retail and office uses along Robertson Street.

It is found that the proposed PD is consistent with the OC-20 FLUE Map designation on the property.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

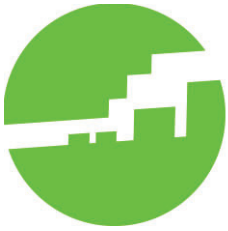
Steven K. Luce

6/12/2026

Steven K. Luce

Date

Land Use Hearing Officer



**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.*

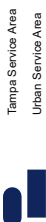
Urban Center -- *This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - PD 26-0339

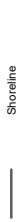
Rezoning
STATUS



PENDING



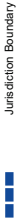
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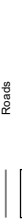
Urban Service Area



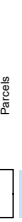
Shoreline



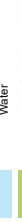
County Boundary



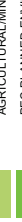
Jurisdiction Boundary



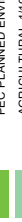
Roads



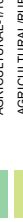
Water



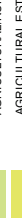
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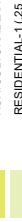
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)



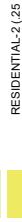
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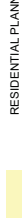
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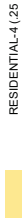
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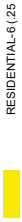
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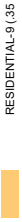
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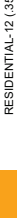
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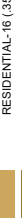
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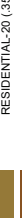
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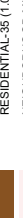
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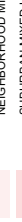
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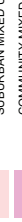
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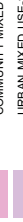
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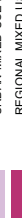
RESIDENTIAL-35 (1.0 FAR)



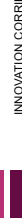
NEIGHBORHOOD MIXED USE-4 (9) (.35 FAR)



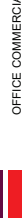
SUBURBAN MIXED USE-6 (.35 FAR)



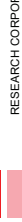
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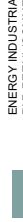
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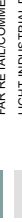
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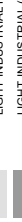
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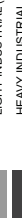
OFFICE COMMERCIAL-20 (.75 FAR)



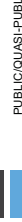
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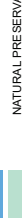
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)



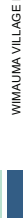
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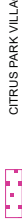
LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



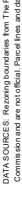
PUBLIC/QUASH-PUBLIC



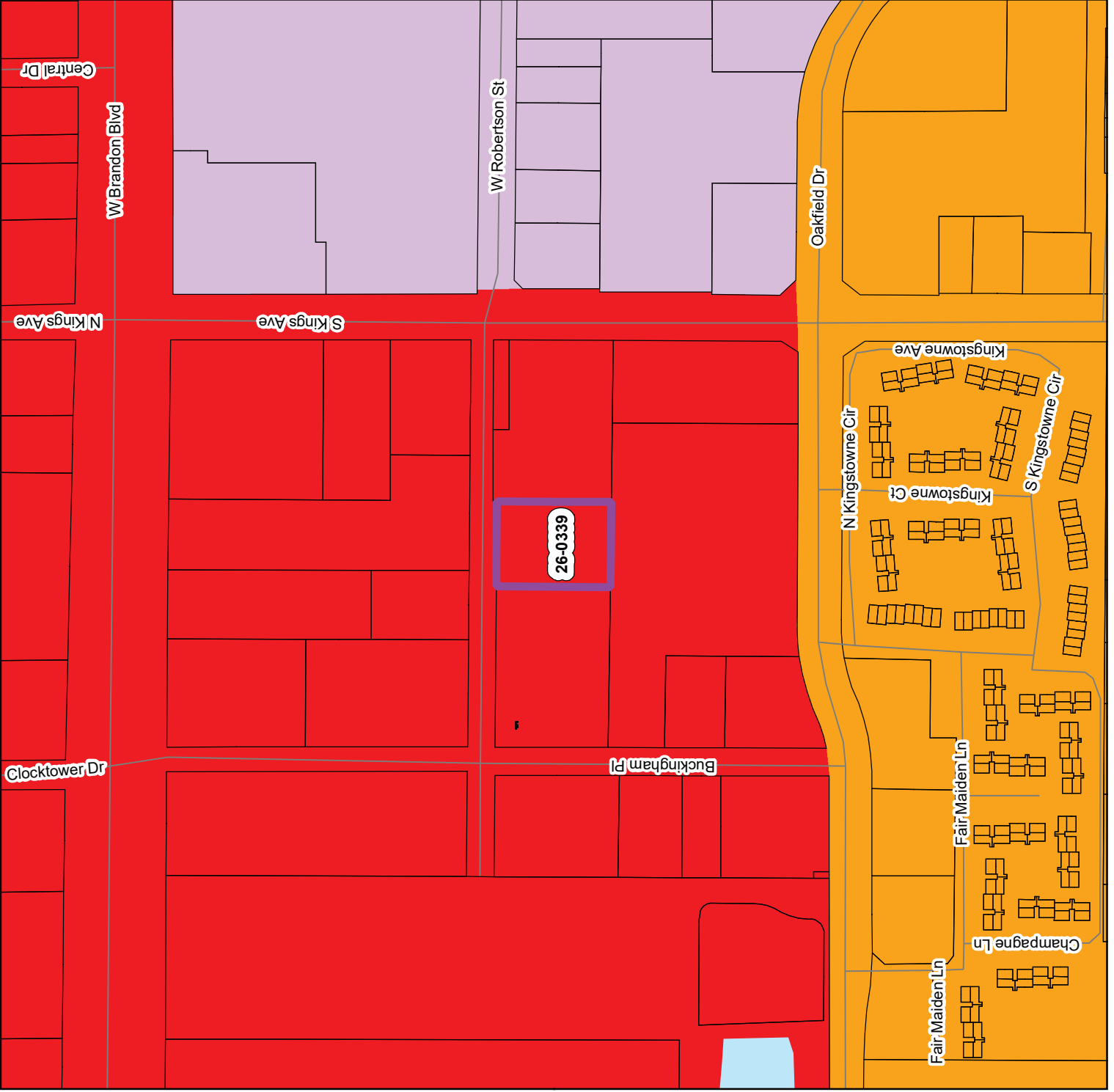
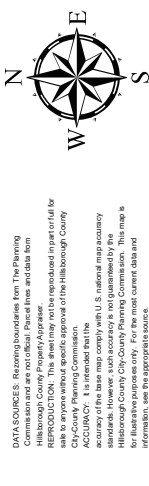
NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Fetch Vet Clinic

Zoning File: RZ-PD 26-0339 Modification: NONE

Atlas Page: NONE Submitted: 6/24/26

To Planner for Review: 6/25/26 Date Due: ASAP

Contact Person: Mark Bentley Phone: 813-225-2500/development@jpfirm.com

Right-Of-Way or Land Required for Dedication: Yes ☐ No ☐

☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Michelle Heinrich Date: 6/29/26

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

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 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 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 Robertson 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 Robertson 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, Eleonor <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, Eleonor 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

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

-

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough
County Florida**
Development Services

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)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request	☒ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. W Robertson St - Access Spacing ☐ 2. ☐ 3.		
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.			
Project Name/ Phase	Fetch Vet Clinic		
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.			
Folio Number(s)	071530-0500		
	☐ Check This Box If There Are More Than Five Folio Numbers		
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").			
Name of Person Submitting Request	Nicolas Malabet		
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.			
Current Property Zoning Designation	CG		
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.			
Pending Zoning Application Number	PD:26-0339		
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.			
Related Project Identification Number (Site/Subdivision Application Number)	7580		
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".			



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.

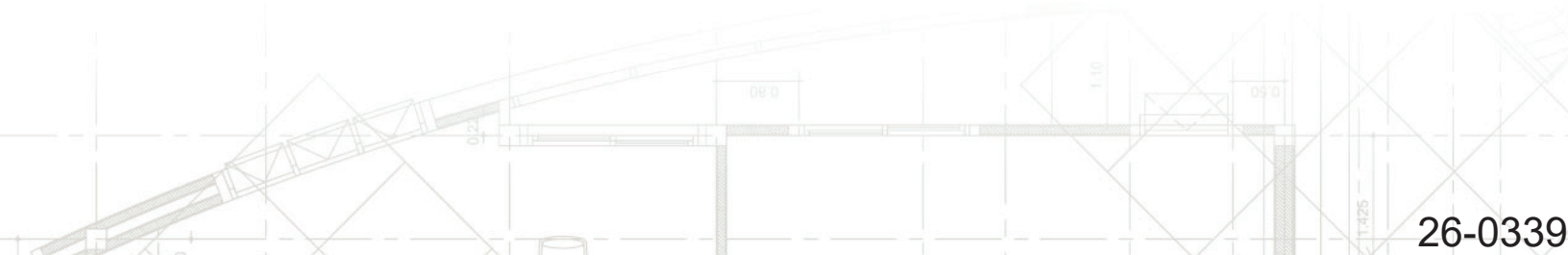
THERE IS AN UNREASONABLE BURDEN ON THE APPLICANT These access points were established with prior development of the property and have continued to adequately serve the site. Modifying the existing driveway configuration to meet the current code requirements would require significant alterations within 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:

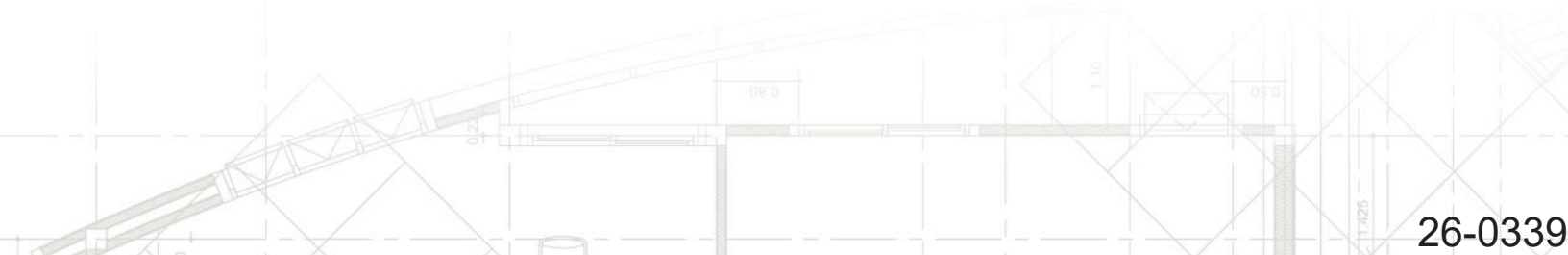
1. **Emergency Response Access:** West Robertson Street fully meets the Emergency Access Road requirements, exceeding the minimum 15 feet of pavement and providing a 20-foot-wide clear area, ensuring adequate access for emergency vehicles and services. As a result, public safety remains uncompromised.
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.



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.



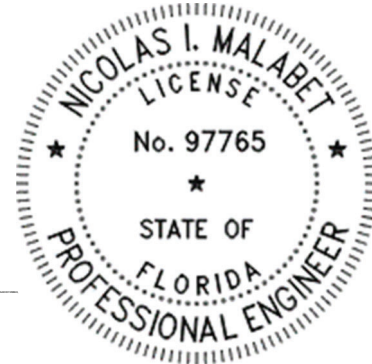
Please do not hesitate to contact us should you have any questions or required additional information concerning this submittal.

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

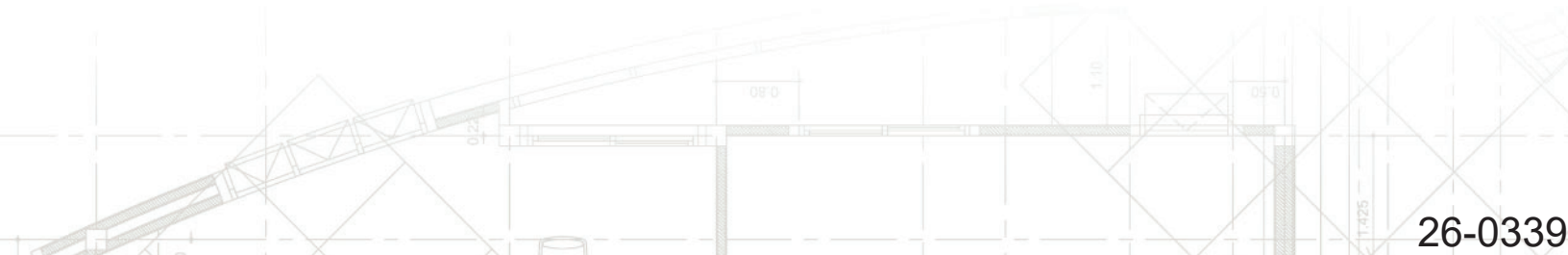
_____ Approved

_____ 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

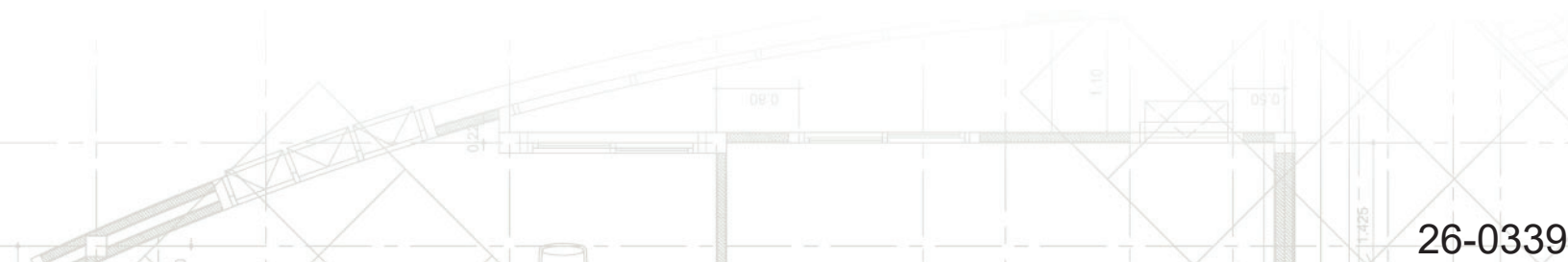






ATTACHMENT B

EXISTING SITE SURVEY



26-0339



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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- 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)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. W Robertson St - Substandard Road ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
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.	
Project Name/ Phase	Fetch Vet Clinic
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.	
Folio Number(s)	071530-0500
☐ Check This Box If There Are More Than Five Folio Numbers	
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").	
Name of Person Submitting Request	Nicolas Malabet
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.	
Current Property Zoning Designation	CG
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.	
Pending Zoning Application Number	PD:26-0339
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.	
Related Project Identification Number (Site/Subdivision Application Number)	7580
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".	



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.

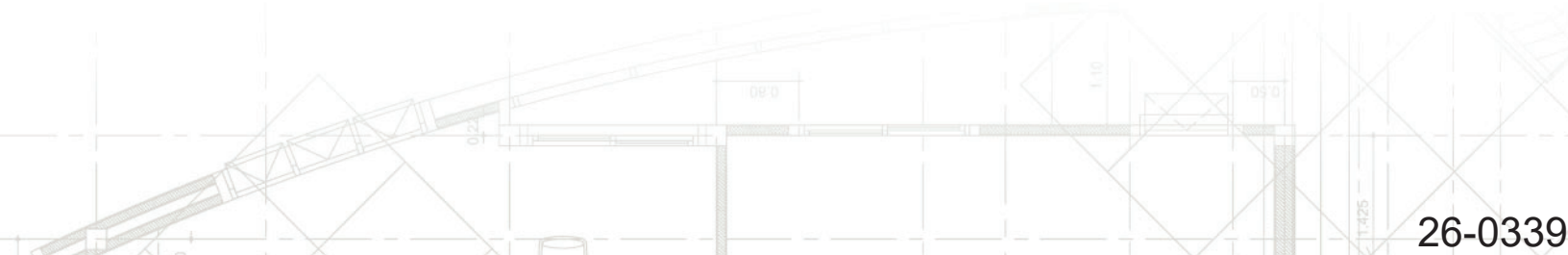
THERE IS AN UNREASONABLE BURDEN ON THE APPLICANT: The requirement to fully improve Robertson to the TS-3 section along the project frontage until the next compliant road (S Kings Avenue), places an unreasonable and disproportionate burden on the Applicant. Compliance would necessitate construction well 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



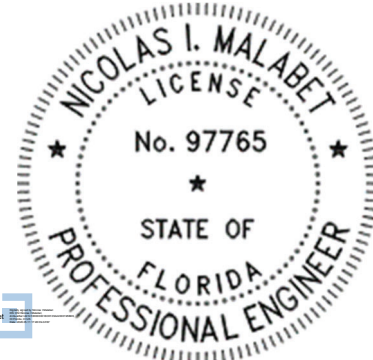
Please do not hesitate to contact us should you have any questions or required additional information concerning this submittal.

Sincerely,

George F. Young, Inc.

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

NMM



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.

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.



26-0339

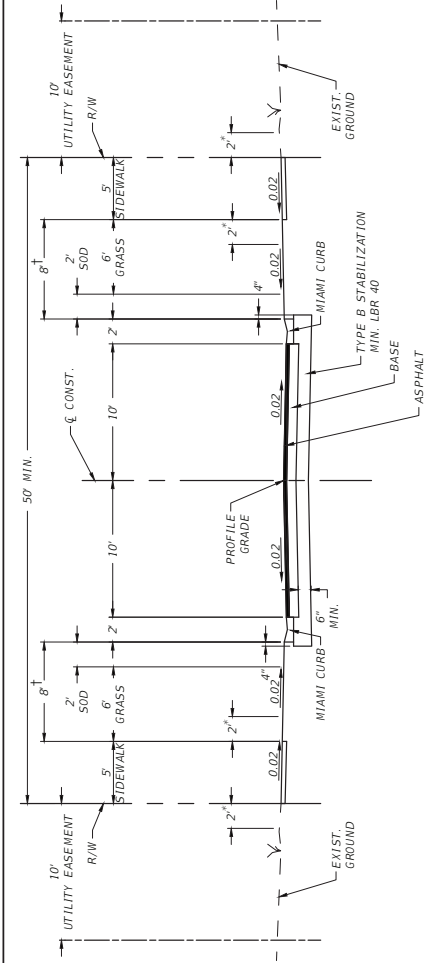


ATTACHMENT A

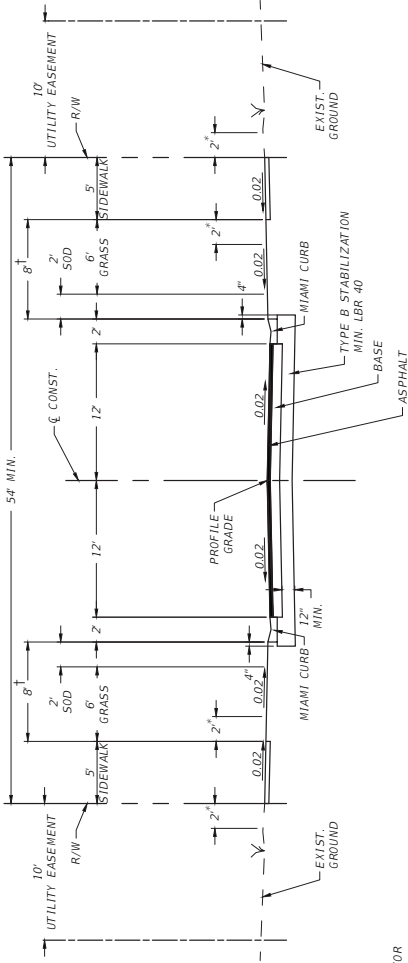
TTM TS-3



26-0339



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.
 - * 4. 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.
 - † 5. 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).
 6. PLACE SOD WITH STAGGERED TRANSVERSE JOINTS. (BOTH TEMPORARY AND PERMANENT).

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



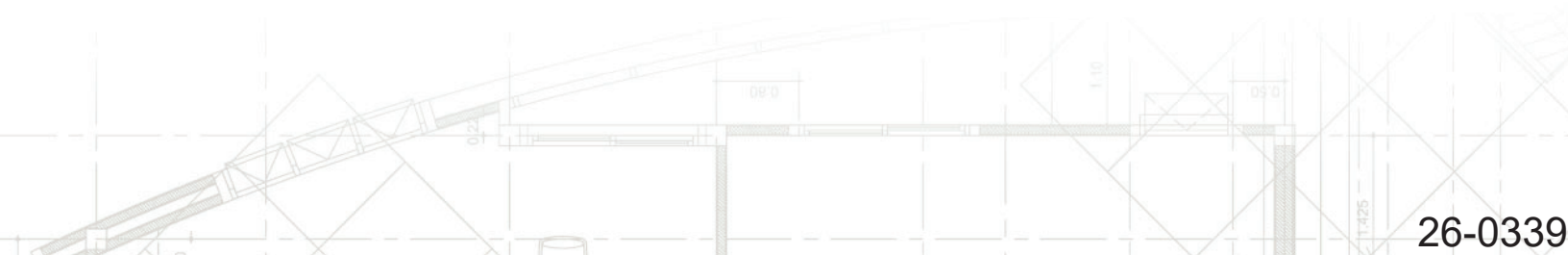
ATTACHMENT B
PROPOSED PD SITE PLAN





ATTACHMENT C

EXISTING SITE SURVEY



COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: April 27, 2026	COMMENT DATE: February 4, 2026
PETITION NO.: 26-0339	PROPERTY ADDRESS: 717 W Robertson St, Brandon, FL 33511
EPC REVIEWER: Shania Rodriguez	FOLIO #: 0715300500
CONTACT INFORMATION: (813) 627-2600 x 1246	STR: 27-29S-20E
EMAIL: rodriguezs@epchc.org	
REQUESTED ZONING: From CG to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

sr/dc

ec: CWH Holdings LLC – dratterree@fetchvets.com



**Hillsborough
County Florida**
Development Services

AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 04/09/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

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

PETITION NO: 26-0339

LOCATION: 717 W Robertson St

FOLIO NO: 171530.0500

Estimated Fees:

Vet Clinic/Animal Hospital

(Per 1,000 s.f.)

Mobility: $\$20,859 * 1.713 = \$35,731.47$

Fire: $\$95 * 1.713 = \162.74

Project Summary/Description:

Urban Mobility, Central Fire - 1,713 sq ft CT Scan building for Vet Clinic



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 1/22/2026

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/5/2026

PROPERTY OWNER: CWH Holdings LLC **PID:** 26-0339

APPLICANT: Dr. William Ratterree

LOCATION: 717 W. Robertson St. Brandon, FL 33511

FOLIO NO.: 71530.0500

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the property is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Andria McMaugh **Date:** 02/10/2025

Agency: Natural Resources **Petition #:** 26-0339

- ☐ This agency has **no comment**
- ☒ This agency has **no objections**
- ☐ This agency has **no objections, subject to listed or attached conditions**
- ☐ This agency **objects, based on the listed or attached issues.**

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. 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.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 26-0339 REVIEWED BY: Clay Walker, E.I. DATE: 2/3/2026

FOLIO NO.: 71530.0500

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6 inch water main exists ☐ (approximately feet from the site), ☒ (adjacent to the site), and is located north of the subject property within the north Right-of-Way of West Robertson Street. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 8 inch wastewater forcemain exists ☒ (approximately 800 feet from the project site), ☐ (adjacent to the site) and is located southeast of the subject property within the west Right-of-Way of South Kings Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 28 Jan. 2026

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Nicolas Malabet

PETITION NO: RZ-PD 26-0339

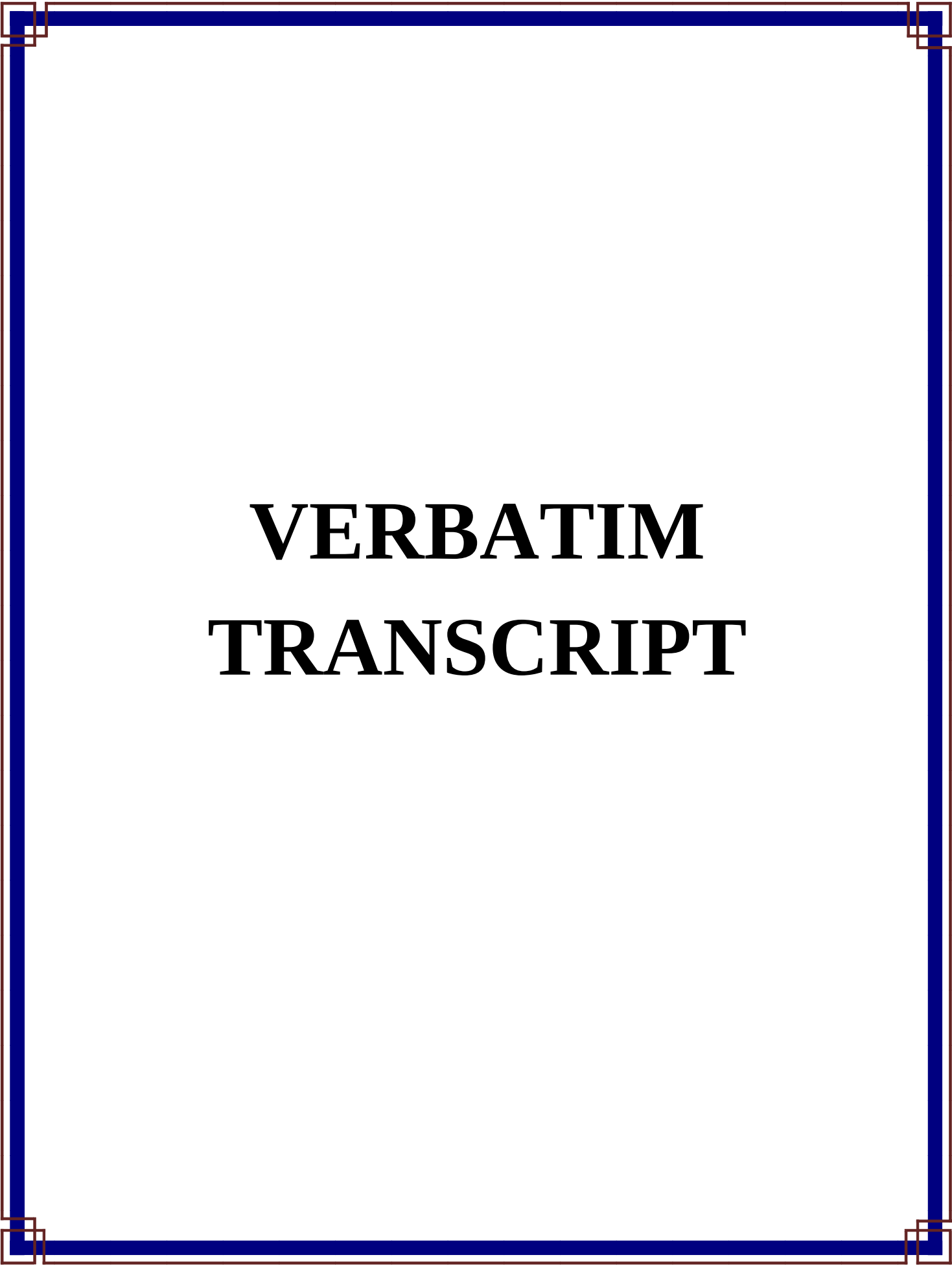
LOCATION: 717 W. Robertson St., Brandon, FL 33511

FOLIO NO: 71530.0500

SEC: 27 **TWN:** 29 **RNG:** 20

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6

7 ZONING HEARING MASTER MEETING
8 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
9

10 BEFORE: Steve Luce
11 Zoning Hearing Master
12 DATE: May 26, 2026
13 TIME: Commencing at 6:00 p.m.
14 TIME: Concluded at 10:55 p.m.
15
16 LOCATION: Hillsborough County BOCC
17 Development Services Department
18 601 East Kennedy Boulevard
19 Second Floor
20 Tampa, Florida 33602
21

22 Reported by:
23 Kate Khvostova
24
25

1 MS. HEINRICH: Our next item is D.6, PD 26-0339.

2 The applicant is requesting a rezone of property from CG to
3 plan development. This has been reviewed by James Baker, and
4 I'll present his findings to the plans after the applicant's
5 presentation.

6 HEARING OFFICER: Okay.

7 The applicant, please.

8 MR. BENTLEY: Your Honor.

9 HEARING OFFICER: Good evening.

10 MR. BENTLEY: You too. Mark Bentley, 400 North
11 Ashley Drive, Tampa -- what the? 602. I represent the
12 applicant, and it's a veterinary clinic, a longstanding
13 clinic. It's a minor addition to allow about 1800 square
14 feet for CT imaging services, and actually, it's an
15 improvement from a transportation standpoint. Not only did
16 they get a DE for ingress and egress, but they've limited the
17 uses on the property to solely a clinic presently zoned CG.

18 So with that being said, I'll turn it over to our
19 Planning Director, Ryan Manasse, who will go over the site
20 plan and some of the planning issues.

21 HEARING OFFICER: Okay.

22 MR. BENTLEY: Thank you.

23 HEARING OFFICER: Thank you.

24 MR. MANASSE: Good evening. Ryan Manasse, director
25 of Planning with Johnson Pope, 400 North Ashley Drive, Suite

1 3100, Tampa. So kind of going off what Mark -- this request
2 involves a very modest expansion to an existing veterinary
3 clinic located within Brandon. The request seeks approval of
4 the plan development to recognize existing site conditions
5 and permit a roughly 1700 square foot addition, which
6 consists of a CT scan building, provide specialized
7 veterinary services to the community, and that's showing you
8 on screen generally that area.

9 This is not a request to intensify the property
10 with new commercial use. The veterinary clinic already
11 exists and has operated in this location for some time. The
12 request simply allows for a modest building expansion to
13 accommodate upgraded medical imaging and veterinary care
14 services. The property is located within an intensely
15 developed commercial area of Brandon, and is surrounded on
16 all sides by established commercial and non-residential uses.
17 The surrounding development pattern is characterized by
18 professional services and related commercial activity, and
19 the subject site functions as an integrated part of the
20 established non-residential area.

21 This is an infill redevelopment style request
22 involving the already developed site. The existing
23 structures predate portions of the current code framework
24 which resulted in existing legal non-conforming
25 characteristics related to FAR, ISR, and building coverage.

1 The PD provides a mechanism for the county to formally
2 recognize those conditions, while allowing a reasonable
3 expansion.

4 The Future Land Use category permits up to a 0.75
5 FAR. Proposed project remains well below the threshold at
6 approximately 0.41 FAR. The proposal is entirely consistent
7 with the Office Commercial 20 category and represents a
8 low-intensity professional service use appropriate for this
9 corridor. Compatibility is straightforward in this case.
10 The surrounding properties are all commercially zoned, and
11 developed with office or commercial uses. There are no
12 residential adjacencies requiring enhanced buffering or
13 transitions. Importantly, the building addition is placed
14 internally toward the rear of the site, minimizing visibility
15 and impacts or potential impacts.

16 The project retains the existing directional access
17 pattern currently serving the site. Transportation staff and
18 the county engineer reviewed the existing conditions and
19 found the requested administrative variance is approvable.
20 One of the most important findings in the staff report is the
21 proposed PD substantially reduces potential traffic impacts
22 compared to what could otherwise occur under the CG zoning.
23 Under generalized worst-case CG entitlements, the site could
24 generate nearly 5900 daily trips. The proposed veterinary
25 clinic generates only 272 daily trips, which is a dramatic

1 reduction.

2 Planning Commission found the request consistent
3 with the comprehensive plan and locational criteria. The
4 proposal represents reinvestment into an existing commercial
5 corridor within the urban service area and preserves the
6 established development pattern of the surrounding area. All
7 reviewing agencies either found the request approvable or
8 consistent. There are no environmental concerns, no code
9 enforcement issues. Utilities are readily available within
10 the urban service area. Development Services ultimately
11 concluded the request is approvable, subject to the
12 conditions of approval. The conditions appropriately
13 memorialize the approved site layout access configuration and
14 use limitation.

15 In closing, this request represents a modest and
16 compatible reinvestment into an existing veterinary clinic
17 that has long served the Brandon community. The project is
18 consistent with the comprehensive plan compatible with the
19 surrounding commercial uses, substantially reduces potential
20 traffic impacts compared to the existing entitlements, and
21 has been found approvable by both Planning Commission staff
22 and Development Services staff.

23 With that, we respectfully request your
24 recommendation of approval, and I'm available for any
25 questions.

1 HEARING OFFICER: Yeah. No questions right now.

2 Thank you.

3 All right. Development services staff?

4 MS. HEINRICH: Michelle Heinrich, Development
5 Services. Staff reviewed a rezoning request from CG to PD
6 for a 0.71-acre parcel located on Robertson Road. The site
7 contains an existing animal hospital facility, which requires
8 a higher FAR than permitted in the CG zoning district to
9 accommodate an expansion. The site is located in the OC 20
10 future land use category and within the Urban Service Area.

11 The area is characterized as commercial, consisting
12 primarily of medical and medical-related uses. It should be
13 noted that the building was constructed in the late
14 1970s/early 1980s when the site was under previous zoning,
15 which was CC community commercial. Staff received no
16 objections from reviewing agencies and finds the request
17 approvable, subject to proposed conditions.

18 HEARING OFFICER: So let me ask you, and probably
19 the same question for the applicant to address on rebuttal,
20 have they come in for a commercial site plan review yet, a
21 preliminary meeting?

22 MS. HEINRICH: I believe they have initiated the
23 site development process --

24 HEARING OFFICER: Okay.

25 MS. HEINRICH: -- which is when these issues were

1 brought up, but I would ask the applicant.

2 HEARING OFFICER: Okay. Because it was developed a
3 long time ago, right? So they're adding roughly 1800 square
4 feet, but there's, you know, all impervious surfaces. So it
5 doesn't look like there's a stormwater pond. It doesn't look
6 like the parking is exactly per code today, so I don't know
7 how your staff is going to treat that and whether or not the
8 zoning addresses for the grandfathering in status of what's
9 been built already and existed for the last 20, 30 years.

10 MS. HEINRICH: Well, one thing through the PD
11 process is that it would memorialize what's there now. So
12 there are some things that are currently over CG and many
13 other standard zoning district standards. So those are in
14 the conditions of approval, and then the site plan does
15 provide a conceptual layout for one thing the access issues
16 that the applicant noted having the in and out driveway, so
17 that would be what would rule for zoning. I don't know if
18 the applicant has investigated --

19 HEARING OFFICER: Yeah.

20 MS. HEINRICH: -- other requirements.

21 HEARING OFFICER: All right. When they get the
22 chance, maybe they'll provide some comment as well.

23 At this point, I'll turn to the Planning Commission
24 Staff.

25 MR. ROYAL: Good evening, Tyrek Royal, Planning

1 Commission staff. Surrounding area is characterized
2 primarily by light and heavy commercial uses, including a
3 bank directly to the east, Fred Union to the south, and
4 initial commercial and residential uses in the broader
5 vicinity. 0.71-acre site is designated Office Commercial 20,
6 which supports office, commercial, mixed-use, and compatible
7 residential development. Applicant requests a planned
8 development to allow approximately 1700 square feet CT scan
9 building addition to an existing veterinary clinic.

10 The request aligns with FLU objective 1.1 by
11 directing growth to the urban service area and Policy 3.1.3
12 by ensuring compatibility with the surrounding commercial
13 development pattern. Proposal is also consistent with FLU
14 objective 2.2, as OC-20 Future Land Use Category allows for
15 office commercial uses at a maximum floor area ratio of 0.75.
16 Proposed expansion results in a total development intensity
17 well below the site's maximum allowable square footage,
18 demonstrating compliance with intensity limits and future
19 land use policies.

20 The request further complies with FLU objective 4.4
21 and Policy 4.4.1 by maintaining compatibility with the
22 surrounding commercial character and integrating the addition
23 into an existing established veterinary clinic without
24 altering the use or increasing impacts to the adjacent
25 properties.

1 Overall, staff finds the proposed planned
2 development compatible with the surrounding area consistent
3 with the comprehensive plan. Thank you.

4 HEARING OFFICER: Thank you. At this point in
5 time, is there anyone in the audience that wishes to speak in
6 support of the application? No one responding. Anyone in
7 the audience wish to speak in opposition to the application?
8 No one responding.

9 Staff, anything further?

10 MS. HEINRICH: No, sir.

11 HEARING OFFICER: Applicant an opportunity for
12 rebuttal, and given the comment I had for staff about how do
13 you deal with an old site that's coming in for a minor change
14 and meeting new standards. I don't know where you would fall
15 in terms of commercial site plan and any issues that may stop
16 you from moving forward.

17 MR. MANASSE: Right. I appreciate the question. I
18 think one point to bring up is that that area where
19 the -- this minimal or roughly 1700 square area is going is
20 already impervious. So when the engineers were doing the
21 impervious calculation, obviously at the site plan review
22 they'd have to address those stormwater concerns. So if the
23 remaining of the area is already impervious and this new
24 addition is only 1700 square feet, then there is a code
25 requirement that we have to retain so much water. If it

1 wasn't considered impervious, engineering team would address
2 that at the site review.

3 HEARING OFFICER: Okay.

4 MR. BENTLEY: Does that answer your question?

5 HEARING OFFICER: Yeah, I suppose it's just a
6 disclaimer for you; is that right?

7 MR. BENTLEY: Understood.

8 HEARING OFFICER: We're dealing with zoning now.

9 MR. BENTLEY: Correct. We understand. Our team
10 understands, and they did do a preliminary review. That's
11 where these initial concerns came up and that's why we went
12 through this process.

13 HEARING OFFICER: All right. Anything else?

14 MR. BENTLEY: Nothing to add. Thank you.

15 HEARING OFFICER: Very good. Thank you, sir. With
16 that concludes this application.

17 Ms. Heinrich, we're ready for the next item.

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1 MS. HEINRICH: Our next item is item D.7, Major Mod
2 26-340. The applicant is requesting a major modification to
3 PD 98-0667. This has been reviewed by Tim Lampkin, who will
4 present findings after the presentation, and also this is
5 a -- with a companion comprehensive plan amendment. So both
6 items will be heard at the July 16th hearing with the Board
7 of County Commissioners.

8 HEARING OFFICER: Okay.

9 The applicant, please.

10 MS. MACINNES: Good evening. Nicole MacInnes of
11 Barbas Cremer Law Firm. My address is 2002 West Cleveland
12 Street for the record. Here today with a major modification
13 number 26-0340. I'm going to turn it over to our expert
14 planner, Cynthia Spidell, for the presentation. Thank you.

15 MS. SPIDELL: Good afternoon. My name is
16 Cynthia Spidell. I'm a planner with Barbas Cremer at 2002
17 West Cleveland Street. I have been sworn. I'm an AICP
18 certified planner with over 20 years' experience in both the
19 public and the private sectors, and our whole team is here
20 from the landowner. Our engineering team is here,
21 transportation team is here, and obviously, Nicole is our
22 land use attorney.

23 So the property location is the Lazydays site. You
24 may know it well. It's right off of I-4 interchange on Mango
25 Road also known as County Road 579, and it's also -- it

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 5-26, 2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0445</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>
APPLICATION # <u>RZ 26-0728</u>	PLEASE PRINT NAME <u>Jose Garcia</u> MAILING ADDRESS <u>3118 Summer Cruise Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813-766-0859</u>
APPLICATION # <u>RZ 26-0740</u>	PLEASE PRINT NAME <u>Justin Wilkerson</u> MAILING ADDRESS <u>3118 Buttercup St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-253-9904</u>
APPLICATION # <u>MM 26-0045</u>	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD STE 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 727 4020</u>
APPLICATION # <u>RZ 26-0217</u>	PLEASE PRINT NAME <u>Rami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 200</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 26-0303</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #45</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-841-1760</u>

DATE/TIME: 5-26-2026 6PM HEARING MASTER: Steve LUCE

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0303	PLEASE PRINT NAME William Rie MAILING ADDRESS 142 131 ST Ave E CITY Madeira Beach STATE FL ZIP 33708 PHONE 813-267-4544
APPLICATION # RZ 26-0329	PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 2 ND Ave S #45 CITY St. Pete STATE FL ZIP 33709 PHONE 727-860-1760
APPLICATION # RZ 26-0338	PLEASE PRINT NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd #3700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
APPLICATION # RZ 26-0338	PLEASE PRINT NAME THERESA BAUER MAILING ADDRESS 1805 BRANDY WAY CITY BRANDON STATE FL ZIP 33572 PHONE 813-685-5031 unlisted
APPLICATION # RZ 26-0338 VS	PLEASE PRINT NAME Chris MAILING ADDRESS 3011 Williams Road CITY Brandon STATE FL ZIP 33510 PHONE no camera / could not testify
APPLICATION # RZ 26-0339	PLEASE PRINT NAME Bentley MARK MAILING ADDRESS 400 N. ASHLBY DR. STE 3100 CITY TPA STATE FL ZIP PHONE 813-997-6693

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 8DATE/TIME: 5-26-2026 6PM HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RTA 26-0339</u>	PLEASE PRINT NAME <u>RYAN MANASSIE</u> MAILING ADDRESS <u>400 N. Ashley Dr. Ste 3100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Nicole MacInnes</u> MAILING ADDRESS <u>2002 W. Cleveland A. Ste. 201</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-407-1686</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Spide II</u> MAILING ADDRESS <u>2002 W. Cleveland St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-407-</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Cynthia Wilson</u> MAILING ADDRESS <u>11413 Buster Bean Dr</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-867-9101</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Thomas Koduda</u> MAILING ADDRESS <u>11219 Russell Dr.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 415 8297</u>
APPLICATION # <u>mm 26-0340</u>	PLEASE PRINT NAME <u>Joe Goldberg</u> MAILING ADDRESS <u>1221 Buckell Avenue #1800</u> CITY <u>Miami</u> STATE <u>FL</u> ZIP <u>33131</u> PHONE <u>559-4126</u> <u>559-4126</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: 5/26/2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 9059</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 8010</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LINDEN ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>JEFFREY BERGER</u> MAILING ADDRESS <u>2913 W. SAUNDERS ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-248-5006</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Alicy Gould</u> MAILING ADDRESS <u>10463 Greendale</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813 262-9447</u>
APPLICATION # RZ 26-0426	PLEASE PRINT NAME <u>Rea Berryman</u> MAILING ADDRESS <u>6615 Gant Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813.416.8038</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: 5-26-2026 6PM HEARING MASTER: Steve LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0426 VS	PLEASE PRINT NAME <u>LAURI METZGER</u> MAILING ADDRESS <u>11915 KEATING DRIVE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u></u>
APPLICATION # RZ 26-0528	PLEASE PRINT NAME <u>Margaret Perez</u> MAILING ADDRESS <u>3410 Northdale Blvd, Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7447</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Todd Treisman</u> MAILING ADDRESS <u>200 2nd Ave #451</u> CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-904-1700</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>NASHAT SOUFAN</u> MAILING ADDRESS <u>P.O. Box 46363</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>813-462-5533</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Debbie Hines</u> MAILING ADDRESS <u>15123 N. 24th St</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-735-2803</u>
APPLICATION # mm 26-0551	PLEASE PRINT NAME <u>Ross Pappas</u> MAILING ADDRESS <u>15803 Dewitt Ct</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 16114-0178</u>

DATE/TIME: 5-26-2026 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 26-0551	PLEASE PRINT NAME <u>Barbara Fite</u> MAILING ADDRESS <u>16102 E Lake Burrell Dr</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 246-1544</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33628</u> PHONE <u>813 222 5052</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Steve Harky</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Peter Cowell</u> MAILING ADDRESS <u>3304 W. Wagoning Cir</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-244-5754</u>
APPLICATION # RZ 26-0555	PLEASE PRINT NAME <u>Jonas Alday</u> MAILING ADDRESS <u>1400 N Gordon St</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>478-908-6359</u>

DATE/TIME 5-26-2026 6PM

Hearing Master Steve LUCE

Application # RZ 26 0555	NAME Steve Brady MAILING ADDRESS 11833 Sand Hill Rd. City Monroeville State PA ZIP 15146 PHONE 863 712-3025
Application # RZ 26-0555	NAME Kristina Harrison MAILING ADDRESS 10709 Sierra Dr CITY Clermont STATE FL ZIP 34711 PHONE 850-240-6686
Application # RZ 26-0555	NAME Todd Boggess MAILING ADDRESS 9918 Courtney Palms Blvd 303 CITY TAMPA STATE FL ZIP 33619 PHONE 570-242-8065
Application # RZ 26-0560	NAME Kanni Corbett MAILING ADDRESS 101 E Kennedy St 33000 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8424
Application # RZ 26-0560	NAME Alan Vernick MAILING ADDRESS 2110 Curry Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-546-384
Application # RZ 26-0560	NAME Valerie Ribbecky MAILING ADDRESS 16103 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-910-2262
Application # RZ 26-0560	NAME Maria Elena Amico MAILING ADDRESS 16105 Darnell Rd CITY LUTZ STATE FL ZIP 33549 PHONE 813-230-409
Application # RZ 26-0560 VS	NAME ARIADNA JENER MAILING 1808 CURRY ROAD CITY LUTZ STATE FL ZIP 33549 PHONE

DATE/TIME 5-26-2026 6PM Hearing Master STEVE LUCE

Application # RZ 26-0560	NAME Amy Howe, PE MAILING ADDRESS 1807 Curry Rd CITY Lutz STATE FL ZIP 33549 PHONE 727-235-2558
Application # RZ 26-0560	NAME Donald Miller MAILING ADDRESS 2415 Forrest Crest Cir CITY Lutz STATE FL ZIP 33549 PHONE 813-417-8514
Application # RZ 26-0560	NAME Kayla Witkowski MAILING ADDRESS 3010 W Azelle St Suite #50 CITY Tampa STATE FL ZIP 33618 PHONE 813-229-3914
Application # RZ 26-0560	NAME Michael Yates MAILING ADDRESS Palm Traffic 4006 S. MacDill Ave CITY Tampa STATE FL ZIP 33611 PHONE 813-359-8391
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE
Application #	NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: May 26, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER (YES) OR NO
MM 26-0045	Matt Newton	1. Applicant Presentation Package - Thumb Drive	No
RZ 26-0217	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0217	Carolanne Peddle	2. Revised Staff Report	Yes (copy)
RZ 26-0217	Tyrek Royal	3. Revised Staff Report	Yes (copy)
RZ 26-0303	Tyrek Royal	1. Revised Staff Report	Yes (copy)
RZ 26-0303	Todd Pressman	2. Applicant Presentation Package - Thumb Drive	No
RZ 26-0329	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0338	Kami Corbett	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0339	Ryan Manasse	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0340	Tim Lampkin	1. Revised Staff Report	No
RZ 26-0426	Elise Batsel	1. Applicant Presentation Package - Thumb Drive	No
MM 26-0551	Todd Pressman	1. Applicant Presentation Package – Thumb Drive	No
MM 26-0551	Chris Grandlienard	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Elise Batsel	1. Applicant Presentation Package – Thumb Drive	No
RZ 26-0555	Michelle Heinrich	2. Revised Staff Report	Yes (copy)
RZ 26-0555	Todd Boggess	3. Opposition– Map	No
RZ 26-0560	Tyrek Royal;	1. Revised Staff Report	Yes (copy)
RZ 26-0560	Alan Vernick	2. Opposition- Thumb Drive	No
RZ 26-0560	Lisa Consentino	3. Opposition - Letter	No
RZ 26-0560	Kayla Witkowski	4. Applicant Presentation Package – Thumb Drive	No

MAY 26, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 26, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Steve Luce, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

 Todd Pressman, 26-0445 would be continued until July.

 Michelle Heinrich, DS, announced application RZ 26-0445 would be heard at the June 2026 ZHM.

 Steve Luce, ZHM, overview of ZHM process.

 Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

 Steve Luce, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 26-0728

 Michelle Heinrich, DS, called RZ-STD 26-0728.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0728.

 Michelle Heinrich, DS, advised a citizen requested to speak in opposition after the case was heard and closed, and the applicant was no longer present.

 Attorney Dorman, explained no further testimony could be heard.

C.2. RZ-STD 26-0740

 Michelle Heinrich, DS, called RZ-STD 26-0740.

TUESDAY, MAY 26, 2026

 Testimony provided.

 Steve Luce, ZHM, closed RZ-STD 26-0740.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. MM 26-0045

 Michelle Heinrich, DS, called MM 26-0045.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0045.

D.2. RZ-PD 26-0217

 Michelle Heinrich, DS, called RZ-PD 26-0217.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0217.

D.3. RZ-PD 26-0303

 Michelle Heinrich, DS, called RZ-PD 26-0303.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0303.

D.4. RZ-PD 26-0329

 Michelle Heinrich, DS, called RZ-PD 26-0329.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0329.

D.5. RZ-PD 26-0338

 Michelle Heinrich, DS, called RZ-PD 26-0338.

 Testimony provided.

TUESDAY, MAY 26, 2026

 Chris, virtual speaker not permitted to testify without a camera.

 Steve Luce, ZHM, closed RZ-PD 26-0338.

D.6. RZ-PD 26-0339

 Michelle Heinrich, DS, called RZ-PD 26-0339.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0339.

D.7. MM 26-0340

 Michelle Heinrich, DS, called MM 26-0340.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0340.

D.8. RZ-PD 26-0426

 Michelle Heinrich, DS, called RZ-PD 26-0426.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0426.

D.9. RZ-PD 26-0528

 Michelle Heinrich, DS, called RZ-PD 26-0528.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0528.

D.10. MM 26-0551

 Michelle Heinrich, DS, called MM 26-0551.

 Testimony provided.

 Steve Luce, ZHM, closed MM 26-0551.

TUESDAY, MAY 26, 2026

D.11. RZ-PD 26-0555

 Michelle Heinrich, DS, called RZ-PD 26-0555.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0555.

D.12. RZ-PD 26-0560

 Michelle Heinrich, DS, called RZ-PD 26-0560.

 Testimony provided.

 Steve Luce, ZHM, closed RZ-PD 26-0560.

E. ZHM SPECIAL USE - **None**.

 ADJOURNMENT

 Steve Luce, ZHM, adjourned the meeting at 10:55 p.m.

PD 26-0339

717 W. Robertson Street, Brandon FL.

Zoning Hearing Master

May 26, 2026

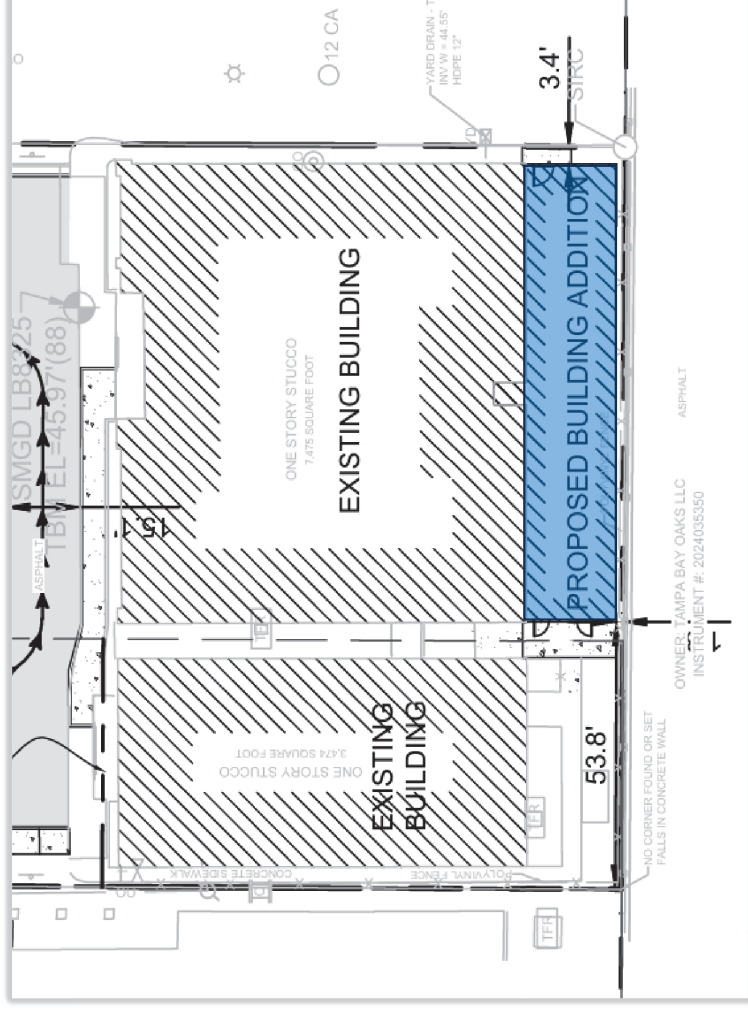
Application No. RZ 26-0339
Name: Ryan Manasse
Entered at Public Hearing: ZHM
Exhibit # 1
Date: 05/26/2026

Mark S. Bentley, Esq., B.C.S., AICP
Ryan Manasse, Director of Planning



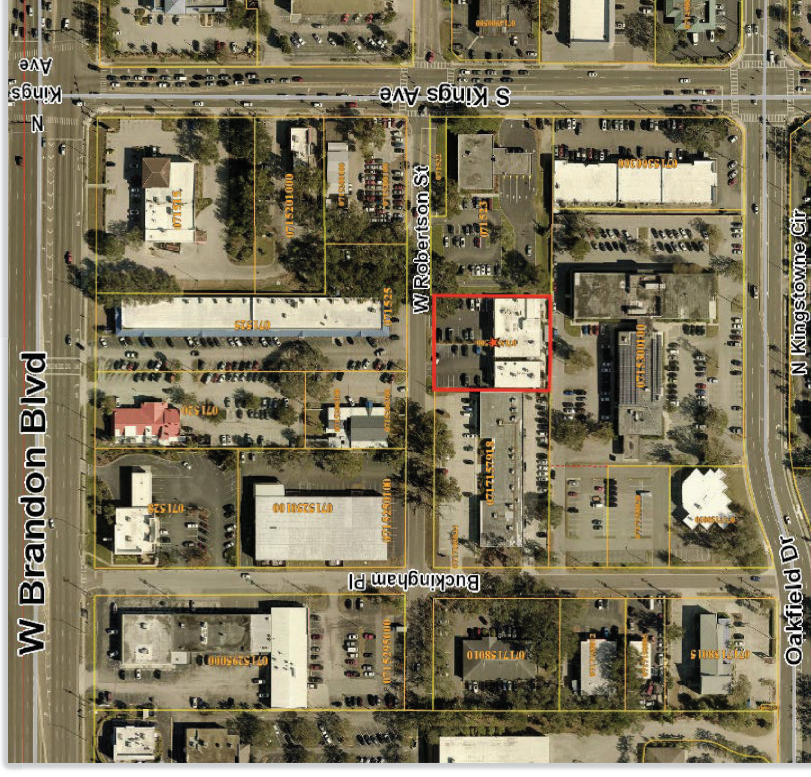
Request Summary

- Rezone from Commercial General (CG) to Planned Development (PD)
- Existing veterinary clinic to remain
- Addition of 1,713 sq. ft. CT scan building
- Total building area:
 - Existing: 10,949 sq. ft.
 - Proposed: 12,662 sq. ft.
- No crematorium proposed
- No waivers requested.



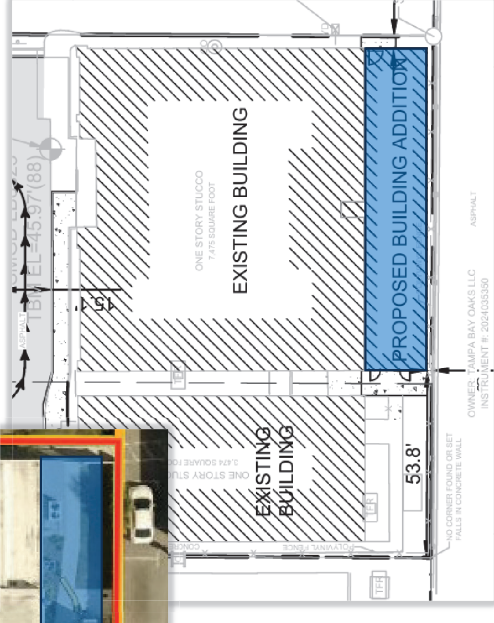
Property Location & Context

- Located one block south of W Brandon Boulevard
- Surrounded entirely by commercial and office uses
- Located within established commercial corridor
- Within the Urban Service Area



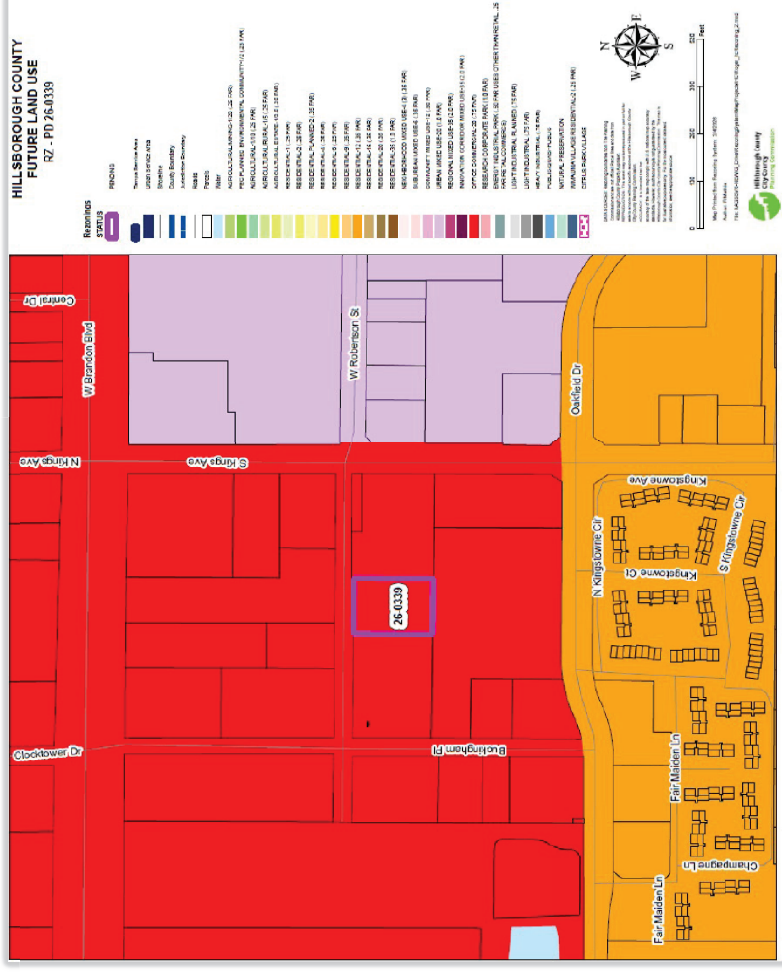
Existing Conditions

- Existing site fully developed
- Existing directional access already established
- Existing nonconformities:
 - ISR
 - FAR
 - Building Coverage
- Existing parking and circulation remain largely unchanged



Future Land Use Consistency

- Future Land Use: OC-20
- Maximum FAR allowed:
 - 0.75 FAR
- Proposed FAR:
 - 0.41 FAR
- Veterinary clinic is compatible office/commercial use
- Proposal substantially below maximum intensity



Compatibility

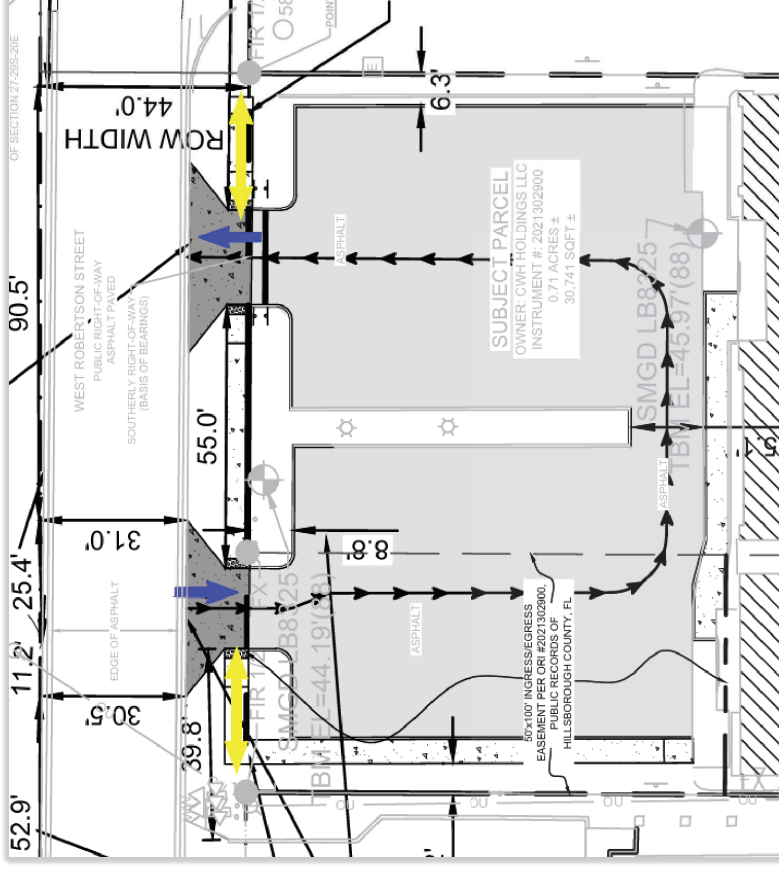
- All surrounding parcels are CG
- No residential adjacency
- No buffers required under code
- Addition located internal/rear of site

<u>Direction</u>	<u>Zoning</u>	<u>Existing Use</u>
North	CG	Strip Center
South	CG	Office
East	CG	Bank
West	CG	Office



Transportation & Access

- Existing ingress/egress retained
- No new driveways proposed
- Directional access improves circulation
- Administrative Variances found approvable by County Engineer
- No off-site road improvements required



Reduction in Possible Traffic Impacts

<u>Scenario</u>	<u>Daily Trips</u>
Possible CG Entitlements	5,899
Proposed PD	272
Reduction	-5,627

Planning Commission Findings

- Meets locational criteria
- Consistent with Comprehensive Plan
- Supports reinvestment in Urban Service Area
- Supports existing commercial corridor
- Maintains compatibility with surrounding area



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
Hillsborough County
813 - 22 - 6660
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 26-0839 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/acre, 0.75 F&I)
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

Agency Review Summary

- No wetlands
- No environmental concerns
- No current code violations
- Urban utilities available

<u>Agency</u>	<u>Objection</u>
Transportation	No
EPC	No
Natural Resources	No
Utilities	No
Planning Commission	Consistent



Development Services

- Veterinary clinic only
- Maximum 12,662 sq. ft.
- Existing access configuration maintained

5.2 Recommendation

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



Development Services

- Modest infill expansion that provides services now lacking in the area
- Compatible with surrounding area
- Consistent with OC-20 FLU
- Significant reduction in potential traffic impacts
- Recommended approvable by staff

THANK YOU

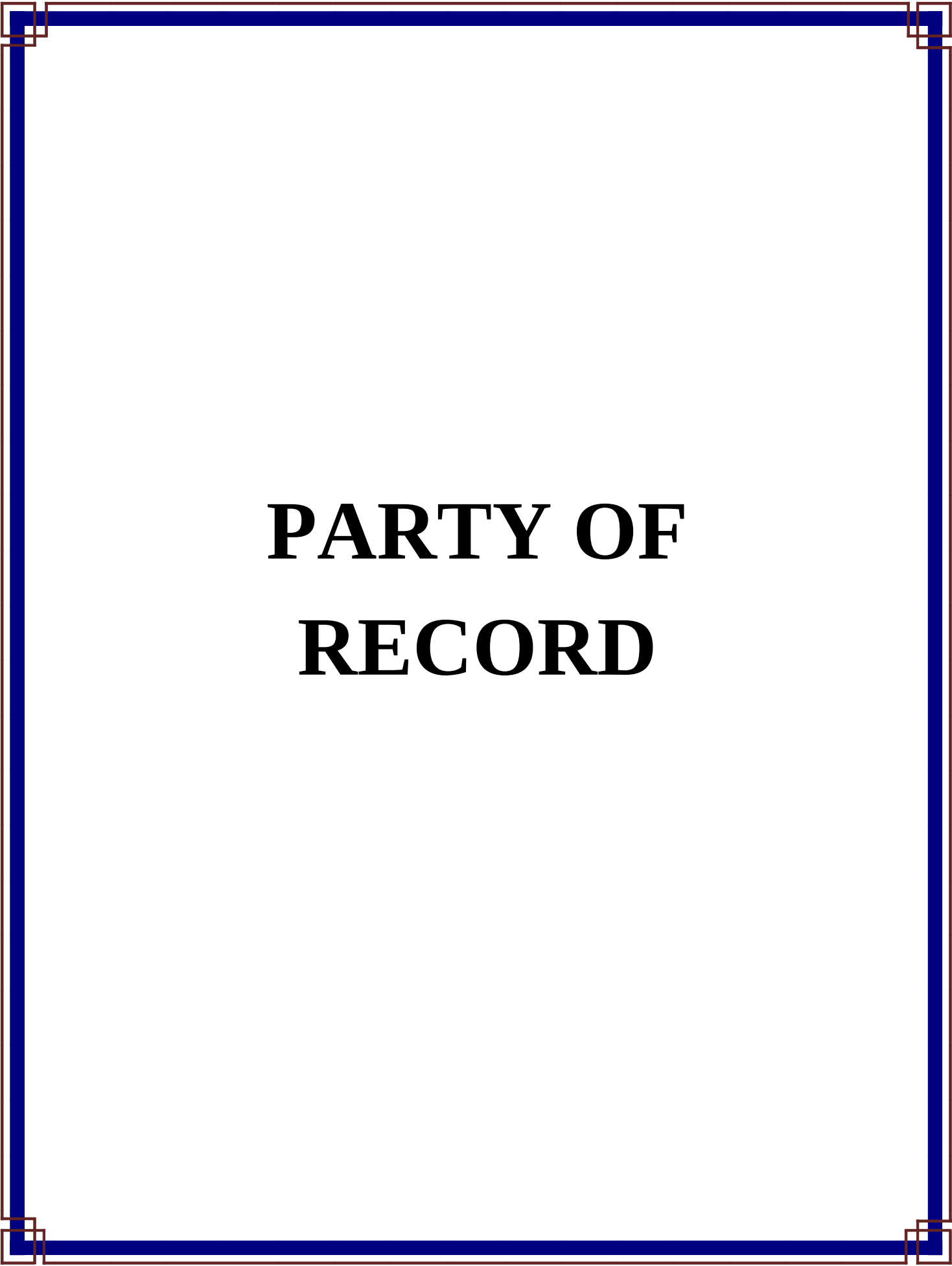


JOHNSON



FOYE
GOSS
RUPPEL
&
BURNS, LLP

COUNSELLORS AT LAW



PARTY OF RECORD

NONE