

**Variance Application:** VAR 24-1355  
**LUHO Hearing Date:** November 20, 2024  
**Case Reviewer:** Jared Follin



**Hillsborough  
 County Florida**

Development Services Department

**Applicant:** Dale Piechowiak **Zoning:** AS-1

**Address/Location:** 301 West Trapnell Road, Plant City, FL 33566; Folio: 92246.0100


**Request Summary:**

The applicant is requesting variances to the maximum fence/wall height for the property located at 301 West Trapnell Road in Plant City, FL.

**Requested Variances:**

| LDC Section:                   | LDC Requirement:   | Variance: | Result:   |
|--------------------------------|--|-----------|---|
| 6.07.02.C.2.a<br>6.07.02.C.1.a | Fence regulations within agricultural districts shall be the same as for residential districts, except under certain circumstances which do not apply in this case. Fences/walls over 4 feet in height shall not be located within the required front yards, except under certain circumstances which do not apply to this case. | 4 feet    | 6-foot-high wall along northern property boundary and 8-foot-high wall along eastern property boundary within required front yard |
| 6.07.02.C.2.a<br>6.07.02.C.1.f | Fence regulations within agricultural districts shall be the same as for residential districts, except under certain circumstances which do not apply in this case. The maximum average height of any fence or wall shall be six feet, except under certain circumstances which do not apply in this case.                       | 2 feet    | 8-foot-high wall  |

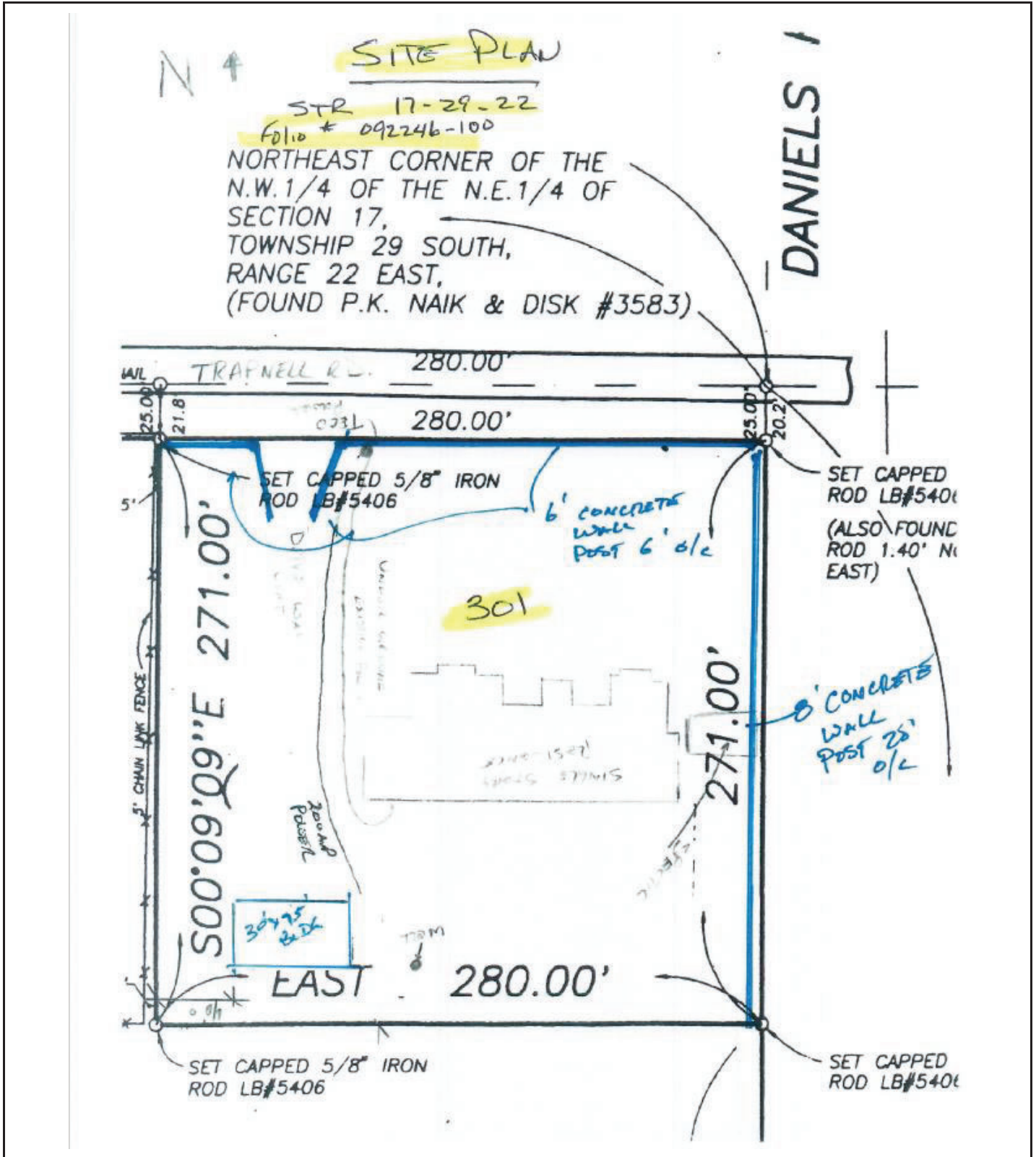
|                  |       |
|------------------|-------|
| <b>Findings:</b> | None. |
|------------------|-------|

|                                       |  |
|---------------------------------------|--|
| <b>Zoning Administrator Sign Off:</b> | <br>Colleen Marshall<br>Tue Nov 5 2024 15:51:37 |
|---------------------------------------|--|

**DISCLAIMER:**

The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

SURVEY/SITE PLAN





**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

**Office Use Only**

**Application Number:**

**Received Date:**

**Received By:**

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: VAR-24-1355 Applicant's Name: DALE PIECACHOWIAK

Reviewing Planner's Name: \_\_\_\_\_ Date: 11/5/24

**Application Type:**

- Planned Development (PD)
- Variance (VAR)
- Special Use (SU)
- Minor Modification/Personal Appearance (PRS)
- Development of Regional Impact (DRI)
- Conditional Use (CU)
- Standard Rezoning (RZ)
- Major Modification (MM)
- Other \_\_\_\_\_

Current Hearing Date (if applicable): 11/20/24

### Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project?  Yes  No  
If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project?  Yes  No  
If "Yes" is checked on the above please ensure you include all items marked with + on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**  
[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

**I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.**

Signature

11/5/25  
Date





**Hillsborough  
County Florida**  
Development Services

# Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?  Yes  No

I hereby confirm that the material submitted with application \_\_\_\_\_

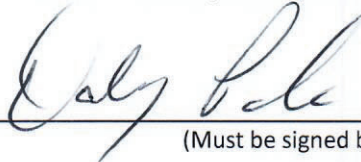
Includes sensitive and/or protected information.

Type of information included and location REVISED LETTER/STATEMENT

Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature:   
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

| Included | Submittal Item   |
|----------|--|
| 1        | <input type="checkbox"/> <b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included   |
| 2        | <input type="checkbox"/> <b>Revised Application Form**</b>   |
| 3        | <input type="checkbox"/> <b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added  |
| 4        | <input type="checkbox"/> <b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added  |
| 5        | <input type="checkbox"/> <b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added   |
| 6        | <input type="checkbox"/> <b>Property Information Sheet**</b>   |
| 7        | <input type="checkbox"/> <b>Legal Description of the Subject Site**</b>  |
| 8        | <input type="checkbox"/> <b>Close Proximity Property Owners List**</b>   |
| 9        | <input checked="" type="checkbox"/> <b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.  |
| 10       | <input type="checkbox"/> <b>Survey</b>   |
| 11       | <input type="checkbox"/> <b>Wet Zone Survey</b>  |
| 12       | <input type="checkbox"/> <b>General Development Plan</b>   |
| 13       | <input type="checkbox"/> <b>Project Description/Written Statement</b>  |
| 14       | <input type="checkbox"/> <b>Design Exception and Administrative Variance requests/approvals</b>  |
| 15       | <input type="checkbox"/> <b>Variance Criteria Response</b>   |
| 16       | <input type="checkbox"/> <b>Copy of Code Enforcement or Building Violation</b>   |
| 17       | <input type="checkbox"/> <b>Transportation Analysis</b>  |
| 18       | <input type="checkbox"/> <b>Sign-off form</b>  |
| 19       | <input checked="" type="checkbox"/> <b>Other Documents</b> (please describe):<br><div style="border: 1px solid black; padding: 5px; margin-top: 5px;"><p>LETTER/STATEMENT FROM OWNER</p></div> |

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

\*\*Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



VAR-24-1355

Reason for proposed fence/wall 6' and 8' for 301 W Trapnell Rd Folio #092246-100

East property line 301 W Trapnell Rd

The property on the SW corner of Trapnell and James L Redman Pkwy, 092243-0000. Now owned by what seems to be a developer. The property across the street (SE corner Trapnell and Jim L Redman PKWY) #092220-0000 is cleared, I have no idea what that will be used for, I am sure something commercial. The property on the NE corner of Trapnell and Jim L Redman PKWY, is a convenience store 091731-0100 has bright lights shining due West towards my house. The property 092243-000 once had a heavy line of trees and brush, blocking the visual of the increasing number of cars that travel on the PKWY, knocking down the sound of traffic and the lights from the store. About 2 years ago all the trees were cut down and the land cleared. There was a make shift shooting range erected, a wood wall about 60' long and 20' high (guess, I did not measure) with many loads of dirt behind the wall. They do not shoot often, but they do shoot. I believe it is for the land owners use. Safety concerns.

North property line 301 W Trapnell

Due to the increasingly number of cars, motorcycles and truck, also the new subdivision across Trapnell Rd, Lanta Groves. This fence /wall would cut down on sound and sights of traffic.

If you look at the aerial view on your website of my property you can clearly see what I have outlined

My house is ¼ mile from intersection of Trapnell and James Redman Pkwy. I built the house in February 1999; been there a long time. My house is at a high elevation, it's the same as the road, Trapnell. My property is lower in elevation, so the fence/wall will not seem as high as the 8'. I am not opposed to and I understand the need for growth in the community.

I would like to be able to sit outside around my pool, deck area, back yard and enjoy my family without all of the noise of cars, semi-truck using their exhaust brakes, I can hear the music of some of the vehicles and see the traffic. From James Redman Pkwy you can see my house clearly. At night if our patio blinds are open, you can see the blue light from my TV. This fence/wall will not impede on the surrounding properties.

SEE ATTACHED

Application No: \_\_\_\_\_



**Hillsborough  
County Florida**  
Development Services

## Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

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2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

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3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

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4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (*refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose*).

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5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

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6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

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## Variance Criteria Response

1. Our property is located at 301 W. Trapnell Road; the safety of my family and property is my main concern. A newly developed shooting range is within 200 yards of our home easily within reach of a misfired round, along with the noise. There are also plans to construct an RV Park just to the east at Hwy 39 and Trapnell Road.

I believe these are two very unique situations that support my request for a variance to install an eight-foot-high wall around me property.

2. Sec. 6.07.02 5. B Regulations for required Fences.  
"Required fences shall be provided for buffering and screening purposes as provided elsewhere in this code. Required walls may be permitted up to six foot in height"

As discussed above, my main concern is for the safety and well being of my family, in most cases a six-foot-high wall would suffice, but with an active shooting range and future RV park to be built, I believe a six-foot wall in this circumstance would certainly deprive my family of safely enjoying our property without hearing gun shots and future noise and lights from the future RV Park, that is why I am asking for a variance to construct the eight foot Wall.

3. The property located directly to the south is active agricultural land, the property directly to the west is occupied by (Mother -in Law), and the property to the east is where the shooting range and future RV Park will be built.

I feel that the Eight Foot wall would not interfere with the agriculture property as there is an existing fence now and the new wall would not hamper their ability to work those fields, and an eight-foot-high wall on the east property line would not only protect my family from the shooting range and the future RV Park.

4. Article 1 General Provisions Sec 1.02.03 Intent.  
"In order to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly and progressive development"



The variance allowing the eight-foot- high fence would certainly help preserve the public health, safety, comfort and welfare of my family, there are safety concerns with the shooting range and the future RV Park.

5. My goal is to install an eight-foot-high wall around our property for safety concerns, in no way will any illegal acts result by building the wall, and I have the financial resources the will in no way impose a financial hardship on myself.
6. Strictly looking at the variance in my situation, the safety concerns of being limited to a six-foot-high wall with an active shooting range and future RV Park would certainly put an individual hardship on my family due to safety concerns.

Allowing an eight-foot-high wall in this situation would not cause any hardships to the agriculture property to the south and may also benefit the shooting range and future RV Park.

Thank you for your consideration

Dale and Sharon Piechowiak  
301 W. Trapnell Rd.  
Plant City, FL. 33566

Enclosed:

-Property map showing proximity of agriculture property, and the shooting range to the east.

-Parcel Information.

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OK

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

This instrument prepared by:

TOM Y. SAWYER  
Attorney at Law  
Post Office Box 2148  
Plant City, FL 33564-2148

FEE SIMPLE DEED

THIS INDENTURE made the 6th day of February, 1997, by CAROLYN SMITH ALLEN, widow and surviving spouse of WAYNE H. ALLEN, deceased, hereinafter called the grantor, to SHARON PIECHOWIAK and DALE PIECHOWIAK, her husband, whose post office address is 3219 Washington Road, Valrico, Florida 33594, hereinafter called the grantees:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and transfers unto the grantees, all that certain land situate in Hillsborough County, Florida, viz:

The North 296.00 feet of the East 280.00 feet of the NW 1/4 of the NE 1/4 of Section 17, Township 29 South, Range 22 East, Hillsborough County, Florida, LESS the North 25.00 feet for road right-of-way

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Tom Y. Sawyer  
Name: Tom Y. Sawyer

Carolyn Walden  
Name: Carolyn Walden

Carolyn Smith Allen  
CAROLYN SMITH ALLEN  
401 West Trapnell Road  
Plant City, Florida 33567

Document No. F.S. 201.02 \$ 70  
Documentary Tax Pd. F.S. 201.08 \$ 0  
Intangible Tax Pd. - F.S. 190 \$ 0  
Richard Ake, Clerk Hillsborough County  
By: [Signature] Deputy Clerk

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 6th day of February, 1997, by CAROLYN SMITH ALLEN, who is personally known to me.

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**Hillsborough  
County Florida**  
Development Services

### Property/Applicant/Owner Information Form

**Official Use Only**

Application No: VAR 24-1355  
Hearing(s) and type: Date: 11/20/2024  
Date: \_\_\_\_\_

Type: LUHO  
Type: \_\_\_\_\_

Intake Date: 09/25/2024  
Receipt Number: 408948  
Intake Staff Signature: Cierra James

**Property Information**

Address: 301 W. TRAPNELL RD City/State/Zip: PLANT CITY, FL 33566  
TWN-RN-SEC: 17-29-22 Folio(s): 0100 Zoning: AS-1 Future Land Use: R-1 Property Size: 1.74 ACRE

**Property Owner Information**

Name: DALE PIECHOWIAK Daytime Phone: 813-478-3173  
Address: 301 W. TRAPNELL RD City/State/Zip: PLANT CITY, FL 33566  
Email: DALE@S-SWELDING.COM Fax Number: \_\_\_\_\_

**Applicant Information**

Name: SAME AS PROPERTY OWNER Daytime Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**Applicant's Representative (if different than above)**

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

[Signature]  
Signature of the Applicant  
DALE S PIECHOWIAK  
Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

[Signature]  
Signature of the Owner(s) - (All parties on the deed must sign)  
DALE S PIECHOWIAK Sharon L. Piechowiak  
Type or print name



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

|  |                              |
|--|------------------------------|
| Jurisdiction                           | Unincorporated County        |
| Zoning Category                        | Agricultural                 |
| Zoning                                 | AS-1                         |
| Description                            | Agricultural - Single-Family |
| Overlay                                | null                         |
| Restr                                  | null                         |
| Flood Zone:X                           | AREA OF MINIMAL FLOOD HAZARD |
| FIRM Panel                             | 0410H                        |
| FIRM Panel                             | 12057C0410H                  |
| Suffix                                 | H                            |
| Effective Date                         | Thu Aug 28 2008              |
| Pre 2008 Flood Zone                    | X                            |
| Pre 2008 Firm Panel                    | 1201120425C                  |
| County Wide Planning Area              | East Rural                   |
| Census Data                            | Tract: 013003<br>Block: 2000 |
| Future Landuse                         | R-1                          |
| Mobility Assessment District           | Rural                        |
| Mobility Benefit District              | 3                            |
| Fire Impact Fee                        | Central                      |
| Parks/Schools Impact Fee               | NORTHEAST                    |
| ROW/Transportation Impact Fee          | ZONE 5                       |
| Wind Borne Debris Area                 | Outside 140 MPH Area         |
| Aviation Authority Height Restrictions | 290' AMSL                    |
| Competitive Sites                      | NO                           |
| Redevelopment Area                     | NO                           |



Esri Community Maps Contributors, University of South Florida, City of Plant City GIS, City of Tampa, FDEP © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc, HERE, Nokia, USDA, EPA, NPS, US Census Bureau, USDA, USFWS, EGIS

Hillsborough County Florida

**Folio: 92246.0100**  
**PIN: U-17-29-22-ZZZ-000004-97400.0**  
**Sharon And Dale Piechowiak**  
**Mailing Address:**  
 301 W Trapnell Rd  
 null  
 Plant City, FL 33566-0421  
**Site Address:**  
 301 W Trapnell Rd  
 Plant City, FL 33567  
**SEC-TWN-RNG: 17-29-22**  
**Acreage: 1.74195004**  
**Market Value: \$469,505.00**  
**Landuse Code: 0100 SINGLE FAMILY**

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