

**Rezoning Application:** PD 24-0921  
**Zoning Hearing Master Date:** February 23, 2026  
**BOCC Land Use Meeting Date:** April 7,, 2026

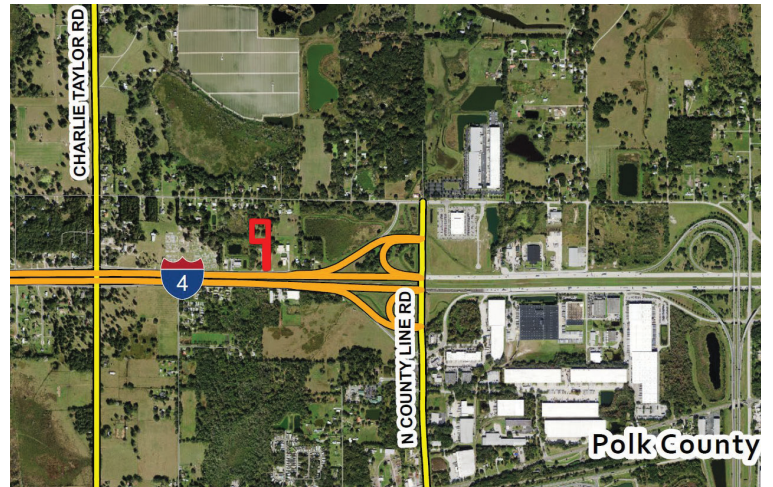


**Hillsborough  
 County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY**

**Applicant:** TRUE Builders, Inc.  
**FLU Category:** Residential – 1 (Res- 1)  
**Service Area:** Rural  
**Site Acreage:** 2.45  
**Community Plan Area:** None  
**Overlay:** None



**Introduction Summary:**

The applicant is requesting to rezone 2.45 acres from ASC-1 to PD to allow for the development of up to 20,000 square feet (SF) of gross floor area (GFA) to be used as a contractor’s office without outdoor storage.

Zoning:	Existing	Proposed
Districts	ASC-1	PD
Typical General Uses	Agricultural and Single-Family, Conventional	Contractor’s Office without Open Storage
Acreage	2.45	2.45
Density/Intensity	1 DU per GA/FAR: NA	0.0 DG per GA/FAR: 0.19
Mathematical Maximum*	2 DU/NA	20,000 SF GFA

\*number represents a pre-development approximation

Development Standards	Existing	Proposed	
Districts	ASC-1	PD	
Lot Size / Lot Width	43,560 SF / 150’	NA	
Setbacks/Buffering and Screening	50’ Front 50’ Rear 15’ Sides	Setbacks	Buffers
		30’ Front 70’ Rear 20’ Sides	North: 20’/B Northwest: 20’/B South: 20’/B East: 6’/A (entry) 6’/A (east) and 10’/B with 6’ fence (west)
Height	50’	35’	

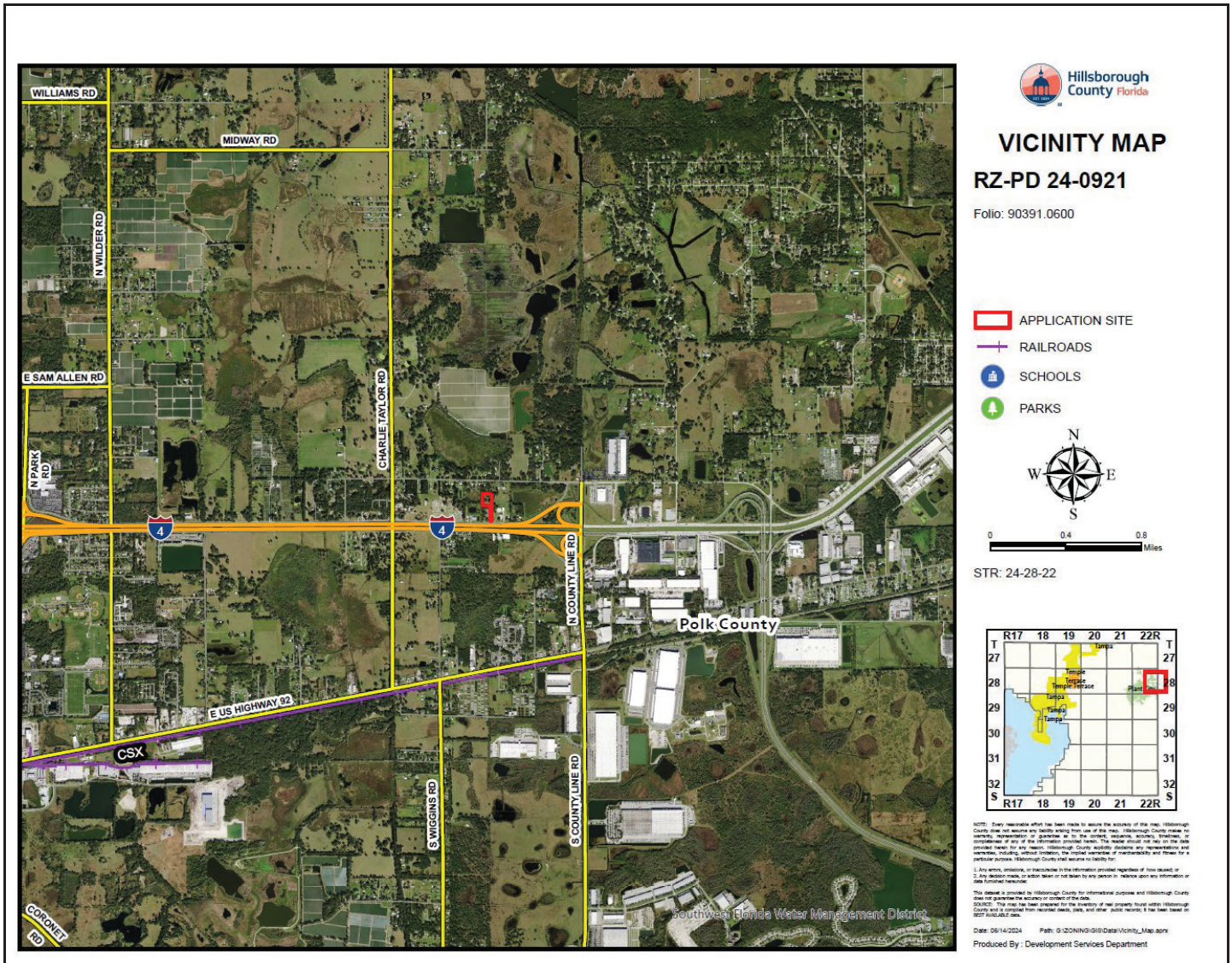
**Additional Information**

PD Variations	LDC Part 6.06.00 (Landscaping/Buffering)
Waivers to the Land Development Code	

<b>Planning Commission Recommendation:</b> Inconsistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

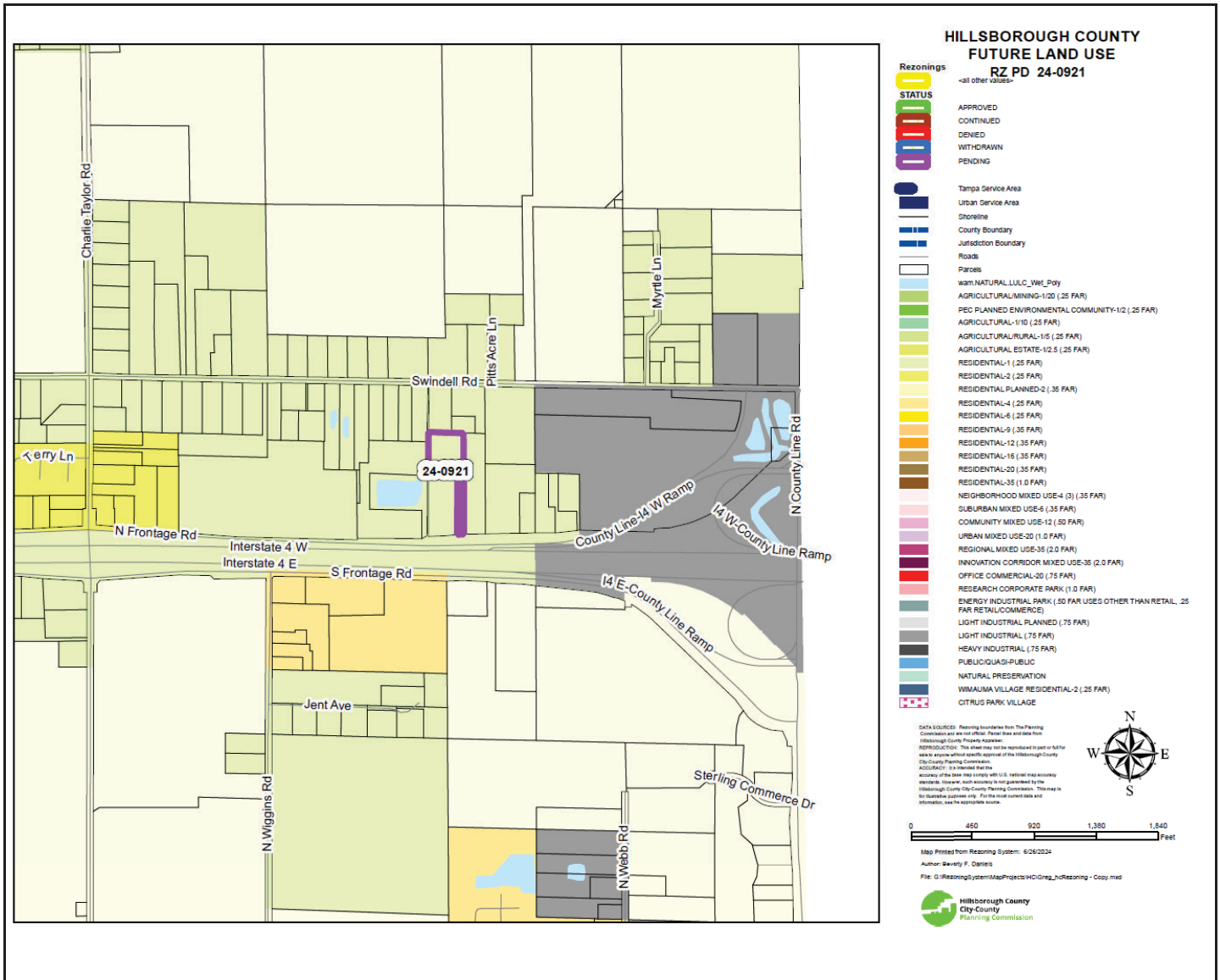


#### Context of Surrounding Area:

Development in the immediate vicinity includes a wide variety of uses, which include a 350-foot-wide portion of I-4 right of way to the south, single-family, religious institution to the east, single-family residential to the north. The properties to the west are developed for an 18.9-acre cemetery, FDOT stormwater pond, a single-family dwelling, and a contractor’s office without open storage that is owned by the applicant.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

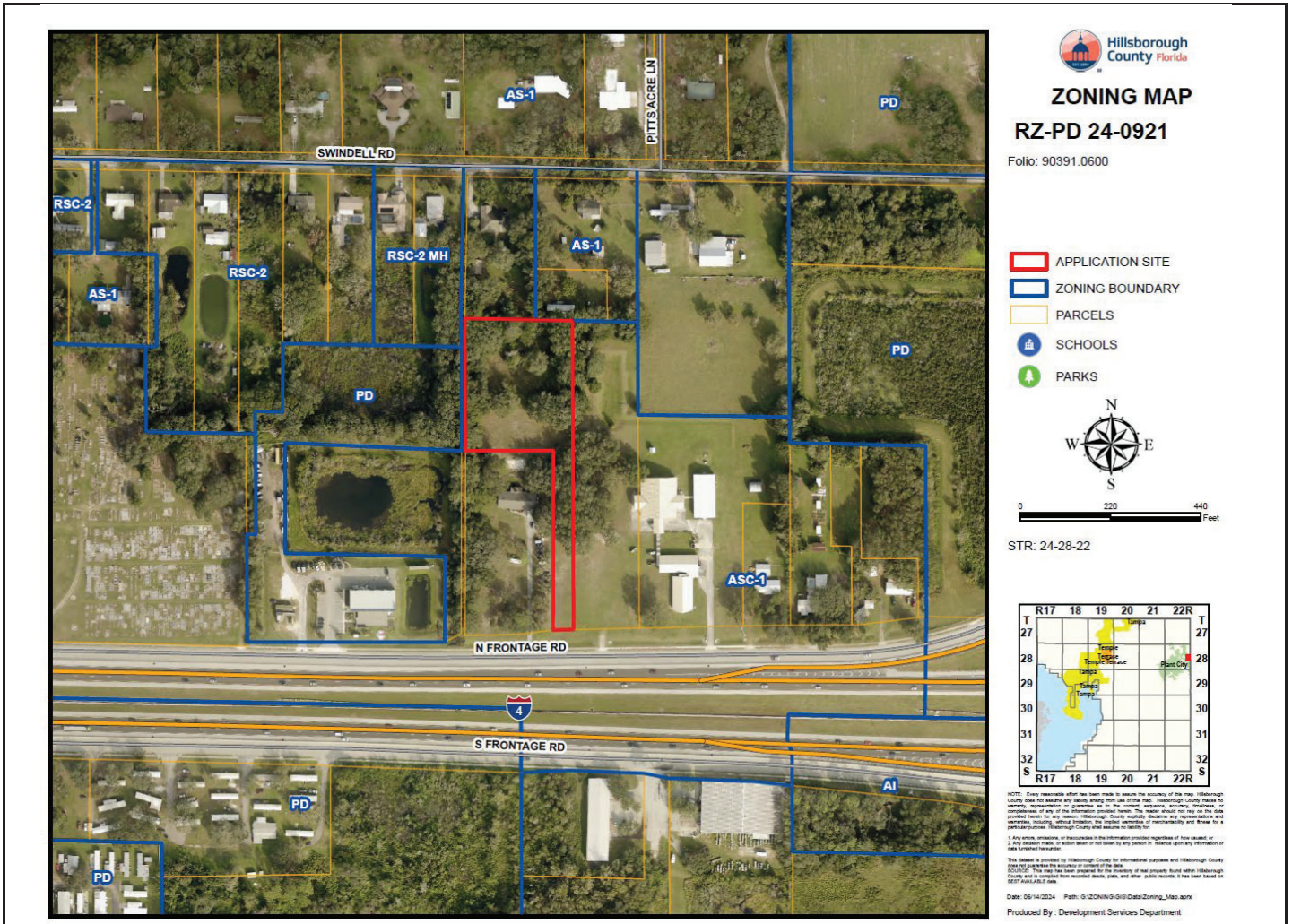
### 2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential 1
Maximum Density/FAR	Up to 1.0 dwellings per gross acre. Up to a FAR of 0.25 or 30,000 SF whichever is less.
Typical Uses	Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

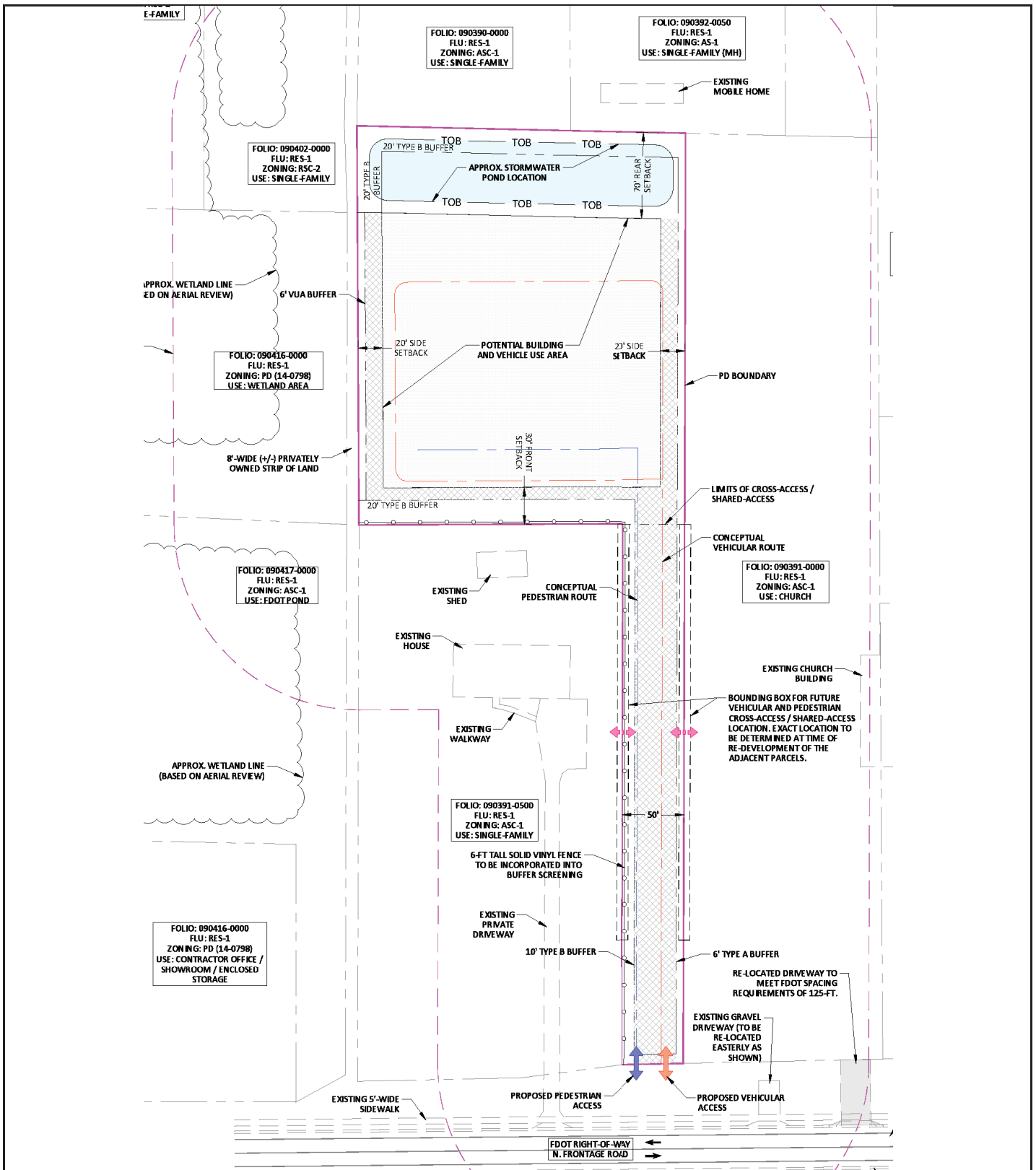


Adjacent Zonings and Uses

Location	Zoning	Max. Density/FAR Permitted by Zoning	Allowable Use	Existing Use
North	AS-1	1 DU per GA/NA	Agricultural and Single-Family	Single-Family
	ASC-1	1 DU per GA/NA	Agricultural and Single-Family, Conventional	Single-Family
South (Plant City)	M-1A	NA/FAR 0.50	Light Industrial	Warehouse
East	ASC-1	1 DU per GA/NA	Agricultural and Single-Family, Conventional	Religious Institution
West	PD 14-0798	NA/FAR 0.25	Retail Showroom and Contractor's Office Without Open Storage	Retail Showroom and Contractor's Office Without Open Storage
	ASC-1	1 DU per GA/NA	Agricultural and Single-Family, Conventional	Single-Family
	RSC-2	2 DU per GA/NA	Single-Family, Conventional	Single-Family

## 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)



APPLICATION NUMBER: PD 24-0921

ZHM HEARING DATE: February 23, 2026

BOCC LUM MEETING DATE: April 7, 2026

Case Reviewer: Sam Ball

### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

#### Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
I-4 Frontage	FDOT Frontage Road	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

#### Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	196	33	39
Difference (+/1)	+178	+32	+37

\*Trips reported are based on net new external trips unless otherwise noted.

#### Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

#### Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
N/A	Administrative Variance Requested	Approvable
	Design Exception Requested	Previously Approved
Notes:		

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees: Rural Mobility, Northeast Fire - Warehouse, 20,000 SF (Per 1,000 s.f.)</b> Mobility: \$1,992 * 20 = \$39,840 Fire:     \$   34 * 20 = \$   680				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

Staff finds that based on the existing zoning and development pattern in the area, the immediate proximity to Interstate-4, and the proposed development plan, that the proposed development would have minimal impact on the area.

Staff finds the variation to reduce the required 20-foot-wide buffer with Type “B” screening will have minimum impact on the adjoining properties. The southern 435-foot-stretch of the buffer reduction area is outside of the building envelope and will solely function as vehicular and pedestrian access. The buffer reductions in the access area are required to accommodate a sidewalk, 24’ wide driveway, and two buffers within a 50’ wide portion of the property. The remaining portion of the fourteen-foot buffer reduction area is located along the eastern boundary of the property where the building envelope will be separated from the neighboring property with a 20-foot minimum setback, an internal driveway, and Type “A” screening. The applicant submitted letters of no objection from the owners of the properties that adjoin the buffer reduction area, who would be most directly impacted by the reduced buffer widths.

Required buffering and screening along the south adjacent to the single family to the south will be provided. The residential properties to the north will be separated from the building envelope with a 20-foot-wide buffer with Type “B” screening, stormwater pond, and 70-foot setback. Additionally, the applicant owns one of the parcels located eight feet to the west, that is also zoned and developed for a contractor’s office without open storage use.

### **5.2 Recommendation**

Based on the above considerations, staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to include a note stating that "Parking shall be provide per the County Land Development Code".

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 23, 2026.

1. Development is limited to 20,000 SF of gross floor area for use as a contractor’s office without open storage.
2. Development standards shall be as follows:
  - Maximum building coverage: 27%
  - Maximum impervious surface area: 70%
  - Minimum building setbacks:
    - Front: 30’
    - Side: 20’
    - Rear: 70’
  - Minimum buffering & screening:
    - North: 20’ buffer with Type “B” screening
    - East: 6’ buffer with Type “A” screening
    - South (adj. SFR): 20’ buffer with Type “B” screening
    - West (access area): 10’ buffer with 6’ solid vinyl fence
    - West (adj. folio 90402.0000): 20’ buffer with Type “B” screening
3. The project shall have one vehicular access connection to the I-4 Frontage Rd., subject to FDOT approval.
4. The subject property shall provide vehicular and pedestrian cross access/shared access connections to the adjacent properties to the east (folio# 90391.0000) and west (folio# 90391.0500) within the bounding boxes shown on the PD site plan. The developer shall establish a shared access facility between the project access and the adjacent properties, unless otherwise approved by FDOT approval.
5. Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
7. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
8. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

9. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
10. 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.
11. 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.
12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/ other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
16. If the notes and/or graphics 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.
17. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:**



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

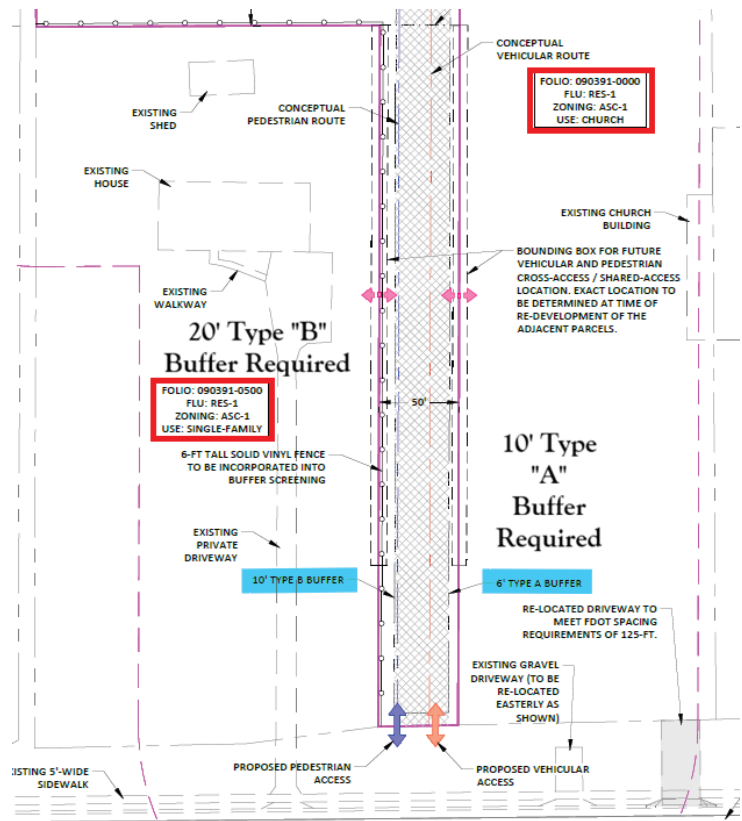
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

**7.1 Variation Request**

The applicant is requesting a 10-foot reduction along the western portion of the property that abuts a single-family residence and a 4-foot reduction along the eastern property boundary, which abuts a church. The Type "B" and "A" screening requirements are to remain in effect. The applicant submitted the following justification for why the variation is requested.

"Given the unique flag pole shape of this lot, the parcel width extending from the right-of-way into the developable portion of the site is only 50-ft wide. Access connections for vehicles and pedestrians requires a 5-ft wide sidewalk, 24-ft wide paved drive aisle, and curbs on each side of the drive aisle with a total width of about 31-ft. Strict adherence to current regulations would require a 20-ft buffer on the west side and a 10-ft buffer on the east side, and adding that to the minimum width needed for the access connections results in a width of 61-ft which is wider than the property width. Therefore, the project would not be able to be constructed within the limits of the project site."

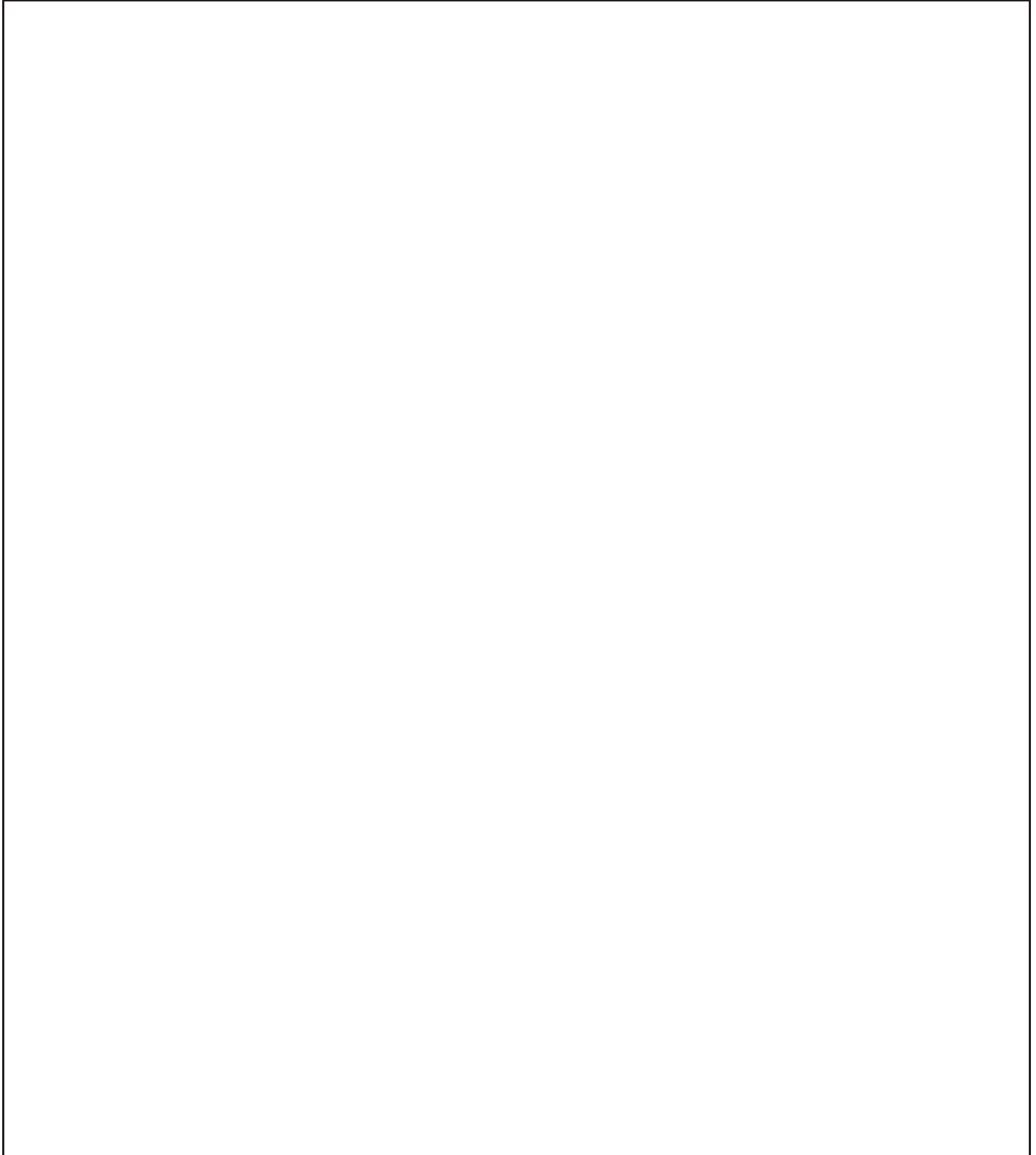


**7.2 Property Violation History**

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

\*past 12 months from intake date

**8.0 PROPOSED SITE PLAN (FULL)**





**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department

**DATE:** 02/12/2026

**REVIEWER:** Richard Perez, AICP, Executive Planner

**AGENCY/DEPT:** Transportation

**PLANNING AREA:** East Rural

**PETITION NO:** PD 24-0921

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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.

**CONDITIONS OF APPROVAL**

- The project shall have one vehicular access connection to the I-4 Frontage Rd., subject to FDOT approval.
- The subject property shall provide vehicular and pedestrian cross access/shared access connections to the adjacent properties to the east (folio# 90391.0000) and west (folio# 90391.0500) within the bounding boxes shown on the PD site plan. The developer shall establish a shared access facility between the project access and the adjacent properties, unless otherwise approved by FDOT approval.
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- Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

*Other Conditions*

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to include a note stating that “Parking shall be provide per the County Land Development Code”.

**PROJECT SUMMARY & ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 2.45 acres from Agricultural, Single Family Conventional 1 (ASC-1) to Planned Development (PD) zoning to allow for a 20,000 sf Contractor’s Office without Open Storage. The site is located +/- 2,722sqft east of the intersection of Charlie Taylor Rd. and N I-4 Frontage Rd.

The future land use designation of the site is Residential 1 (R-1).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject property. Staff prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant's analysis and based upon a generalized worst-case scenario. Information shown was developed using data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

**Existing Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: Single Family Detached, 2 units (ITE LUC 210)	18	1	2

**Proposed PD Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 20,000 sf Specialty Trade Contractor (ITE LUC 180)	196	33	39

**Trip Generation Difference:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+178</b>	<b>+32</b>	<b>+37</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

I-4 Frontage Rd. is a 2-lane, undivided, roadway owned and maintained by the Florida Department of Transportation (FDOT). Along the project's frontage, the roadway sits within larger interstate right of way and is characterized by +/- 12-foot wide travel lanes in good condition. There are +/- 5-foot-wide bicycle lanes and +/- 5-foot wide sidewalks along north side of the roadway.

**SITE ACCESS AND CONNECTIVITY**

The subject site proposes a single access connection to N. I-4 Frontage Road and cross access/shared access to the east and west.

The applicant's transportation analysis concludes that turn lane improvements are not warranted at the project access.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information is not provided for the I-4 frontage roadway in the Hillsborough County 2024 Level of Service Report.

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ PD 24-0921

**DATE OF HEARING:** February 23, 2026

**APPLICANT:** True Builders, Inc. /  
Issac J. Turpin

**PETITION REQUEST:** The request is to rezone a  
parcel of land from ASC-1  
to PD

**LOCATION:** 4020 N. Frontage Road

**SIZE OF PROPERTY:** 2.45 acres m.o.l.

**EXISTING ZONING DISTRICT:** ASC-1

**FUTURE LAND USE CATEGORY:** RES-1

**SERVICE AREA:** Rural

**COMMUNITY PLANNING AREA:** N/A

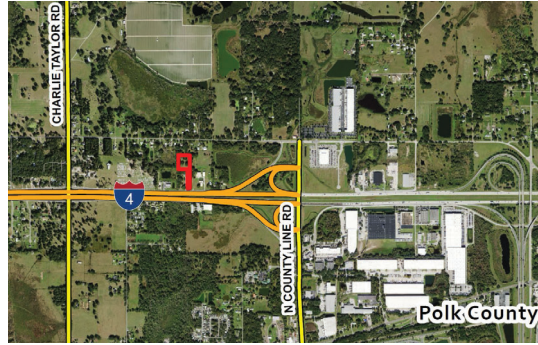
# DEVELOPMENT REVIEW STAFF REPORT

**Rezoning Application:** PD 24-0921  
**Zoning Hearing Master Date:** February 23, 2026  
**BOCC Land Use Meeting Date:** April 7,, 2026



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**Service Area:** Rural  
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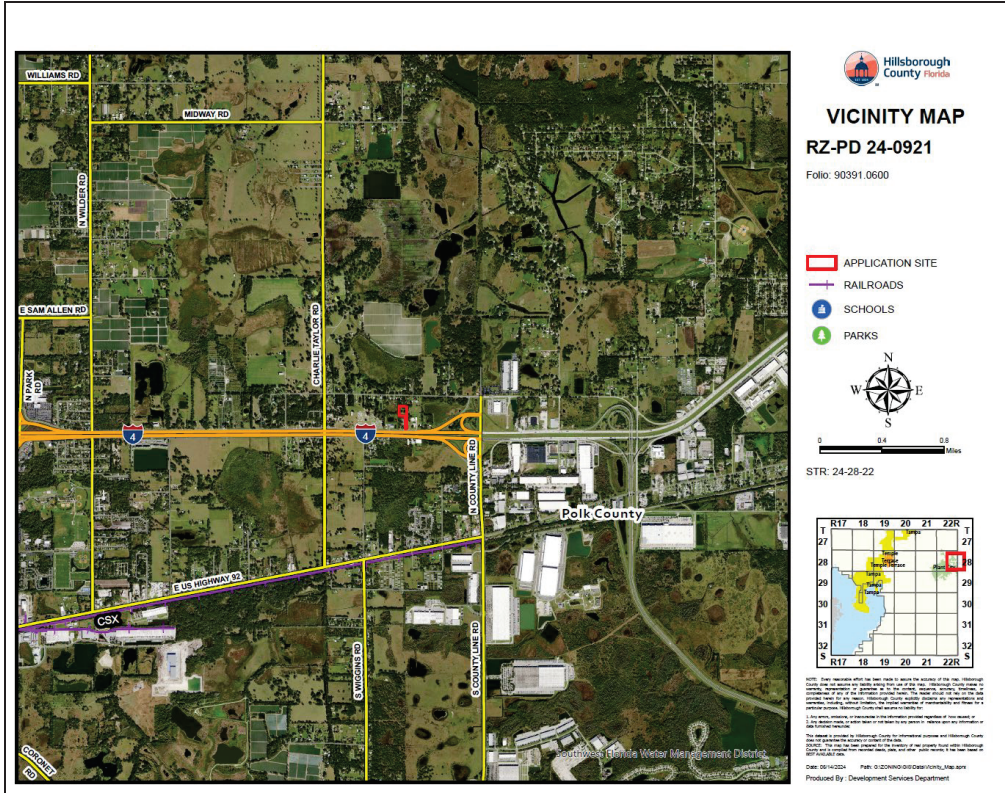
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Lot Size / Lot Width	43,560 SF / 150'	NA	
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	Setbacks	Buffers
		30' Front 70' Rear 20' Sides	North: 20' /B Northwest: 20' /B South: 20' /B East: 6' /A (entry) 6' /A (east) and 10' /B with 6' fence (west)
Height	50'	35'	

Additional Information	
PD Variations	LDC Part 6.06.00 (Landscaping/Buffering)
Waivers to the Land Development Code	

<b>Planning Commission Recommendation:</b> Inconsistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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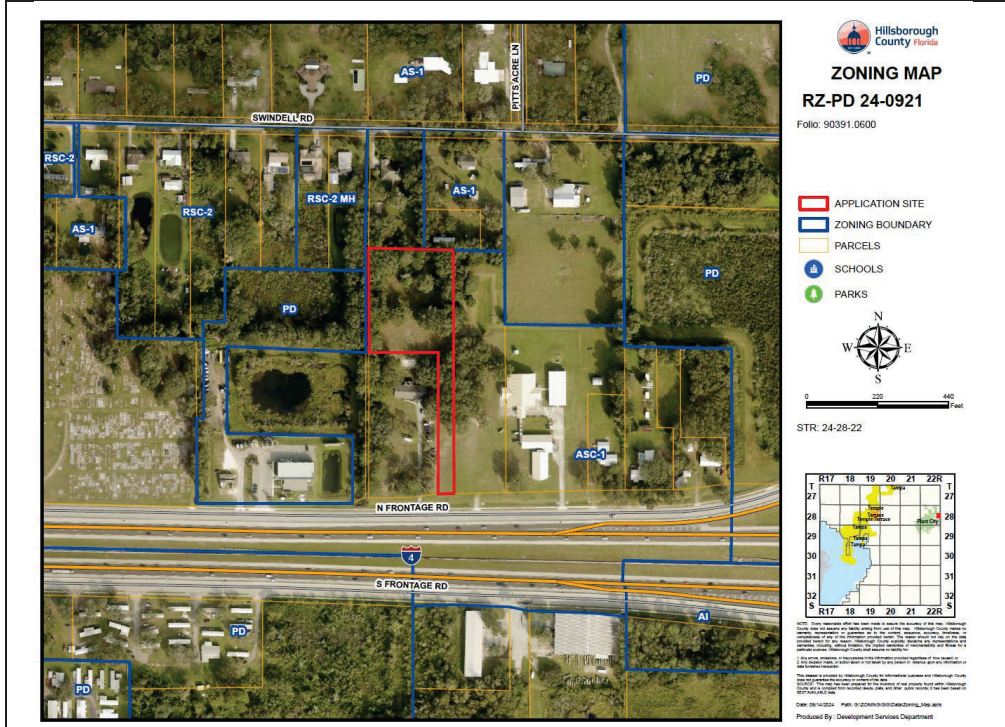


**Context of Surrounding Area:**  
 Development in the immediate vicinity includes a wide variety of uses, which include a 350-foot-wide portion of I-4 right of way to the south, single-family, religious institution to the east, single-family residential to the north. The properties to the west are developed for an 18.9-acre cemetery, FDOT stormwater pond, a single-family dwelling, and a contractor's office without open storage that is owned by the applicant.



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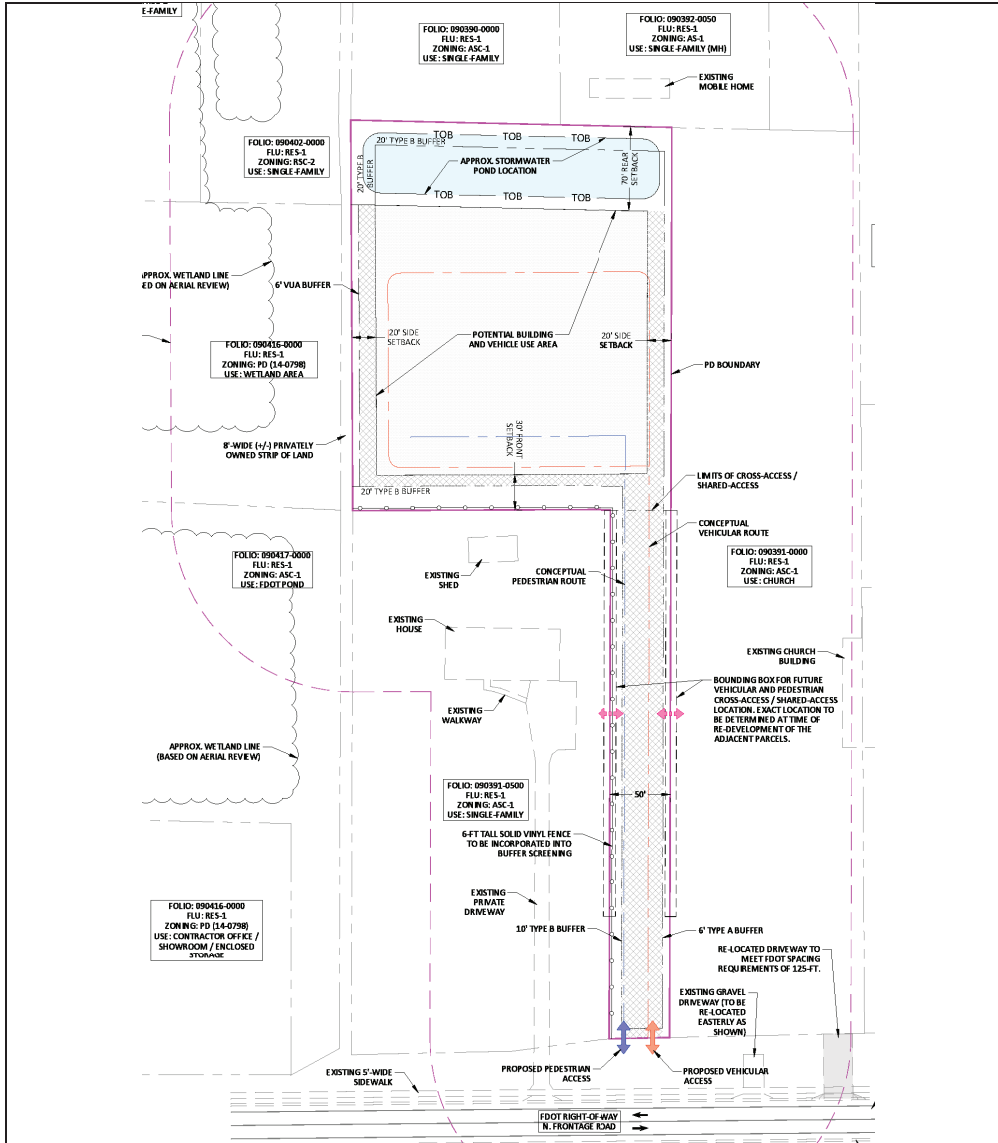


Adjacent Zonings and Uses

Location	Zoning	Max. Density/FAR Permitted by Zoning	Allowable Use	Existing Use
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South (Plant City)	M-1A	NA/FAR 0.50	Light Industrial	Warehouse
East	ASC-1	1 DU per GA/NA	Agricultural and Single-Family, Conventional	Religious Institution
West	PD 14-0798	NA/FAR 0.25	Retail Showroom and Contractor's Office Without Open Storage	Retail Showroom and Contractor's Office Without Open Storage
	ASC-1	1 DU per GA/NA	Agricultural and Single-Family, Conventional	Single-Family
	RSC-2	2 DU per GA/NA	Single-Family, Conventional	Single-Family

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



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Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
I-4 Frontage	FDOT Frontage Road	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	196	33	39
Difference (+/1)	+178	+32	+37

\*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
N/A	Administrative Variance Requested	Approvable
	Design Exception Requested	Previously Approved
Notes:		

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees: Rural Mobility, Northeast Fire - Warehouse, 20,000 SF (Per 1,000 s.f.)</b> Mobility: \$1,992 * 20 = \$39,840 Fire: \$ 34 * 20 = \$ 680				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Staff finds that based on the existing zoning and development pattern in the area, the immediate proximity to Interstate-4, and the proposed development plan, that the proposed development would have minimal impact on the area.

Staff finds the variation to reduce the required 20-foot-wide buffer with Type “B” screening will have minimum impact on the adjoining properties. The southern 435-foot-stretch of the buffer reduction area is outside of the building envelope and will solely function as vehicular and pedestrian access. The buffer reductions in the access area are required to accommodate a sidewalk, 24’ wide driveway, and two buffers within a 50’ wide portion of the property. The remaining portion of the fourteen-foot buffer reduction area is located along the eastern boundary of the property where the building envelope will be separated from the neighboring property with a 20-foot minimum setback, an internal driveway, and Type “A” screening. The applicant submitted letters of no objection from the owners of the properties that adjoin the buffer reduction area, who would be most directly impacted by the reduced buffer widths.

Required buffering and screening along the south adjacent to the single family to the south will be provided. The residential properties to the north will be separated from the building envelope with a 20-foot-wide buffer with Type “B” screening, stormwater pond, and 70-foot setback. Additionally, the applicant owns one of the parcels located eight feet to the west, that is also zoned and developed for a contractor’s office without open storage use.

### 5.2 Recommendation

Based on the above considerations, staff recommends approval, subject to conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 23, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item.

Mr. Isaac Turpin 4000 North Frontage Road Plant City testified as the applicant and stated that he is the owner of True Builders. Mr. Turpin stated that the rezoning is part of an expansion plan which is vital to his company.

Mr. Ryan Renardo 10312 Bloomingdale Avenue Suite 10837 Riverview testified on behalf of the applicant and stated that he is a civil engineer. He showed a PowerPoint presentation and identified the location of the subject property as being between County Line Road and Charlie Taylor Road, immediately north of Interstate-4. He added that the property is located on the Frontage Road. Mr. Renardo showed an aerial photo to discuss the subject property which is undeveloped and a property to the west that the applicant rezoned 12 years ago also for a contractor's office. He detailed the surrounding area which includes industrial land uses, some commercial and the applicant's headquarters which is west of the subject property. He testified that the current rezoning request for PD is to allow a contractor's office without open storage at a maximum building square footage of 20,000 square feet. He added that the RES-1 Floor Area Ratio permits a maximum FAR of 0.25 and the proposed 20,000 square foot building on the 2.45-acre site equates to an FAR of 0.187. Mr. Renardo stated that the PD includes a rear yard setback of 70 feet. A request for PD variations is included in the rezoning request due to the unique shape of the lot. A reduction in buffer width from 20 feet to 10 feet is requested to accommodate the access road, sidewalks and screening. The required Type B screening will be provided. A second PD variation is requested along the east side of the entry road to reduce the buffer width from 10 feet to 6 feet for the same reason. The required Type A screening will be provided. Mr. Renardo showed a copy of the site plan to discuss a proposed stormwater pond which will be located to the north immediately adjacent to single-family homes that are approximately 210 feet from the northern property line. The homes are accessed from Swindell Road. There is thick vegetation between the subject property and the rear of the homes to the north. He detailed the adjacent uses which include a single-family home and a proposed 6-foot-high solid vinyl fence along the boundary. A church is located to the east. Interstate-4 is located to the south including the Frontage Road. Mr. Renardo cited numerous Comprehensive Plan policies with which the rezoning complies and stated that a request for a waiver of Commercial Locational Criteria was requested as the site does not meet the distance standard. He added that the waiver was requested based on Policy 22.6B which stated that one exception

to the criteria is that the site is unsuitable for residential development. He testified that the subject property is too small for multi-family uses and it is undesirable for single-family homes as it is accessed directly off an interstate highway system. He stated that the proposed uses will serve the daily needs of residents as the applicant provides services pertaining to air conditioning, electrical, mechanical, plumbing and restoration. Mr. Renardo cited Policy 22.8 which states that the Board of County Commissioners may grant a waiver of Commercial Locational Criteria if there are unique circumstances. He stated that the subject property fronts the Interstate Highway System from a Frontage Road. He discussed the intent of the locational criteria and stated that he has not received any comments in objection and that he met with the church to the east who provided a letter of no-objection to the rezoning request. The adjacent neighbor also submitted a letter of no-objection.

Hearing Master Finch asked Mr. Renardo about the reason the rezoning application had been in the process for so long. Mr. Reynardo replied the applicant found out that the lot was not a lot of record and applied for a certified parcel. Work was delayed due to his client's restoration business after the hurricanes and they had issues with access from FDOT. The access issue has been resolved when the church agreed to shift their driveway to meet spacing standards.

Mr. Sam Ball, Development Services staff, testified regarding the County's staff report. He stated that the applicant is requesting to rezone from ASC-1 to Planned Development to permit a contractor's office without open storage. He detailed the surrounding land uses and stated that the office would be limited to 20,000 square feet. Staff supports the requested PD variations as stated in the staff report. He noted the two letters of no-objection from the church and the adjacent single-family property owner. Staff finds the request approvable.

Ms. Willow Michie, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Michie stated that the site is designated Residential-1 by the Comprehensive Plan and located in the Rural Service Area. Ms. Michie stated that the proposed use is more intense and not compatible with the established rural residential development pattern. She added that the surrounding area consists primarily of single-family residential homes directly to the north and the southwest and quasi-public uses to the east and west. Ms. Michie testified that the proposed stormwater pond to the north does not resolve the compatibility issue of introducing a non-residential contractor's office into the rural area. She testified that the site does not meet commercial locational criteria and that staff does not support the requested waiver due to the intensity of the use adjacent to single-family residential. Staff found the rezoning inconsistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked Ms. Michie about both the applicant's representative and Development Services staff testimony that the applicant owns a contractor's office approximately 8 feet to the west of the subject property and if she had any information regarding if that property was similarly situated by not meeting commercial locational criteria and in the rural service area. Ms. Michie replied that she would research the adjacent property.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

Hearing Master Finch asked Ms. Heinrich if she had any information on the property that is located 8 feet to the west of the subject property that owned by the subject property owner and developed for a contractor's office. Ms. Heinrich replied that it is zoned Planned Development and approved for a contractor's office.

Ms. Michie of the Planning Commission staff testified that the adjacent property is owned by the subject property owner and was rezoned in 2014. She stated that she would research if the adjacent property met commercial locational criteria.

Mr. Renardo testified during the rebuttal period that the adjacent property did not meet commercial locational criteria and that the Planning Commission staff supported the requested waiver. He stated that the subject property does not have an established residential neighborhood around it but only a couple of sporadic homes and churches. The subject property is approximately 70 feet away from the homes to the north and the site plan proposes a stormwater pond on the northern portion to mitigate potential impacts. Mr. Renardo testified that there is no opposition to the subject rezoning request and that the Development Services Department staff found that the request is compatible with the existing zoning and development pattern in the area.

Hearing Master Finch asked Ms. Michie if she had any additional information on the parcel to the west. Ms. Michie replied that a waiver of commercial locational criteria was requested and supported by the Planning Commission staff based on the property being in a unique location and that the proposed development was compatible with the surrounding area.

The hearing was then concluded.

## **EVIDENCE SUBMITTED**

No documents were submitted into the record.

## **PREFACE**

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

## **FINDINGS OF FACT**

1. The subject property is 2.45 acres in size and is currently zoned Agricultural Single-Family Conventional-1 (ASC-1) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area.
2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to permit a contractor's office without open storage. The project is limited to a maximum of 20,000 square feet.
3. Two Planned Development variations are requested. The applicant is requesting 1) a variation to reduce the required 20-foot buffer to 10-foot along the western portion of the site adjacent to the single-family residence and 2) a reduction of the required 10-foot buffer to 6-foot along the eastern portion of the site adjacent to the existing church. The required Type B and Type A screening respectively will be provided. The applicant stated that the reduction in buffer width is needed due to the unique shape of the property and will serve to provide the required access drive aisle, sidewalk and screening.

The variations meet Land Development Code Section 5.03.06.C(b) as they are mitigated by the installation of the required screening which meets the intent of the Code requirement and therefore is in harmony with Land Development Code.

4. The Planning Commission does not support the rezoning request. Staff stated that the proposed use is intense and not compatible with the established rural residential development pattern. Staff found that the surrounding area consists primarily of single-family residential homes directly to the north and the southwest and quasi-public uses to the east and west and that the proposed stormwater pond to the north does not resolve the compatibility issue of introducing a non-residential contractor's office into the rural area. Planning Commission staff testified that the site does not meet commercial locational criteria and that staff does not support the requested waiver due to the intensity of the use adjacent to single-family residential. Staff found the rezoning request inconsistent with the Comprehensive Plan.
5. The Development Services Department supports the requested rezoning application. Staff stated that the request is consistent with the existing development pattern including the property's proximity to Interstate-4.
6. The surrounding area is a mixture of residential and non-residential zoning land uses. The subject property fronts the Interstate-4 Frontage Road which is immediately adjacent to Interstate-4. To the east is an existing church. To the southwest is an existing single-family home. To the west is both a contractor's office that is owned by the subject property owner and an FDOT stormwater pond. To the north are single-family residential homes that are oriented away from the subject property and accessed from Swindell Road to the north.
7. Two letters of no-objection to the rezoning were submitted by the abutting single-family home property owner to the southwest and the abutting church to the east.
8. No testimony in opposition was provided at the Zoning Hearing Master hearing or submitted into the record.
9. The applicant's representative and Development Services Department staff testified that the subject property owner owns and operates a contractor's office without open storage on property immediately to the west.

The Planning Commission staff testified at the Zoning Hearing Master hearing that the adjacent property was rezoned in 2014 by the subject property owner for a contractor's office and that Planning Commission staff supported the request for a waiver of commercial locational criteria at that time due to the unique location of the property.

10. The subject property is located along the Interstate-4 Frontage Road and feet from the County Line-Interstate-4 exit ramp. This location is unique and justifies the requested waiver of commercial locational criteria.
11. The rezoning request to PD for the development of a contractor's office without open storage is compatible with the existing development pattern and consistent with the Land Development Code and the Comprehensive Plan.

### **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.

### **SUMMARY**

The applicant is requesting a rezoning from ASC-1 to the PD zoning district for the development of a contractor's office without open storage.

No waivers are requested. Two PD variations are requested to the required buffer width along the western and eastern portion of the site. The required screening will be provided. The PD variations are justified by the applicant's intent to provide the required access drive aisle, sidewalk and screening and therefore meet Land Development Code Section 5.03.06.C(b).

The Planning Commission staff does not support the request including the waiver of commercial locational criteria. Staff testified that the area is comprised of single-family rural residential land uses and a contractor's office is too intense a land use.

The Development Services Department supports the requested rezoning and found that a contractor's office without open storage is consistent with the existing development pattern including the property's proximity to Interstate-4.

No testimony in opposition was provided at the Zoning Hearing Master hearing.

Two letters of no-objection were submitted into the record from adjacent property owners.

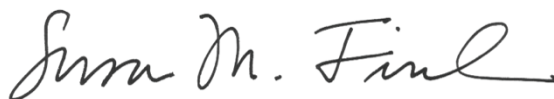
The applicant's representative and Development Services Department staff testified that the subject property owner owns and operates a contractor's office without open storage on property immediately to the west. The Planning Commission staff testified that the adjacent property was rezoned in 2014 by the subject property owner for a contractor's office and that Planning Commission staff supported the request for a waiver of commercial locational criteria at that time due to the unique location of the property.

The subject property is located along the Interstate-4 Frontage Road and feet from the County Line-Interstate-4 exit ramp. This location is unique and justifies the rezoning and requested waiver of commercial locational criteria.

The rezoning request to PD for the development of a contractor's office without open storage is compatible with the existing development pattern and consistent with the Land Development Code and the Comprehensive Plan.

### **RECOMMENDATION**

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

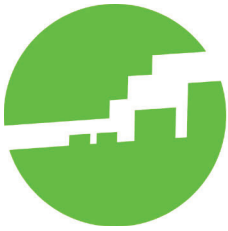


March 16, 2026

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**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

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

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> February 23, 2026 <b>Report Prepared:</b> February 12, 2026	<b>Case Number:</b> PD 24-0921 <b>Folio(s):</b> 90391.0600 <b>General Location:</b> South of Swindell Road, north of Frontage Road, east of County Line Road and west of Charlie Taylor Road.
<b>Comprehensive Plan Finding</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-1 (1 du/ga; 0.25 FAR)
<b>Service Area</b>	Rural
<b>Community Plan(s)</b>	None
<b>Rezoning Request</b>	Agricultural Single Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for up to 20,000 square feet of contractor office space and enclosed storage.
<b>Parcel Size</b>	+/- 2.45 acres
<b>Street Functional Classification</b>	Swindell Road- <b>County Collector</b> Frontage Road- <b>Local</b> County Line Road- <b>Local</b> Charlie Taylor Road- <b>County Collector</b>
<b>Commercial Locational Criteria</b>	Does not meet

<b>Evacuation Area</b>	None
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<b>Table 1: COMPARISON OF SURROUNDING PROPERTIES</b>			
<b>Vicinity</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>Subject Property</b>	Residential-1	ASC-1	Vacant
<b>North</b>	Residential-1	ASC-1 + AS-1	Single-Family Residential
<b>South</b>	Residential-1	ASC-1	Single-Family Residential
<b>East</b>	Residential-1	ASC-1	Public/Quasi-Public
<b>West</b>	Residential-1	ASC-1 + PD	Light Industrial + Public/Quasi-Public

**Staff Analysis of Goals, Objectives and Policies:**

The subject site is located south of Swindell Road, north of Frontage Road, east of County Line Road, and west of Charlie Taylor Road. The property lies within the Rural Area and is not located within the boundaries of an adopted Community Plan. The site is designated Residential-1 (RES-1) under the Future Land Use (FLU) Map. The RES-1 FLU category is intended to support agricultural uses, ranches, and large-lot, low-density rural residential development. The category may allow farms, ranches, residential uses, and in limited circumstances, rural-scale neighborhood commercial uses, offices, and multi-purpose projects, provided such uses meet established locational criteria and are consistent with the Goals, Objectives, and Policies of the Future Land Use Element (FLUE).

The applicant is requesting approval of a Planned Development (PD) rezoning to allow up to 20,000 square feet of contractor office space and enclosed storage. With 2.45 acres the site can be considered for up to 26,680 square feet on non-residential uses (2.45 ac x 0.25 far = 26,680). The proposed development would introduce a non-residential commercial type use within a Rural Area designated primarily for residential and agricultural purposes.

Objective 4 of the FLUE establishes that the Rural Area is intended to provide long-term opportunities for agricultural uses and large lot, low density rural residential development that can exist without the threat of urban or suburban encroachment. The intent of the Residential-1 FLU category is to maintain rural character while permitting rural residential uses compatible with short-term agricultural activities. While certain rural-scale commercial, office, and multi-purpose projects may be considered, they must comply with applicable locational criteria and development regulations and demonstrate compatibility with surrounding uses.

The proposed PD would introduce a more intensive commercial development pattern within an area not designated for that level of activity. This would allow uses that are not compatible with the established rural residential pattern and would incrementally increase nonresidential development pressure within the Rural Area. As such, the request is inconsistent with FLUE Objective 1, which requires consistency between land use designations. Objective 8 and Policies 8.1 and 8.2, which emphasize compatibility and orderly development and Policy 1.4, which requires new development to be compatible with the surrounding area. Compatibility, as defined in Policy 1.4, does not require identical development patterns, but rather sensitivity to maintaining the character of existing development. The surrounding area consists primarily of single family residential uses directly to the north and southwest, with public/quasi-public uses to the east and west. A church and cemetery are located to the east. The introduction of contractor offices and enclosed storage facilities, including associated vehicle activity and operational characteristics, would not maintain the prevailing rural residential character.

The applicant has indicated that a stormwater pond is proposed in the northern portion of the site and that buffering will be provided around that pond to mitigate potential impacts to adjacent residential properties. While the provision of buffering around stormwater infrastructure may reduce visual impacts and provide limited screening, it does not address the broader land use incompatibility associated with the introduction of contractor office and storage uses in the Rural Area. Furthermore, the presence of a stormwater pond and associated buffering does not alter the underlying inconsistency with the Future Land Use designation or mitigate operational impacts such as traffic, noise, and intensity of use. The proposed contractor office and storage use is inconsistent with Objective 16 (Neighborhood Protection) and Policies 16.1, 16.2, and 16.3 of the Comprehensive Plan. While the applicant proposes a stormwater pond with buffering to reduce visual impacts, this measure does not resolve the fundamental incompatibility of introducing a non-residential, contractor-oriented use into a Rural Area intended for low-density residential and agricultural activities. The proposal fails to restrict incompatible land uses (Policy 16.1), does not provide a gradual transition in intensity between commercial operations and adjacent rural residences (Policy 16.2), and does not adequately integrate with surrounding land uses or mitigate operational impacts such as traffic, noise, lighting, and overall intensity (Policy 16.3).

The subject site does not meet Commercial Locational Criteria (CLC). Pursuant to FLUE Policy 22.2, properties within the RES-1 FLU category must be located within 660 feet of a qualifying intersection to be considered for certain commercial or office uses. The nearest qualifying intersection is Charlie Taylor Road and Frontage Road, both two-lane roadways. The subject site is approximately 2,800 feet from this intersection and therefore does not meet the required locational threshold. FLUE Objective 22 seeks to ensure that new commercial development is appropriately scaled and located in a manner consistent with the character of the area. A request to waive the Commercial Locational Criteria pursuant to FLUE Policy 22.8 has been submitted but staff recommend denial due to the intensity of uses adjacent to single family residential uses.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and determined that there are no wetlands located on the subject property. Given that wetland impacts are subject to a separate permitting process through the EPC and that no objections have been raised, Planning Commission staff finds the request consistent with FLUE Objective 13 and associated policies, as well as Objective 3.5 and related policies of the Environmental and Sustainability (E&S) Element.

The proposal also does not meet the intent of the Neighborhood Protection policies outlined in the FLUE, including the policy direction contained within the Community Design Component (CDC), specifically FLUE Objective 16, CDC Objective 12-1, CDC Policy 12-1.4, CDC Objective 17-1, and CDC Policy 17.1-4. These provisions emphasize the protection of established neighborhoods from the intrusion of incompatible land uses and the preservation of community character. The proposed contractor office and storage development would introduce a level of intensity and activity that is not consistent with the surrounding rural residential environment.

Overall, staff finds that the proposed use is not an allowable or supportable use within the Residential-1 Future Land Use Category given the site's failure to meet Commercial Locational Criteria, incompatibility with the surrounding development pattern, noncompliance with land development regulations, and inconsistency with the Goals, Objectives, and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. While the applicant's proposal to buffer the stormwater pond in the northern portion of the site is acknowledged, it does not sufficiently mitigate the fundamental land use inconsistencies identified. Therefore, staff finds the request inconsistent with the Comprehensive Plan.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

#### **FUTURE LAND USE ELEMENT**

##### ***Rural Area***

*Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations.*

*The One Water Chapter outlines relevant language related to water, wastewater and septic in the Rural Area.*

*Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities.*

Rural communities, such as Lutz, Keystone and Thonotosassa will specifically be addressed through community-based planning efforts. These communities, and others like them, have historically served as centers for community activities within the rural environment.

**Objective 4:** The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.

### **Land Use Categories**

**Objective 8:** The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

**Policy 8.1:** 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 those potential uses are routinely acceptable anywhere within that land use category.

### **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- locational criteria for the placement of non-residential uses as identified in this Plan,
- limiting commercial development in residential land use categories to neighborhood scale;
- requiring buffer areas and screening devices between unlike land uses.

**Policy 16.2:** Gradual transitions of intensities 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.

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

### **Community Design Component (CDC)**

#### **4.3 COMMERCIAL CHARACTER**

**Goal 12:** Design neighborhoods which are related to the predominant character of the surroundings.

**Objective 12-1:** New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

**OBJECTIVE 17-1:** Facilitate patterns of site development that appear purposeful and organized.

**Policy 17-1.4:** Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment

## **5.0 NEIGHBORHOOD LEVEL DESIGN**

### **5.1 COMPATIBILITY**

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-0921

<all other values>

- Rezoning**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

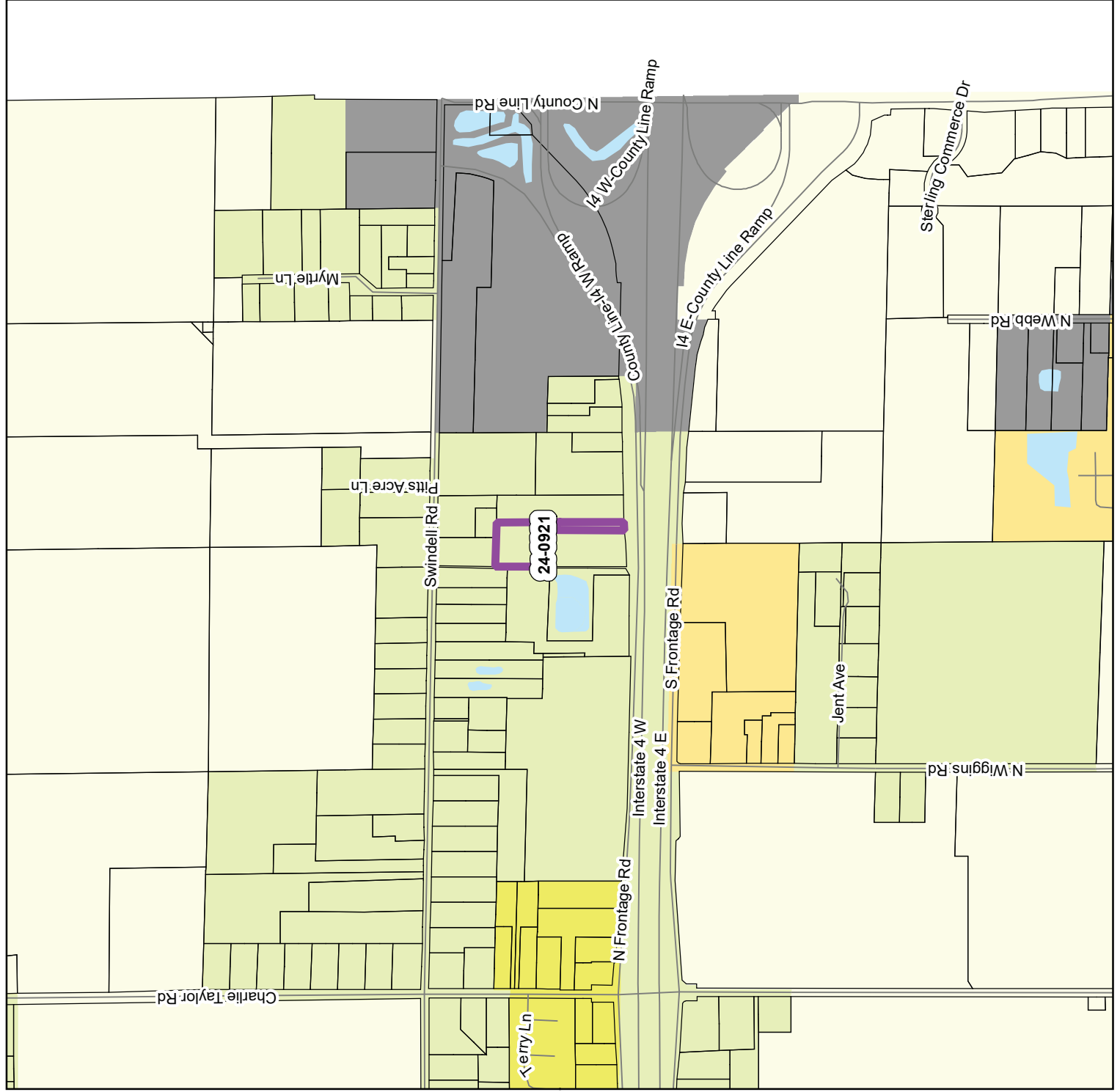
- STATUS**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- WATER NATURAL LULC\_Wee\_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The geographic data is for informational purposes only and does not constitute an official City-County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 6/26/2024  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Geo\ReZoning - Copy.mxd





**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: TRUE Builders Expansion

Zoning File: RZ-PD 24-0921 Modification: None

Atlas Page: None Submitted: 03/17/26

To Planner for Review: 03/17/26 Date Due: ASAP

Contact Person: R Squared Engineering, LLC Ryan A Renardo Phone: 727-741-3526/ Ryan@Rsquaredeng.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: Sam Ball Date: 3-17-26

Date Agent/Owner notified of Disapproval: \_\_\_\_\_





# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department

**DATE:** 02/12/2026

**REVIEWER:** Richard Perez, AICP, Executive Planner

**AGENCY/DEPT:** Transportation

**PLANNING AREA:** East Rural

**PETITION NO:** PD 24-0921

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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.

**CONDITIONS OF APPROVAL**

- The project shall have one vehicular access connection to the I-4 Frontage Rd., subject to FDOT approval.
- The subject property shall provide vehicular and pedestrian cross access/shared access connections to the adjacent properties to the east (folio# 90391.0000) and west (folio# 90391.0500) within the bounding boxes shown on the PD site plan. The developer shall establish a shared access facility between the project access and the adjacent properties, unless otherwise approved by FDOT approval.
- Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

**Other Conditions**

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to include a note stating that “Parking shall be provide per the County Land Development Code”.

**PROJECT SUMMARY & ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 2.45 acres from Agricultural, Single Family Conventional 1 (ASC-1) to Planned Development (PD) zoning to allow for a 20,000 sf Contractor’s Office without Open Storage. The site is located +/- 2,722sqft east of the intersection of Charlie Taylor Rd. and N I-4 Frontage Rd.

The future land use designation of the site is Residential 1 (R-1).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject property. Staff prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant's analysis and based upon a generalized worst-case scenario. Information shown was developed using data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

**Existing Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: Single Family Detached, 2 units (ITE LUC 210)	18	1	2

**Proposed PD Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 20,000 sf Specialty Trade Contractor (ITE LUC 180)	196	33	39

**Trip Generation Difference:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+178</b>	<b>+32</b>	<b>+37</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

I-4 Frontage Rd. is a 2-lane, undivided, roadway owned and maintained by the Florida Department of Transportation (FDOT). Along the project's frontage, the roadway sits within larger interstate right of way and is characterized by +/- 12-foot wide travel lanes in good condition. There are +/- 5-foot-wide bicycle lanes and +/- 5-foot wide sidewalks along north side of the roadway.

**SITE ACCESS AND CONNECTIVITY**

The subject site proposes a single access connection to N. I-4 Frontage Road and cross access/shared access to the east and west.

The applicant's transportation analysis concludes that turn lane improvements are not warranted at the project access.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information is not provided for the I-4 frontage roadway in the Hillsborough County 2024 Level of Service Report.



## ACCESS MANAGEMENT PERMIT CHECKLIST

PERMIT APPLICATION		
<ul style="list-style-type: none"> <li>All permits Category C and above must have a Pre-Application Meeting with FDOT Staff and provide the permit application and conceptual site plan for the meeting. This is to be coordinated with the local operations center. The pre-application meeting is a courtesy and intended to be advisory only; the results of this meeting are not binding on the Department or the Applicant.</li> <li>The Department shall not be obligated to permit or approve any connection, traffic control feature or device, or any other site related improvement that has been specified in a development approval process separate from the official connection approval process described in this rule chapter.</li> <li>Staff recommendations and determination of traffic impact areas will be provided at the Pre-Application meeting to expedite the review of the permit submittal in One Stop Permitting.</li> </ul> <p><a href="#">FDOT - One Stop Permitting</a></p> <p>The permit submittal in OSP must include a complete set of signed and sealed plans, a signed and sealed Traffic Study, and the required project-related information in accordance with Florida Administrative Code 14-96.</p>	<p><b>PROJECT INFORMATION:</b></p> <p><b>True Builders Expansion</b></p> <p>I-4 N Frontage Road west of County Line Road 10 190 200 MP 2.473 Class 7 @ 35 MPH Connection / Signal Spacing: 125' / 1320' Directional / Full Median Spacing: 330' / 660' Folio # 090391-0600</p>	
GENERAL INFORMATION		
<input checked="" type="checkbox"/>	The Department does not permit development in phases.	All property under ownership is to be included in the complete submittal. Entire property to be included in both plans and traffic study. New phases of an existing development requiring a new permit will have their fee based on the development in the individual phase.
<input checked="" type="checkbox"/>	Access and Drainage permits are reviewed and approved simultaneously.	<ul style="list-style-type: none"> <li>Ensure all permit submittals are made simultaneously via the OSP website.</li> <li>Plans for drainage, access permits, and construction agreements are required to match.</li> </ul>
<input checked="" type="checkbox"/>	Off-system Improvements	<ul style="list-style-type: none"> <li>Any proposed changes to city or county access will require the provision of a signed Letter of Authorization from the appropriate agency.</li> </ul>
<input checked="" type="checkbox"/>	Drainage permits	<ul style="list-style-type: none"> <li>Any proposed development adjacent to the State Road, irrespective of access connection, is required to submit a drainage application per F.A.C. 14-86.</li> </ul>

PLANS		
<input checked="" type="checkbox"/>	Cover Sheet	<ul style="list-style-type: none"> <li>• Include Location</li> <li>• Include vicinity map.</li> <li>• Include permit application numbers.</li> </ul>
<input checked="" type="checkbox"/>	Existing Conditions	<ul style="list-style-type: none"> <li>• Include entire property under ownership.</li> <li>• Include all existing buildings.</li> <li>• Include all existing driveways.</li> <li>• Include all parking and internal site circulation plan.</li> </ul>
<input checked="" type="checkbox"/>	Proposed Site plan	<ul style="list-style-type: none"> <li>• Include entire property under ownership.</li> <li>• Include all proposed buildings.</li> <li>• Include all proposed driveways.</li> <li>• Include all parcels to be served with requested access.</li> <li>• Include all parking and internal site circulation plan.</li> </ul>
<input checked="" type="checkbox"/>	Roadway Improvements	<ul style="list-style-type: none"> <li>• Roadway Improvement Plans</li> <li>• All proposed improvements, left turn lane(s), right turn lane(s), signal plans, intersection improvements, etc.</li> <li>• Cross sections every 50-feet (FDM 905.2)</li> <li>• All existing and proposed connections are to be called out.</li> <li>• Must be designed in accordance with Florida Design Manual (FDM).</li> </ul>
<input checked="" type="checkbox"/>	Truck turning/AutoTurn Exhibit	<ul style="list-style-type: none"> <li>• The AutoTurn Exhibit is required to be included in the Signed and Sealed onsite plans.</li> <li>• If provided as a separate/standalone exhibit the AutoTurn is required to be signed and sealed by the EOR.</li> <li>• Utilize FDOT-approved software.</li> <li>• Utilize the largest anticipated vehicle.</li> <li>• Provide ingress and egress to all connection locations.</li> <li>• Provide internal site circulation.</li> <li>• The truck turning wheel path shall not illustrate movements in the adjacent through and/or opposing lanes.</li> </ul>
<input checked="" type="checkbox"/>	Driveway Detail Sheet	<ul style="list-style-type: none"> <li>• Driveway geometrics (lane widths, radii, etc. (standards 16' inbound, 12' outbound, and 35' radii)</li> <li>• Centerline profile(s) with elevation and slope percentage from the centerline of State Road to 50' beyond the property line.</li> </ul>
<input checked="" type="checkbox"/>	Signing and Pavement Marking Sheet	<ul style="list-style-type: none"> <li>• Include the signing and pavement marking plan sheet.</li> <li>• Ensure all signing and pavement markings comply with FDM Chapter 230.</li> </ul>

		<ul style="list-style-type: none"> <li>• Call outs are to reference FDOT Standard Plans Index.</li> <li>• All required signing and pavement markings for all work in FDOT R/W including turn lanes, median/intersection modifications are to be shown on the plans.</li> </ul>
<input checked="" type="checkbox"/>	Aerial Exhibit	<ul style="list-style-type: none"> <li>• Show all connection and median features along property frontage(s) and within 660' of the property lines for a roadway with a speed of 45 mph or less.</li> <li>• Show all connection and median features along property frontage(s) and within 1320' of the property lines for a roadway with a speed greater than 45 mph.</li> </ul>
<input checked="" type="checkbox"/>	Boundary Survey	<ul style="list-style-type: none"> <li>• Show adjacent parcels, label ownership, and all known easements.</li> <li>• Show location of all property boundaries.</li> <li>• Provide a copy of the Warranty Deed.</li> </ul>
<b>NON-CONFORMING ACCESS</b>		
<input checked="" type="checkbox"/>	Draft cross-access agreement	<ul style="list-style-type: none"> <li>• Submitted via OSP in conjunction with the permit application.</li> <li>• Subject to review and approval by FDOT Legal and Surveying and Mapping.</li> </ul>
<input checked="" type="checkbox"/>	Existing cross access connections	<ul style="list-style-type: none"> <li>• Existing cross access connections proposed to remain in the proposed condition are to be recorded with the permit. Please provide a copy of the existing agreement documentation.</li> </ul>
<input checked="" type="checkbox"/>	<b>Court recorded cross access agreement required by Access Management Staff prior to permit approval.</b>	<ul style="list-style-type: none"> <li>• <u>Permit will not be approved prior to the provision of the Court Recorded cross access agreement.</u> The complete and final copy of the Agreement will be included in the permit record set in OSP.</li> </ul>
<b>EXISTING MEDIAN OPENINGS</b>		
<input type="checkbox"/>	Existing median openings	<ul style="list-style-type: none"> <li>• Existing median openings which are non-conforming impacted by the proposed development are required to be brought into current standards per F.A.C. 14-97.</li> </ul>
<input type="checkbox"/>	Proposed median modifications	<ul style="list-style-type: none"> <li>• Impacts to adjacent median openings are to be evaluated for turn lane and queue storage requirements. Any additional impacts are to be mitigated by the applicant.</li> </ul>
<b>TRAFFIC STUDY</b>		
<input type="checkbox"/>	Background and project description	<ul style="list-style-type: none"> <li>• Project location map and site plan</li> <li>• Type of proposed uses</li> <li>• Size - building square footages, units, etc.</li> </ul>

		<ul style="list-style-type: none"> <li>• Construction schedule – opening and build-out years.</li> <li>• The study needs to include posted and planned speed limits, design speeds for major roadways, context classification, and access classification. Include spacing requirements for Access Class.</li> <li>• The cover page includes FDOT Section and MP numbers from FDOT Straight Line Diagram: <a href="https://fdotewp1.dot.state.fl.us/slogis/Reviewed">https://fdotewp1.dot.state.fl.us/slogis/Reviewed</a> and approved by FDOT Legal and Surveying and Mapping.</li> </ul>
<input type="checkbox"/>	Existing Conditions	<ul style="list-style-type: none"> <li>• Document field review of existing conditions, including turn lane lengths and queueing conditions during peak hours.</li> <li>• Include Aerial of intersections.</li> <li>• Signal timings - for the study area</li> <li>• Multimodal accommodations including transit, pedestrians, and bicyclists.</li> <li>• AM/PM turning movement counts (TMCs) - include truck, pedestrian, and bicycles. Show graphically.</li> <li>• Include any discussions/agreements with the local entity.</li> <li>• Account for other planned developments in the area</li> <li>• Document programmed improvements on state and local roads in the study area</li> </ul>
<input checked="" type="checkbox"/>	<p>Traffic Forecasts: <i>Utilize the most recent version of the ITE Trip Generation (currently 11<sup>th</sup> Edition).</i></p>	<ul style="list-style-type: none"> <li>• Daily/AM/PM Peak hours. Provide source, trip rates, and table of calculations by land-use.</li> <li>• Trip Distribution - Include model data and historical data. Show Graphically.</li> <li>• FDOT Planning assists in the approval of trip distributions and growth rates. Show graphic of percent distribution and trips.</li> <li>• Use ITE-approved internal capture rates, where applicable.</li> <li>• Passer-by trips are not to exceed 10%</li> <li>• Background traffic - adjust appropriately. Show graphically.</li> <li>• Background plus project trips. Show graphically.</li> </ul>
<input type="checkbox"/>	Traffic Analysis	<ul style="list-style-type: none"> <li>• Capacity analysis- project driveways and impacted intersections</li> <li>• AM and PM peak hours analyses - unless special circumstances require mid-day/weekends.</li> <li>• Analysis volumes match graphics, and truck percentages match TMC.</li> <li>• Multimodal evaluation</li> <li>• Reasonable signal timings</li> <li>• Existing analysis results match field conditions</li> <li>• Intersection impact evaluation for intersections for both adjacent median openings.</li> <li>• Include input and output data sheets.</li> </ul>

		<ul style="list-style-type: none"> <li>Summarize LOS/Delay - with and without project results.</li> <li>Signal warrant analysis - provide signed and sealed based on FDOT D7 procedures.</li> <li>If warrants met – separate ICE required.</li> <li>Access spacing - meet agency access spacing guidelines.</li> <li>Turn lane analysis.</li> <li>Mitigation measures result in acceptable operations</li> </ul>
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**SIGNAL WARRANT ANALYSIS** [Manual on Uniform Traffic Control Devices \(MUTCD\) - FHWA \(dot.gov\)](#)

<input type="checkbox"/>	To be provided if signal warrants are met in accordance with MUTCD.	<ul style="list-style-type: none"> <li>Submitted upon approval of Traffic Study Only</li> <li>Complete document in PDF format</li> <li>Document to be signed and sealed.</li> <li>Future signal installation will be required to meet criteria contained in the attached document. <b>See Access Connection Permit Future Traffic Signal Installation process.</b></li> </ul>
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**INTERSECTION CONTROL 'ICE' ANALYSIS** [Intersection Operations and Safety \(fdot.gov\)](#)

<input type="checkbox"/>	ICE Analysis required	<ul style="list-style-type: none"> <li>Proposed signal locations</li> <li>Reconstruction of existing intersections</li> <li>Driveway Access Category E and above</li> <li>Complete document in PDF format</li> <li>Provide the Excel Spreadsheets with all data for review.</li> <li>Document to be signed and sealed</li> </ul>
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**Access Control Classification**

Class	Medians	Median Openings		Signal	Connection		
		Full	Directional		More than 45MPH Posted Speed	45 MPH and less Posted Speed	
<input type="checkbox"/>	<b>2</b>	<b>Restrictive w/Service Roads</b>	<b>2,640</b>	<b>1,320</b>	2,640	1,320	660
<input type="checkbox"/>	<b>3</b>	<b>Restrictive</b>	<b>2,640</b>	<b>1,320</b>	2,640	660	440
<input type="checkbox"/>	<b>4</b>	<b>Non-Restrictive</b>			2,640	660	440
<input type="checkbox"/>	<b>5</b>	<b>Restrictive</b>	<b>2,640</b> at greater than 45 MPH Posted Speed	<b>660</b>	<b>2,640</b> at greater than 45 MPH Posted Speed	440	245
<input type="checkbox"/>			<b>1,320</b> At 45 MPH or less Posted Speed		<b>1,320</b> At 45 MPH or less Posted Speed		
<input type="checkbox"/>	<b>6</b>	<b>Non-Restrictive</b>			1,320	440	245
<input checked="" type="checkbox"/>	<b>7</b>	<b>Both Median Types</b>	<b>660</b>	<b>330</b>	1,320	125	<b>125</b>

**Project specific requirements:**

- The existing roadway is a Frontage Rd with an expected driveway spacing of 125' between connections.
- The proposed development is owned by the same owner as the parcel with Folio #090416-0000.
- Per the developer, there was communication with the County to clarify the ownership of the existing side strip of property that appears to separate the existing property from the property to the east. Please provide documentation that shows this is private owned, and not county/city owned.
- Provide any written documentation that shows the property owner will not be able to connect both parcels through the northern portion.
- Provide copy of any existing access permit for the True Builders location to the west, demonstrating the property owner has acquired a permit from FDOT for the existing driveway connection. Provide any communication with the FDOT related to the westernmost driveway on your parcel.
- The proposed access would be non-conforming and will be required to provide a cross-access agreement with both adjacent parcels to the east and west.
- The driveway to be designed by FDM standards: 28' wide, 16' inbound, 12' outbound', 35' radius.
- The developer is proposing to relocate the existing driveway to the east, owned by the church. Todd Croft, Tampa Ops Permits Manager, agreed to allow the permittee to include these improvements under the same access permit for the True Builders project. The permittee is required to provide a Letter of Authorization (LOA) from the property owner allowing them to make those improvements in their parcel. Please make sure the relocated driveway meets FDM standards as well.
- Provide a full set of onsite construction plans showing both driveways to be built. Include a driveway detail sheet for each driveway, showing driveway geometrics, and a signing and marking sheet for each driveway, showing the proposed conditions. Include an auto turn using the largest anticipated vehicle, showing ingress, egress, and internal circulation for each driveway.
- The department will require a complete application for review and approval via the One Stop Permitting (OSP) website.

\*These comments are not intended to be all-inclusive of errors and omissions. It should not be assumed that any issues that are not addressed are acceptable to the Department. The consultant is solely responsible for technical accuracy, engineering judgment, and the quality of their work.

**12-06-2023**

**FDOT District & - Traffic Operations:**

**Access Connection Permit Future Traffic Signal Installation Process.**

For those applicants seeking an Access Connection Permit or Construction Agreement from FDOT whose impacts have been determined to meet signal warrants, the following will be required:

1. A complete permit application package in accordance with F.A.C. 14-96 is required to be submitted and reviewed by Traffic Operations.
2. The Access Connection Permit submittal is to include 60% (minimum) signalization plans. Final (100%) signal design plans will be provided for review and approval in conjunction with the Construction Agreement to install the traffic signal when required.
3. The Access Connection Permit submittal is to include the approved Traffic Impact Analysis, Signal Warrant Analysis, and Intersection Control Evaluation (ICE) Analysis. The included information will clearly define the signal warrant thresholds at which the applicant is required to install the traffic signal.
4. The Access Connection Permit package is required to include a letter from Permittee/Applicant acknowledging 100% responsibility for acquisition and installation of the required traffic signal when the warrant threshold has been met or a safety and operational concern has been identified by FDOT which requires the installation of the signal.
5. The approved Access Connection Permit Form 850-040-18 will include special provisions outlined on Page 3 defining the signal warrant threshold, minimum requirements for the signal installation, and all other project specific requirements.
6. The Notice of Intent to Issue Permit (NOI) is required to be court recorded with complete permit package by the applicant. A copy of the recorded document provided to FDOT via the One Stop Permitting website, prior to permit issuance.

Please reach out to District 7 Traffic Operations with any questions or for any additional information.



**COMMISSION**

Gwendolyn “Gwen” W. Myers CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
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 Steffanie L. Wickham WASTE DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> September 16, 2024</p> <p><b>PETITION NO.:</b> 24-0921</p> <p><b>EPC REVIEWER:</b> Kelly M. Holland</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222</p> <p><b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a></p>	<p><b>COMMENT DATE:</b> July 3, 2024</p> <p><b>PROPERTY ADDRESS:</b> 4020 North Frontage Road, Plant City</p> <p><b>FOLIO #:</b> 0903910600</p> <p><b>STR:</b> 24-28S-22E</p>
<p><b>REQUESTED ZONING:</b> Rezoning from ASC-1 to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands may exist in the extreme southern portion of the property in an area of mapped wetland soils.
<p><b>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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> </ul>	

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**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.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: Issac Turpin, Property Owner - [issac@true-builders.com](mailto:issac@true-builders.com)  
Ryan Renardo, Agent - [Ryan@RSquaredEng.com](mailto:Ryan@RSquaredEng.com)

*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](http://www.epchc.org)



AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 12/23/2025**

**Agency: Natural Resources** **Petition #: 24-0921**

- 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. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
4. 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.

5. 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.
  
6. 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.



**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.**

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**TO:** Zoning Review, Development Services

**DATE:** 08/27/2024

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** TRUE Builders, Inc

**PETITION NO:** 24-0921

**LOCATION:** 4020 N Frontage Rd

**FOLIO NO:** 090391.0600

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**Estimated Fees:**

Warehouse

(Per 1,000 s.f.)

Mobility: \$1,992 \* 20 = \$39,840

Fire: \$34 \* 20 = \$680

**Project Summary/Description:**

Rural Mobility, Northeast Fire - Warehouse, 20,000 sq ft

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 11 Jul. 2023**

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

**APPLICANT: Ryan Renardo**

**PETITION NO: RZ-PD 24-0921**

**LOCATION: 4020 N. Frontage Rd., Plant City, FL 33565**

**FOLIO NO: 90391.0600**

**SEC: 24 TWN: 28 RNG: 22**

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- 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: \_\_\_\_\_.



## 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:** 6/12/2024  
**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 6/25/2024  
**PROPERTY OWNER:** TRUE Builders, Inc. (Isaac J. Turpin)    **PID:** 24-0921  
**APPLICANT:** TRUE Builders, Inc. (Isaac J. Turpin)  
**LOCATION:** 4020 N. Frontage Rd. Plant City, FL 33565  
**FOLIO NO.:** 90391.0600

### AGENCY REVIEW COMMENTS:

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

Hillsborough County EVSD has no recommended conditions and no request for additional information.

**WATER RESOURCE SERVICES  
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

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PETITION NO.: RZ-PD 24-0921      REVIEWED BY: Clay Walker, E.I.      DATE: 6/21/2024

FOLIO NO.: 90391.0600

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A \_\_\_ inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. 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 \_\_\_ inch wastewater gravity main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. 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 site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .



# **VERBATIM TRANSCRIPT**

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

IN RE:  
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Zoning Hearing Master  
DATE: February 23, 2026  
TIME: Commencing at 6:00 p.m.  
TIME: Concluded at 7:49 p.m.  
LOCATION: Hillsborough County BOCC  
Development Services Department  
601 East Kennedy Boulevard  
Second Floor  
Tampa, Florida 33602

Reported by:  
Kate Khvostova

1 MS. HEINRICH: Our next item is Item D.1. It's PD  
2 Rezoning 24-0921. The applicant is requesting to rezone  
3 property from ASC-1 to planned development. Sam Ball of  
4 Development Services will provide staff findings after the  
5 applicant's presentation.

6 HEARING OFFICER: All right. Good evening.

7 MR. TURPIN: It's on now? Good evening. My name  
8 is Isaac Turpin. I'm the owner of True Builders. My address  
9 is 4000 North Frontage Road, Plant City, Florida, it's 33565.

10 We're excited to share our expansion plan with you.  
11 We're a home service company, and this is kind of vital to  
12 our company, our employees, and the customers that we serve,  
13 so excited to share it with you. I'll hand it off to my  
14 engineer. He's a lot smarter than me, so yeah.

15 HEARING OFFICER: Okay. Thank you so much. If you  
16 could please sign in.

17 MR. TURPIN: Oh, sure.

18 HEARING OFFICER: Thank you. Good evening.

19 MR. RENARDO: Good evening. My name is Ryan  
20 Renardo. I'm a civil engineer with R-Squared Engineering.  
21 Address is 10312 Bloomingdale Ave., Suite 108367, Riverview,  
22 Florida 33578.

23 To start our presentation, I just want to  
24 familiarize you with the project location. We're way out  
25 east on I-4 in the Plant City area, in -- almost directly

1 between County Line Road and Charlie Taylor Road, immediately  
2 north of the Interstate 4, Frontage Road. Just a quick  
3 aerial overview of the site, currently undeveloped. What's  
4 interesting about this property is immediately to the west  
5 you'll see there's an existing PD that True Builders brought  
6 forth about 12 years ago for us, that exact same use, a  
7 contractor's office which was approved 12 years ago.

8 Future Land Use map for this area. Future Land Use  
9 is residential-1. General, you know, immediate vicinity of  
10 the project is surrounded by residential-1. A little bit of  
11 a zoom out to include some of the areas within Plant City.  
12 You can see there's a lot of industrial, a little bit of  
13 commercial, and there's some, you know, overall regional  
14 area.

15 Existing zoning is ASC-1. We're surrounded on the  
16 east and the south by ASC-1. Immediately west of the project  
17 site is that planned development from 2014, which is the  
18 current True Builders headquarters. North of the project  
19 site is also an RSC-2 AS-1 zoning.

20 So our request before you today is to rezone the  
21 subject property from ASC-1 to a planned development, to  
22 allow a contractor's office without open storage with a  
23 maximum building area of 20,000 square feet. I won't run  
24 through all the development criteria, but important notes  
25 here is that the total site area is 2.45 acres. The maximum

1 FAR, floor area ratio, under the Res-1 Future Land Use is a  
2 0.25. Our proposed 20,000 square feet works out to a  
3 proposed floor area ratio of 0.187.

4 One important thing to point out, and you'll see  
5 why on the site plan here in just a minute, in the rear  
6 setback we're proposing a 70-foot setback in the rear.  
7 That's the building and parking vehicle use areas.

8 This request does have a couple variations  
9 associated with it, just due to the unique shape of the lot.  
10 We've only got 50 feet wide coming in off of the Frontage  
11 Road. So in order to fit the road, the sidewalks, and the  
12 buffers, we are requesting a reduced buffer on the west from  
13 a 20-foot Type B to a 10-foot Type B. And along the east  
14 side of our entry road, we're requesting a variation from a  
15 10-foot Type A to a 6-foot Type A. And again, both of the  
16 variations are so we can fit the typical road section in  
17 there with the sidewalks, the curbs, the road.

18 Here's a site plan. Just a couple of quick things  
19 I want to point out. In the rear of the plan we've got that  
20 70-foot setback. We also have the stormwater pond located in  
21 the rear of the property, which is immediately adjacent to  
22 the single family residential homes to the north.

23 HEARING OFFICER: Can I interrupt you for one  
24 second?

25 MR. RENARDO: Yes.

1 HEARING OFFICER: I apologize. I see from the  
2 monitors that you're showing the site plan is being shown,  
3 but it's not being shown on my monitor.

4 MR. RENARDO: Oh.

5 HEARING OFFICER: Yeah. Which you would not know.  
6 So I'm hoping someone in HTV would fix that.

7 MR. RENARDO: Yeah. It'd be very helpful.

8 HEARING OFFICER: Yes. If we could go back to his  
9 display. Yes. Now I see the site plan. Thank you so much.  
10 Go ahead. I apologize.

11 MR. RENARDO: Okay. Perfect. But are you good?  
12 Do we need to back up at all for you?

13 HEARING OFFICER: No, no. I got it. Thank you.

14 MR. RENARDO: So a couple things just to point out  
15 I think are very important on the site plan. From a  
16 buffering perspective, we are aware that there's single-  
17 family residential immediately adjacent to this property. So  
18 to the north we've got that 70-foot setback that we're  
19 proposing for building and vehicle use area. We're also  
20 putting the pond up there to provide that additional with  
21 that distance and, you know, to ensure it's basically open  
22 space that no development would take place there.

23 That 70-foot, if you look where my cursor's going,  
24 it basically coincides with the southern edge of those  
25 single-family parcels to the west. So we're trying to be

1 very sensitive with our buffering, to make sure that we have  
2 no impact on those neighbors. Additionally, this is where I  
3 was indicating that the two variations we're requesting.  
4 We're requesting a 10-foot Type B buffer along the western  
5 edge of our inbound drive aisle. And along the eastbound  
6 edge of our drive aisle, we're requesting a six-foot Type A  
7 buffer, where a 10-foot Type A would normally be required.  
8 What we are committing to, on this on the site plan, is to  
9 incorporate a six-foot tall white vinyl or solid vinyl fence  
10 along the -- medially adjacent to that one single-family home  
11 that's located there. So it'll go north following our drive  
12 aisle and it'll turn west following our property line along  
13 that residential parcel.

14 So compatibility with surrounding area. This is  
15 always just a good reminder for me that compatibility is not  
16 -- does not indicate that it's exact same as, but rather  
17 refers to the sensitivity of our development relative to  
18 existing surrounding development.

19 So just to familiarize you with this location and  
20 this area, to the north of our project site, which is  
21 outlined in red on this map, there is single family homes  
22 that access off of Swindell Road. The closest home is about  
23 210 feet away from our property line. Very thick vegetation,  
24 almost like a dense forest, if you will, between our property  
25 line and the rear of those homes.

1           To the east is an existing church. It's roughly  
2 22,000 square feet of church building. To the south we've  
3 got the I-4 Frontage Road, which our site would be accessed  
4 from. Looking to the west, we've got that existing True  
5 Builders headquarters I mentioned that was approved under PD  
6 14-0798. And then just a little further west, there's a huge  
7 cemetery. You've probably driven by it a million times.  
8 That's about 20 acres in size.

9           And then tucked in the -- kind of the corner of our  
10 property, I call the southwestern portion of our property,  
11 there is an existing single-family home there, which we are  
12 trying to be sensitive to with our buffering and screening  
13 standards.

14           So we reviewed the comp plan and we've got in our  
15 narrative a detailed breakdown of all the different policies  
16 that we believe we're consistent with. And they're listed  
17 here for the record. Policy 7.1, 16.1, 16.2, 16.3, 16.4, and  
18 16.5.

19           We do have a waiver request of the comprehensive  
20 plan policies. It's a request to the commercial locational  
21 criteria outlining Objective 22 of the Future Land Use  
22 element. This policy would require us to be within 660 feet  
23 of one of the two intersections where the Frontage Road will  
24 either tie into Charlie Taylor Road or to Swindell Road on  
25 the east. Looking at our project site, relative to those

1 intersections, we're roughly 2,750 feet and 2,650 feet, let's  
2 just call it right in the middle of the two intersections.

3 There are some exceptions to the comprehensive plan  
4 policies regarding the commercial locational criteria, one of  
5 which is 22.6B, which is exception for offices where, you  
6 know, if it's proposed on a parcel that's unsuitable or  
7 undevelopable for residential development. You know, we've  
8 evaluated this site. We believe it's too small for a multi-  
9 family development at only two and a half acres, and it's  
10 undesirable for a single-family home, accessing directly off  
11 of an interstate highway system.

12 Also Policy 22.7, neighborhood commercial  
13 activities that serve the daily needs of residents. You  
14 know, this is a proposed contractor's office. They do air  
15 conditioning, electrical, mechanical, plumbing, restoration  
16 services. They serve this area and the overall larger  
17 regional area.

18 And then lastly Policy 22.8, that the Board of  
19 County Commissioners may grant a waiver to the intersection  
20 criteria if there's unique circumstances. We believe there's  
21 some unique circumstances on this site. Most notably is  
22 probably that the site is -- fronts on the highway and our  
23 interstate highway system, directly off the Frontage Road.  
24 In order to get into the residential neighborhoods to the  
25 north, you know, you got to drive about a half a mile around

1 the block and then down Swindell Boulevard to get to the  
2 first home.

3 The surrounding area it contains a mix of uses.  
4 It's not a consistent use pattern down the road. There's  
5 single family homes, there's cemeteries, there's the existing  
6 contractor's office.

7 And then just zooming out a little bit and looking  
8 at the quadrant or the intersection of County Line Road and  
9 the I-4 frontage or the Interstate 4, the northeast, and the  
10 southeast, and the southwest are either fully built out as  
11 commercial/industrial or are currently entitled for  
12 commercial/industrial uses. So we believe this area is a  
13 commercial/industrial quadrant of that major interchange.

14 Again, the existing homes to the north about 210  
15 feet away from the project boundary with heavy vegetation.  
16 And then, again, to reiterate, we just don't believe it's  
17 ideal to have single family homes that front directly onto a  
18 Frontage Road.

19 So the intent with the commercial locational  
20 criteria is to prevent commercial developments from sprawling  
21 into established residential neighborhoods, and to locate  
22 commercial developments at intersections to ensure adequate  
23 access. So when we look at the surrounding area, while we  
24 acknowledge that there is an established neighborhood to the  
25 north on Swindell Road, we don't believe, as you're traveling

1 along the Frontage Road, that would be considered an  
2 established residential neighborhood. And secondly, the  
3 access with the Frontage Road getting us to the major  
4 interchanges at Charlie Taylor Road or County Line Road  
5 provide excellent access for this use, where we're disbursing  
6 out service calls on a daily basis.

7 Neighborhood coordination, this was important to  
8 us. We sent out notices as required to the, you know,  
9 500-foot radius. We didn't receive any support or opposition  
10 from those. We got one phone call, and they thought we were  
11 calling about some big industrial project on the north side  
12 of Swindell Road. And when they found out that that was not  
13 us, they were very happy and had no comment on our project.

14 We are -- we acknowledge that there is a, you know,  
15 church to the east and a single-family residential home  
16 immediately to the west, and so we had meetings with both of  
17 them. In fact, I went with Isaac to the church board meeting  
18 and we talked through our proposal. The church was agreeable  
19 with our proposal and subsequently signed an adjacent  
20 neighbor statement that they've got no objection to this use,  
21 which -- and that's in our -- in the record of this  
22 application.

23 Similarly, Isaac's had a long-standing relationship  
24 with the owner of the single-family home that's immediately  
25 southwest of us. He's met with him several times on the

1 project and they have -- they also agreed that they've got no  
2 objection to this application and signed the adjacent  
3 neighbor statement, indicating such. And that is also in the  
4 record.

5 So in closing, we respectfully request your  
6 recommendation of approval of this application. And both  
7 Isaac and myself are available if you have any questions we  
8 can answer for you.

9 HEARING OFFICER: Okay. Thank you so much. I did  
10 see the two letters of no objection in the file. I see this  
11 application has been around a while. And if you could just  
12 briefly tell me what happened.

13 MR. RENARDO: Yeah, absolutely. We -- this has  
14 been a very challenging piece of property to deal with. We  
15 submitted, found out that it wasn't a legal lot of record, so  
16 then we had to take it through the certified parcel process.  
17 During that process, you know, Isaac's company, being a  
18 restoration company, got blasted when the hurricanes came  
19 through the back-to-back in late 2024. Kind of further  
20 delayed us being able to get some of the work done that we  
21 needed to get done for this certified parcel application.

22 And then FDOT got involved, and they didn't want to  
23 give us access. And so we had to talk to the church again  
24 about shifting their driveway to meet driveway spacing. And  
25 just recently, we were able to get in -- a letter from DOT

1 saying that they are agreeable with our proposed access  
2 solution, where we're going to shift the church's driveway  
3 over and meets -- to meet spacing with our new driveway. So  
4 there's a lot of little compounding problems for such a small  
5 project.

6 HEARING OFFICER: Understood. All right. Thank  
7 you so much. I don't think I have any other questions at  
8 this point. Thank you so much. If you could please sign in.

9 MR. RENARDO: Sure.

10 HEARING OFFICER: Go ahead, Development Services.  
11 Good evening.

12 MR. BALL: Good evening. I'm Sam Ball with  
13 Hillsborough County Development Services. The applicant is  
14 requesting to rezone approximately 2.45 acres from ASC-1 to  
15 planned development to allow the, kind of, property to be  
16 developed for a contractor's office without outdoor storage.  
17 The property is located along the I-4 service road,  
18 approximately half a mile west of North County Line Road.

19 Development in the area includes a wide variety of  
20 uses, which include the 350-foot portion of I-4 to the south,  
21 a single family, a religious institution to the east, single-  
22 family residential to the north. There are properties to the  
23 west, which are part of an 18.9-acre cemetery, a DOT  
24 stormwater pond, a single family dwelling, and a contractor's  
25 office without open storage that's owned by the applicant.

1           If this application is approved, development would  
2 be limited to 20,000 square feet of gross floor area to be  
3 used as the contractor's office without open storage. This  
4 would result in a 0.187 FAR. The application -- staff finds  
5 that the application requests to reduce the required buffer  
6 widths along the eastern boundary, from a 10-foot with Type A  
7 screen and a reduction -- I'm sorry. To reduce the 20-foot  
8 Type B buffer to a 10-foot buffer would have minimal impact  
9 on the -- on these properties that the area where the buffer  
10 is next to the residential, it would be a driveway area.  
11 And then the -- the church also submitted a letter of no  
12 objection. And then within that letter of no objection, they  
13 acknowledged that there's a variation request for the -- the  
14 landscaping. So staff finds that this would have very  
15 minimal impact.

16           The required buffering screen along the south  
17 adjacent to the single family house would still be provided.  
18 The residential properties to the north would be separated  
19 from the building envelope with a 20-foot Type B screening, a  
20 stormwater pond, and a 70-foot setback. Additionally, the  
21 property that the applicant owns is located eight feet to the  
22 west of the subject property. And they're approved for the  
23 developer contractor's office without open storage.

24           Based on the surrounding zoning and development  
25 pattern, proposed uses, and development standards, staff

1 finds the request is approvable subject, to conditions. That  
2 concludes my report.

3 HEARING OFFICER: All right. Thank you so much.  
4 No questions at this time. Thank you. Planning  
5 Commissioner.

6 MS. MICHIE: Willow Michie, Planning Commission  
7 staff. The subject property is located in the Residential 1  
8 Future Land Use category, is in a rural area, and not within  
9 the limits of the community plan. The intent of the Res-1  
10 FLU category is to maintain rural character, while permitting  
11 rural residential uses compatible with short-term  
12 agricultural activities.

13 While certain rural-scale commercial office and  
14 multi-purpose projects may be considered, they must comply  
15 with applicable locational criteria and development  
16 regulations, and demonstrate compatibility with surrounding  
17 uses.

18 The proposed PD would introduce a more intensive  
19 commercial development pattern within an area not designated  
20 for that level of activity. This would allow uses that are  
21 not compatible with the established rural residential pattern  
22 and would incrementally increase non-residential development  
23 pressure within the rural area.

24 The surrounding area consists primarily of single-  
25 family residential uses directly to the north and southwest,

1 with public/quasi-public uses to the east and west. A church  
2 and cemetery are located to the east.

3 The introduction of contractor offices and enclosed  
4 storage facilities, including associated vehicle activity and  
5 operational characteristics, would not maintain the  
6 prevailing rural residential character.

7 While the applicant proposes a stormwater pond with  
8 buffering to reduce visual impacts, this measure does not  
9 resolve the fundamental incompatibility of introducing a non-  
10 residential contractor-oriented use into a rural area  
11 intended for low-density residential and agricultural  
12 activities. The subject site does not meet -- meet  
13 Commercial Locational Criteria. The subject site is  
14 approximately 2,800 feet from the closest qualifying  
15 intersection of Charlie Taylor Road and Frontage Road.

16 A request to waive the commercial locational  
17 criteria pursuant to Future Land Use Element Policy 22.8 has  
18 been submitted, but staff recommend a denial due to the  
19 intensity of uses adjacent to single-family residential uses.

20 Based upon the above considerations and the  
21 following goals, objectives, and policies, Planning  
22 Commission staff finds the proposed planned development  
23 inconsistent with the unincorporated Hillsborough County  
24 Comprehensive Plan.

25 HEARING OFFICER: Just a quick question, Ms.

1 Michie. Mr. Ball and the applicant's representative  
2 testified that this property owner owns a contractor's office  
3 approximately eight feet from this property to the west. And  
4 I just wondered if you had any information. I presume that  
5 that property was similarly situated with not meeting  
6 locational criteria in the rural service area and if you had  
7 any information about the zoning or permitting history of  
8 that.

9 MS. MICHIE: I can take a look real quick and get  
10 back to you.

11 HEARING OFFICER: Okay. Perfect. I'll come back  
12 to you. Perfect. Thank you so much.

13 All right. We'll call for anyone who would like to  
14 speak in support. Anyone in favor of this application? I  
15 see no one. Anyone in opposition to this request? No one.  
16 All right. Ms. Heinrich I'll ask you the same question, if  
17 you have any information on that property that is eight feet  
18 away that is owned by this property owner that they testified  
19 is also a contractor's office.

20 MS. HEINRICH: Only what it's approved for. I  
21 don't have any information in regards to when it was rezoned,  
22 if there were any concerns raised.

23 HEARING OFFICER: And that's a planned development?  
24 Perhaps the applicant will know, so --

25 MR. RENARDO: Sure.

1 HEARING OFFICER: But that is a planned  
2 development; is that correct?

3 MS. HEINRICH: I believe so.

4 HEARING OFFICER: Okay. All right. Ms. Michie,  
5 anything else?

6 MS. MICHIE: The light industrial property that's  
7 owned by the same owner is part of a rezoning from 2014. As  
8 far as commercial locational criteria, I can pull up the  
9 record for 2014 and try to find that. I don't have it  
10 offhand, though.

11 HEARING OFFICER: Yeah. Understood. All right.  
12 So we'll go back to the applicant for rebuttal --

13 MS. MICHIE: Okay.

14 HEARING OFFICER: But I'll circle back and see if  
15 you have anything else.

16 MS. MICHIE: Okay.

17 HEARING OFFICER: All right. You have five minutes  
18 for rebuttal. If you have any information regarding that  
19 other site and how it was permitted, I appreciate it.

20 MR. RENARDO: Yeah, absolutely. What I can  
21 definitely tell you, off the top of my head, is there was the  
22 -- there was a recommendation from Planning Commission for  
23 consistency -- of consistency for that application, with a  
24 recommendation to approve the commercial locational criteria  
25 waiver. That is part of that record.

1 HEARING OFFICER: Okay.

2 MR. RENARDO: Couple of things I just want to  
3 highlight from my presentation that I think are just  
4 important for this project. You know, when you look at the  
5 commercial locational criteria waiver -- and I know that this  
6 is probably the biggest sticking point with this -- is that  
7 the intent with that is to keep commercial development from  
8 traveling through a residential neighborhood to get to  
9 commercial development. And when you look at this project  
10 and you look at access along North Frontage Road, there is no  
11 established residential neighborhood there. There's a couple  
12 sporadic houses, but it's mostly churches, the existing  
13 contractor's office, and a huge cemetery.

14 Secondly, you know, when we're looking at  
15 compatibility, that word sensitivity to your neighbors is  
16 very important, in my opinion. You know, we're 70 feet away  
17 from the closest residential properties to the north. We put  
18 our stormwater pond up there and we're doing what we can do  
19 to mitigate any potential impacts to those properties.

20 Probably the most important, is that there's no  
21 opposition from any neighbors on this. We met with the two  
22 neighbors that are the most affected by this application.  
23 Both of them have no objection, as evidenced by the letters  
24 that we submitted into the record.

25 And finally, just -- I'd like to just end by

1 quoting directly from the Development Services Staff Report  
2 Section 5.1, Compatibility. "Staff finds that based on the  
3 existing zoning and development pattern in the area, the  
4 immediate proximity to Interstate 4, and the proposed  
5 development plan, that the proposed development will have  
6 minimal impact on the area," and we completely agree with  
7 that. We don't think this project is going to have any  
8 impact on the area, but what it's going to have is huge  
9 impact on this local business owner to be able to expand  
10 their business and further enhance their services in the  
11 Tampa Bay area and overall larger regional area.

12 And with that we'll end our presentation, and thank  
13 you for your consideration of this application.

14 HEARING OFFICER: Thank you so much. I appreciate  
15 it. All right. Ms. Michie, any information?

16 MS. MICHIE: The commercial locational criteria was  
17 requested and approved. I can read the statement from the  
18 staff report.

19 HEARING OFFICER: Okay.

20 MS. MICHIE: "The subject property does not meet  
21 commercial locational criteria. Future Land Use element  
22 Policy 22.8 allows the Board of County Commissioners to  
23 consider waivers to locational criteria. As part of the  
24 application, a waiver to the criteria is being requested. As  
25 noted in the above section of the report, the subject

1 property is in a unique location and the proposed rezoning  
2 with the noted conditions would allow development compatible  
3 with the surrounding area, and Planning Commission staff  
4 recommends approval." I would have to look and see what  
5 those specific conditions were for that site, but I believe  
6 that the conditions are the reasons for approval.

7 HEARING OFFICER: In that unique location, perhaps?

8 MS. MICHIE: Yeah.

9 HEARING OFFICER: All right. Thank you so much for  
10 that information. I appreciate it. All right.

11 Then with that, we will close rezoning 24-0921. Go  
12 to the next case.

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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



**PARTY OF  
RECORD**



10312 Bloomingdale Ave  
Ste. 108-367  
Riverview, FL 33578  
(727) 741-3536

**Adjacent Neighbor Statement**  
**TRUE Builders Expansion**

Rezoning Case Number: 24-0921

Subject Property Address: 4020 N. Frontage Road, Plant City, FL 33565

Subject Property Folio Number: 090391-0600

We understand that the subject property is being considered for a rezoning through Hillsborough County to allow up to 20,000 square feet of building area for a contractor's office use without open storage. We also understand that the rezoning application includes variances from the County's Land Development Code to reduce the perimeter buffering requirements along the eastern property boundary and along a portion of the western property boundary. Based on coordination with the applicant and our understanding of the rezoning application, we have no objection to the County approving this rezoning application.

Signature and Date:

A handwritten signature in black ink that reads 'Jacqueline C Boronell'.

Mrs. Jacqueline Boronell  
4070 N Frontage Rd  
Plant City, FL 33565



10312 Bloomingdale Ave  
Ste. 108-367  
Riverview, FL 33578  
(727) 741-3536

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Signature and Date:

A handwritten signature in black ink that reads 'Fred Brooks'.

Name: Fred Brooks

Title: President

Faith Temple Assembly of God

4240 N Frontage Rd

Plant City, FL 33565