

Variance Application: VAR 24-0194
LUHO Hearing Date: January 22, 2024
Case Reviewer: Carolanne Peddle



Applicant: Raymond and Paricia Ann Conrad **Zoning:** AR
Location: Folio: 93920.0000

Request Summary:

The applicant is requesting a variance to allow the easement area to count towards meeting the minimum lot size requirement for two of the three lots in a proposed subdivision (lots 1 & 2).

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.03 N	Privately owned access easements may be included in lot width calculations but shall not be included in calculating compliance with the minimum lot area for individual lots.	Allow 0.336-acre easement area to count toward minimum lot area.	5.093 ac lot size for lot 1 including the easement area.
6.01.03 N	Privately owned access easements may be included in lot width calculations but shall not be included in calculating compliance with the minimum lot area for individual lots.	Allow 0.318-acre easement area to count toward minimum lot area.	5.088 ac lot size for lot 2 including the easement area.

Findings: Per LDC Sec. 6.01.01, the minimum lot size required in the AR zoning district is 5 acres.

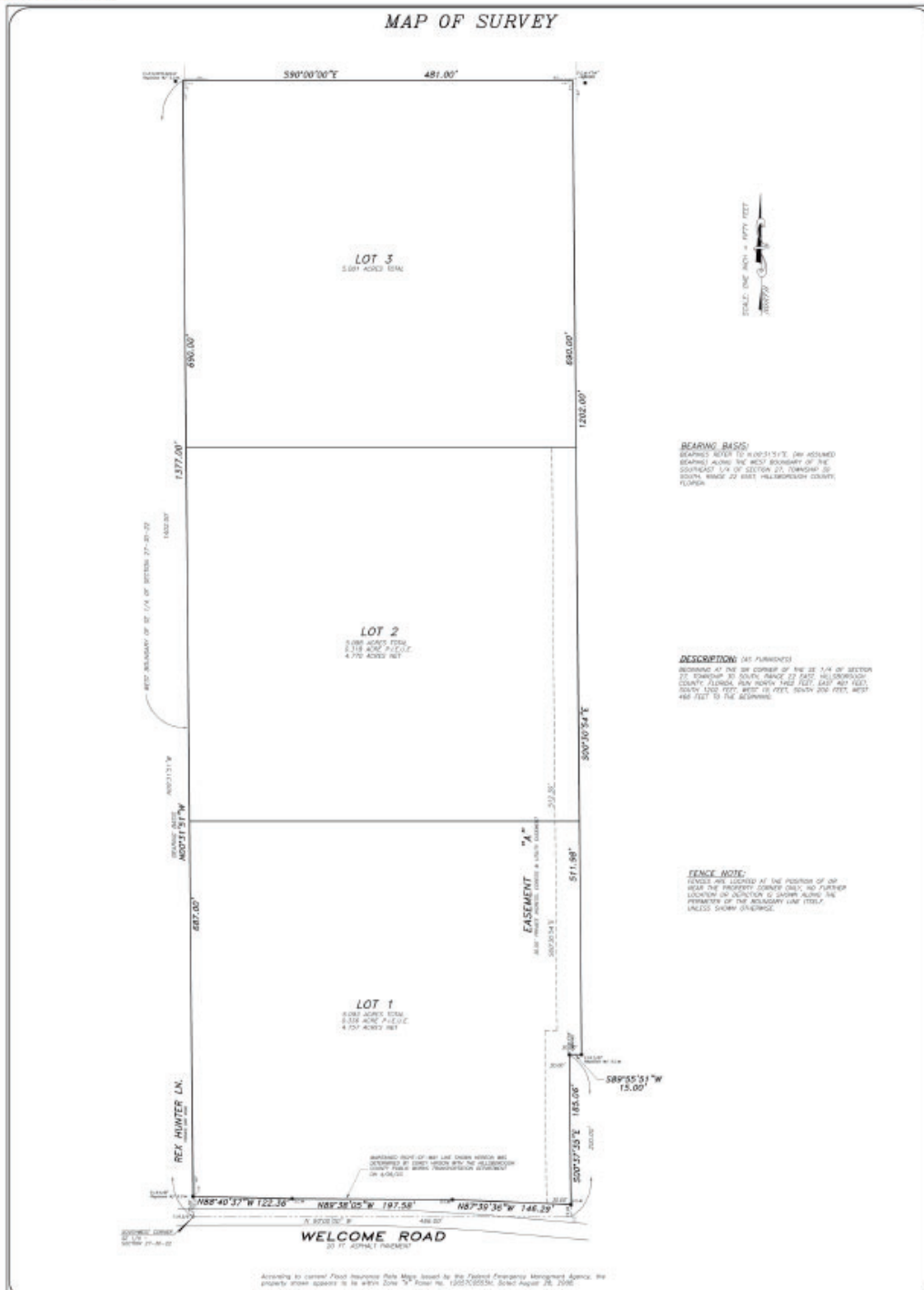
Zoning Administrator Sign Off:

Colleen Marshall
 Colleen Marshall
 Tue Dec 5 2023 11:09:39

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

SURVEY/SITE PLAN

Received
11/28/2023
Development Services



<p>Durango's Note</p> <p>1. No warranty is made as to the accuracy of the information provided herein.</p> <p>2. The information herein is provided for informational purposes only and does not constitute an offer of insurance or any other financial product.</p> <p>3. All information herein is subject to change without notice and may be updated regularly without notice.</p> <p>4. No time limit on offer or service available.</p>		<p>General Legend</p> <p>1. All areas shown in red are subject to the provisions of the Florida Flood Insurance Policy Act, Chapter 62A, Florida Statutes.</p> <p>2. All areas shown in yellow are subject to the provisions of the Florida Flood Insurance Policy Act, Chapter 62A, Florida Statutes.</p> <p>3. All areas shown in green are subject to the provisions of the Florida Flood Insurance Policy Act, Chapter 62A, Florida Statutes.</p> <p>4. All areas shown in blue are subject to the provisions of the Florida Flood Insurance Policy Act, Chapter 62A, Florida Statutes.</p>		<p>Amick Land Surveying, Inc.</p> <p>1000 15th Street, Suite 200 St. Petersburg, FL 33705 Phone: (727) 321-1111 Fax: (727) 321-1112 Email: info@amickland.com</p> <p>Surveyor: [Signature]</p> <p>DATE: 11/28/2023</p> <p>PROJECT: [Signature]</p> <p>CONRAD FAMILY, LTD</p>	
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Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

The Conrad Family LTD Partnership is requesting a variance to Sec 6.01.03 of the LDC that states access can not be counted towards overall lot acreage. The Conrad family is proposing a three lot minor subdivision, the property is zoned AR so each lot has to be a minimum of 5 acres. Lot one and lot two of the proposed minor subdivision does have the easement for all three lots placed on the East side of the lot. The easement is 30 feet in width and accounts for 0.336 acres in lot one and 0.318 acres in lot 2. Currently with the easement acreage not being able to be utilized in overall acreage lot 1 net acreage is 4.757 and lot 2 is 4.770. If allowed once the is included lot 1 would have a total of 5.093 acres and lot 2 would have a total of 5.088 acres.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:
Sec 6.01.03

Additional Information

- 1. Have you been cited by Hillsborough County Code Enforcement? No Yes
If yes, you must submit a copy of the Citation with this Application.
- 2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
 No Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
- 3. Is this a request for a wetland setback variance? No Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
- 4. Please indicate the existing or proposed utilities for the subject property:
 Public Water Public Wastewater Private Well Septic Tank
- 5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
 No Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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Variance Criteria Response

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

Other access and lot requirements may exist with other surrounding properties but none were noticed on any immediate abutting properties.

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

The requirements of the LDC not allowing access to be counted towards the overall acreage per lot would deprive the property family from being able to utilize the maximum density of their parcel and they will be unable to create the minor subdivision.

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

If the variance is approved, no adjoining property owners will be affected whatsoever.

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

The variance request is in harmony and serves the general intent and purpose of the LDC and the comprehensive plan because this request does not hinder public interest.

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

To our knowledge this variance request does not result from an illegal act.

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

If the variance is approved the Conrad family would be able to create their three lot minor subdivision for future use.

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Doc. - Documentary Tax Pd. - F.S. 201.02 § 808.50
Intangible Tax Pd. - F.S. 201.06 § 807.25-00
Richard Ake, Clerk of Hillsborough County
By: Charles S. White Deputy Clerk

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY
FEE SIMPLE DEED
(INDIVIDUAL)

1997 DEC 24 AM 10:38

0097340391

OFF 8844 P 0061

THIS INDENTURE made this 19 day of December, 1997 by CONRAD AND VARNUM CITRUS GROVES, a FL general partnership, hereinafter called the Grantor, whether one or more, to THE CONRAD FAMILY LIMITED PARTNERSHIP, a FL limited partnership, whose address is 3845 Eddie Drive, Mulberry, Florida, 33860, hereinafter called the Grantee, whether one or more:

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

Beginning at the SW corner of the SE 1/4 of Section 27, Township 30 South, Range 22 East, Hillsborough County, FL, run North 1402 feet; East 481 feet; South 1202 feet; West 15 feet; South 200 feet; West 466 feet to the beginning.

TOGETHER WITH the 1997-1998 crop of citrus fruit, well, pump, chemigation and irrigation systems.

SUBJECT TO mortgage from Conrad and Varnum Citrus Groves in favor of Carl Carpenter, Jr. dated 11/8/91 and recorded 11/14/91 in Official Record Book 6432, Page 1693, public records of Hillsborough County, Florida, and having a principal balance of \$50,000.00, which said mortgage grantee herein assumes and agrees to pay.

AFFIDAVIT AS TO PARTNERSHIP, ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

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

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

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

Signed, sealed and delivered in our presence:

Charles S. White
Name: Charles S. White
Joseph R. Goff
Name: JOSEPH R GOFF CLERK

CONRAD AND VARNUM CITRUS GROVES, a FL General Partnership,
BY: Raymond E. Conrad
RAYMOND E. CONRAD, General Partner
BY: Alfred H. Varnum
ALFRED H. VARNUM, General Partner
P. O. Box 777
Lithia, FL 33547-0777

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 19 day of December, 1997, by RAYMOND E. CONRAD and ALFRED H. VARNUM, the general partners of CONRAD AND VARNUM CITRUS GROVES, a FL general partnership, on behalf of said general partnership, and who declared their identities and confirmed their titles and who have produced their drivers licenses as personal identification. ~~are personally known to me.~~

Charles S. White
Name:
Notary Public State of FL
My commission expires:

PREPARED BY
CHARLES S. WHITE
CHARLES S. WHITE, PA
PO BOX 1119
PLANT CITY, FL 33564-1119

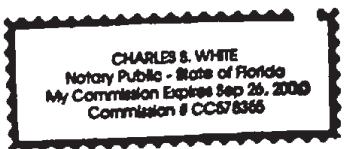


EXHIBIT "A"

AFFIDAVIT AND STATEMENT OF PARTNERSHIP AUTHORITY

BEFORE ME, the undersigned authority personally appeared
RAYMOND E. CONRAD, and ALFRED H. VARNUM, who after being first duly
cautioned and sworn, depose and say:

1. That your affiants are the sole and only general partners
of CONRAD AND VARNUM CITRUS GROVES, a FL general partnership, which
said Partnership has executed the foregoing deed of conveyance and
your affiants certify that as of the date of this Affidavit, they
are the sole and only general partners of said Partnership, and
they are authorized to execute the above instrument on behalf of
the General Partnership.

2. The General Partnership agreement has not been amended,
modified or revoked.

3. This affidavit and Certificate is made pursuant to the
authority of §689.045 Florida Statutes.

FURTHER, affiants saith not.

CONRAD AND VARNUM CITRUS GROVES, a
FL General Partnership

BY: Raymond E. Conrad
RAYMOND E. CONRAD, AS GENERAL
PARTNER

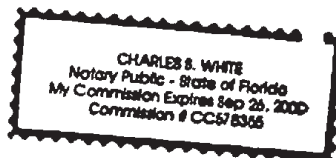
BY: Alfred H. Varnum
ALFRED H. VARNUM, AS GENERAL PARTNER

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 19
day of December, 1997, by Raymond E. Conrad and Alfred H. Varnum,
both as the General Partners of CONRAD AND VARNUM CITRUS GROVES, a
FL general partnership, on behalf of said general partnership, and
who declared their identities and confirmed their titles and who
~~have produced their drivers licenses as personal identification.~~
are personally known to me.

Charles S. White
NAME:
NOTARY PUBLIC STATE OF FL
MY COMMISSION EXPIRES: _____

This Instrument Prepared By:



CSW\RE\14492J1.PAF

OFF
REC 8844 P 0062



**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 24-0194 Intake Date: 11/28/2023
 Hearing(s) and type: Date: 01/22/2024 Type: LUHO Receipt Number: 323150
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Applicant/Representative: Amber Tew- APTew Services, LLC Phone: 813-967-2015

Representative's Email: APTewServices@gmail.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Applicant/Owner Information Form</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Affidavit(s) to Authorize Agent</u> (if applicable) NOTE: All property owners must sign either the Application form or the Affidavit to Authorize Agent. If property is owned by a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Copy of Current Recorded Deed(s)</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Close Proximity Property Owners List</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Legal Description</u> for the subject site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0194 Intake Date: 11/28/2023
 Hearing(s) and type: Date: 01/22/2024 Type: LUHO Receipt Number: 323150
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 0 Welcome Rd. City/State/Zip: Litha, Florida 33547
 TWN-RN-SEC: 27/30/22 Folio(s): 093920-0000 Zoning: AR Future Land Use: R-1 Property Size: 15.07 Acres

Property Owner Information

Name: Raymond Conrad & Paricia Ann Conrad Daytime Phone 386-854-0378
from the Conrad Family LTD Partnership
 Address: P.O. Box 3687 City/State/Zip: Plant City, Florida 33563
 Email: jancon987@gmail.com Fax Number _____

Applicant Information

Name: Raymond Conrad & Paricia Ann Conrad Daytime Phone 386-854-0378
 Address: P.O. Box 3687 City/State/Zip: Plant City, Florida 33563
 Email: jancon987@gmail.com Fax Number _____

Applicant's Representative (if different than above)

Name: Amber Tew- APTew Services, LLC Daytime Phone 813-967-2015
 Address: 2002 Holloway Rd City/State/Zip: Plant City, Florida 33567
 Email: APTewServices@gmail.com Fax Number _____

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

Janet L. Conrad POA
Signature of the Applicant

JANET L. CONRAD
Type or print name

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

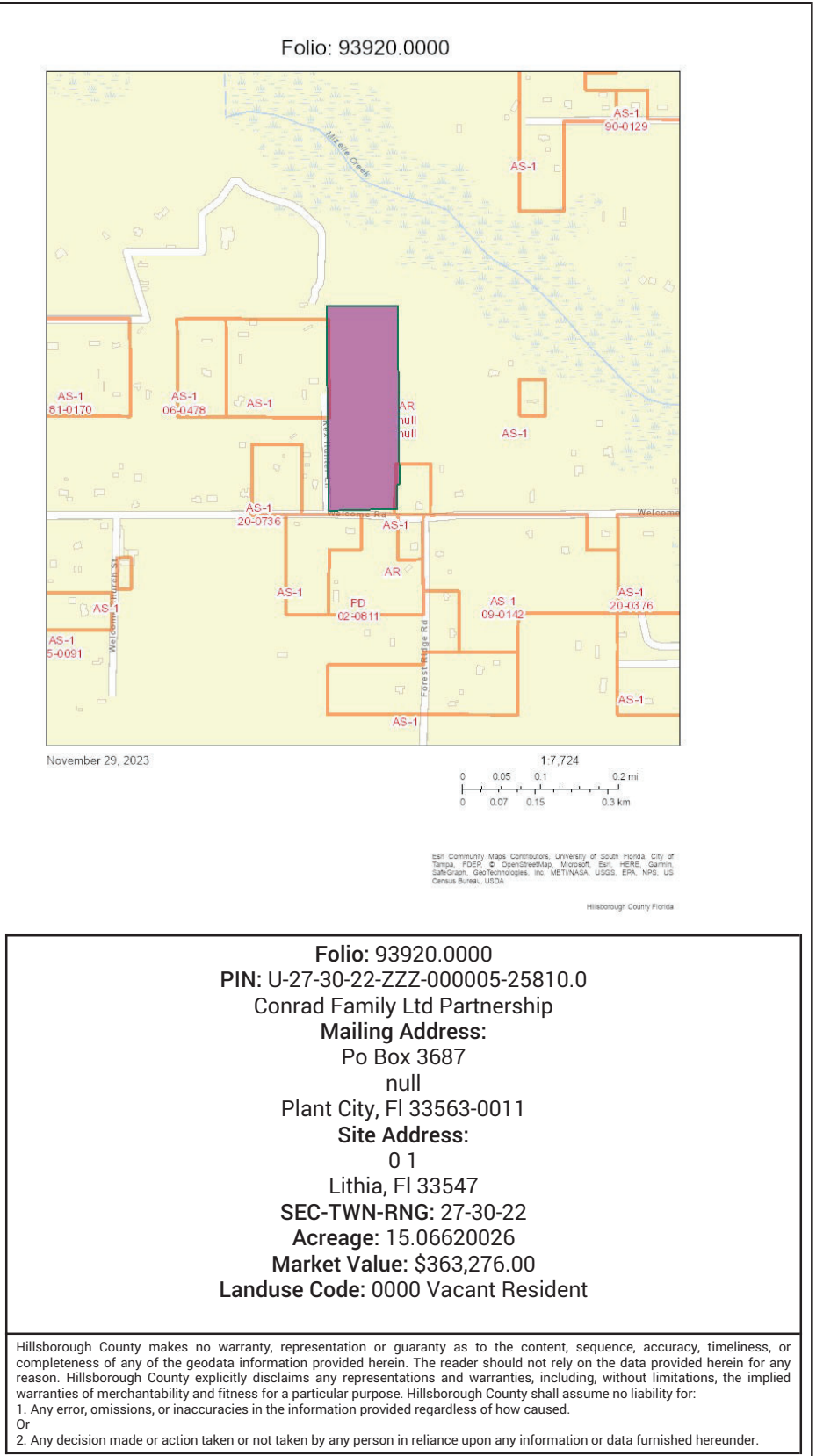
David W. Proctor POA
Signature of the Owner(s) - (All parties on the deed must sign)

DRINDA W. PROCTER
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Overlay	null
RZ	null
Restr	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0555H
FIRM Panel	12057C0555H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120555B
County Wide Planning Area	South Rural
Community Base Planning Area	SouthShore
Census Data	Tract: 013903 Block: 2016
Future Landuse	R-1
Future Landuse	R-1
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	5
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 6
Wind Borne Debris Area	Outside 140 MPH Area
Overlay District	Lithia Southeast County
Competitive Sites	NO
Redevelopment Area	NO



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