



LAND USE HEARING OFFICER VARIANCE REPORT

APPLICATION NUMBER: VAR 22-1016

LUHO HEARING DATE: November 21, 2022

CASE REVIEWER: Tim Lampkin, AICP

REQUEST: The applicant is requesting variances to accommodate a two-lot subdivision of property zoned AS-0.4 and designated AE in the Comprehensive Plan.

Per LDC Section 6.01.01, a minimum lot size of 2.5 acres is required in the AS-0.4 district. However, under the provisions found in LDC Section 6.01.03.N, the minimum lot size required by a parcel's zoning may be reduced by a maximum of two percent, irrespective of density limits in the Comprehensive Plan, subject to a number of requirements. In such cases, application of the provision is limited to a two-lot subdivision and the lot size reduction may be applied to only one of the lots. Accordingly, a minimum size of 2.45 acres is allowed for one of the lots in the proposed subdivision. As shown on the lot plan submitted by the applicant, Parcel 1 will have 2.46 acres of area and Parcel 2 will have 2.5 acres of area.

VARIANCE(S):

Lot Size Calculation

Per LDC Section 6.02.01.B.4, minimum lot size calculations for a flag lot shall not include any portion of the lot's accessway (flag stick) which does not meet the minimum lot width required by the parcel's zoning. The applicant wishes to include the 20-foot-wide accessway serving the proposed Parcel 2, with approximately 14,647 square feet of area, in the lot size calculations for the parcel.

Lot Width

Per LDC Section 6.01.01, a minimum lot width of 150 feet is required in the AS-0.4 district. The applicant requests a 3.68-foot reduction to the required lot width for Proposed Parcel 1 to allow a width of 146.32 feet.

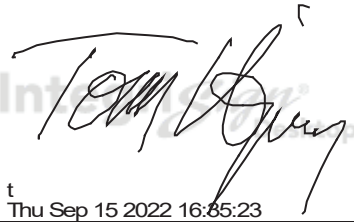
FINDINGS:

- As required by LDC Section 6.01.03.N, the subject property is a parent parcel created prior to July 26, 1989 that is located in the Rural Service Area and agriculturally zoned.

DISCLAIMER:

The variance 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.

ADMINISTRATOR'S SIGN-OFF



Tim Lampkin

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Thu Sep 15 2022 16:05:23

Attachments: Application
Petitioner's Written Statement
Site Plan
Current Deed

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Additional / Revised Information Sheet

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Application Number: VAR 22-1016 Applicant's Name: Johnie and Debby Goodson

Reviewing Planner's Name: Timothy Lampkin Date: 09/14/2022

Application Type:

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

Current Hearing Date (if applicable): 09/26/2022

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
- An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

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

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

Amber Tew

Signature

09/14/2022

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____

Application Number: _____

VARIANCE REQUEST

1. Project Narrative: 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 property owner is seeking a variance of Lot Development Standards. To allow the lot width to not meet the minimum required lot of 150 feet for property within the AS-0.4 zoning district.
- The proposed parcel has a lot width of 146.43 feet. Therefore we are seeking a variance of 3.57 feet from the 150 feet lot width standard. To include the flag lot area into the minimum lot area calculation for Parcel 2. Provide dimensions of flag stick area including a min. 20 ft. width.
- No pole portion of a flag lot shall exceed 1,000 feet in length.
- The metal open carport is 4.9' off the proposed property line and is 10' in height at the eve.
- The two metal buildings to the North is 8' in height and 14.7' off the property line.
- _____
- _____
- _____
- _____

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:
6.02.01.04 Flag Lot
- _____
- _____

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): Certified Parcel Review PID #6062
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 (Attachment A).
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 and/or septic 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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing (form may be obtained from **19th floor County Center**).

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

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 lot width deficiencies may exist with other surrounding properties but none were noticed on any of the 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 current lot width requirement would deprive the property owner the right to use his property density.

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 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 does not result from an illegal act. The hardship was created when the property owner submitted for a certified parcel review and the lot width deficiency was then noted.

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.

We feel an injustice would be done if the variance is not approved and the property owner would be unable to utilize the density of this parcel which has been the intent since before the rule change.

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THIS INDENTURE, Made this 16 day of March 19 83,

by and between JOHNIE L. GOODSON AND DEBBY L. GOODSON, his wife and LAWTEY GOODSON AND JEWELL GOODSON, his wife

of the County of Hillsborough, in the State of Florida

part 1es of the first part, and

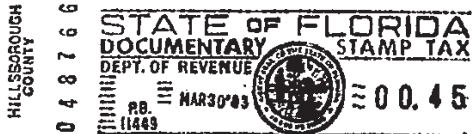
JOHNIE L. GOODSON AND DEBBY L. GOODSON, his wife

whose post office address is: 3309 S. 74th St. Tampa, Fl. 33619 of the County of Hillsborough, in the State of Florida part 1es of the second part,

CODES TIME 10 04A 13245618 203 0005 30MC83 RECORDED 013835 C CA 9.45

WITNESSETH: That the said part 1es of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars, and other valuable considerations, lawful money of the United States of America, to them in hand paid by the said part 1es of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed to the said part 1es of the second part, their heirs and assigns forever, all of the following described land in Hillsborough County, Florida, to-wit:

The South 1/8 of the SE 1/4 of the SE 1/4 of Section 24, Township 27 South, Range 21 East, Hillsborough County, Florida, LESS the East 35 feet thereof.



THIS IS A DEED OF CONVENIENCE.

Prepared by and return to: Lawtey Goodson 7307 S. 32nd Avenue Tampa, Florida 33619

JAMES F. TAYLOR, JR. CLERK CIRCUIT COURT HILLSBOROUGH CO. TAMPA, FL. 33602

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said part 1es of the second part, their heirs and assigns, in fee simple forever.

And the said part 1es of the first part do hereby covenant with the said part 1es of the second part that said described property is free from all liens and encumbrances except easements and restrictions of record, any and all assessments and zoning regulations and taxes for the year 1981 and all subsequent years.

And the said part 1es of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part 1es of the first part have executed this deed under seal on the date aforesaid.

Signed, sealed and delivered in the presence of:

Witness signatures: Jean Jones, Norma Jones

Parties signatures: Johnie L. Goodson (SEAL), Debby L. Goodson (SEAL), Lawtey Goodson (SEAL), Jewell Goodson (SEAL)

Tax and recording stamps: INT TAX, SURTAX, COPIES 45, REC FEE 9.00, ACC NUM, TOT DUE 9.45, REC CLK Amv

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH }

OFF. REC. 4087 PG 460

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOHNIE L. GOODSON AND DEBBY L. GOODSON, his wife and LAWTEY GOODSON AND JEWELL GOODSON, his wife

to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same as free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this
✓ 16th day of March A.D. 1983

✓ James Robert Jones
Notary Public, State of Florida at Large

My Commission Expires: ✓ _____

SEAL

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES SEPT 13 1986
BONDING AND GENERAL INSURANCE UND



Warranty Deed

TO

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES
SITE AND SUBDIVISION REVIEW SHEET

CERTIFIED PARCEL

PI#6062

PROJECT NAME Goodson Certified Parcel FOLIO # 80182.0050 ID# 6062

SUBMITTED 12/02/2021 DISTRIBUTED 12/02/2021 DUE 12/09/2021

EOR NAME & PHONE Timothy Tew 813-707-9086

EOR EMAIL ADDRESS: Tim@hillsboroughsurveying.com

OWNER NAME & PHONE: Johnie Goodson 813-478-5921

OWNER EMAIL ADDRESS: goodsondebby@yahoo.com

DRC DATE _____ SECTION/TOWNSHIP/RANGE 24/27/21

	APPROVED		GRAND OAKS
	APPROVED WITH CONDITIONS		ON SITE PIPING
x	RESUBMITTAL REQUIRED		OVERLAY DISTRICT / ARCHITECTURAL REVIEW
	INSUFFICIENT FOR REVIEW*		PROPORTIONATE FAIR SHARE
	NO REVIEW REQUIRED		LIGHTING PLANS

CONDITIONS/COMMENTS

Does not meet minimum lot size or minimum lot width. Re-configure to meet min. lot size. Flag area (access) may not be counted towards lot size.

1. Applicant may request a Variance of Lot Development Standards. Specifically, to allow the lot width to not meet the minimum required lot width of 150 feet for property within the AS-0.4 zoning district.

- 6.02.01.4 Flag Lot

- (1) The parcel shall meet the minimum lot size requirements of the zoning district and **shall meet the lot width requirements** measured at a point equivalent to the front yard setback if measured from the boundary of the buildable lot parallel to the County owned and maintained street to which the accessway is connected. The area for calculating the minimum lot area shall not include any portion of the accessway which does not meet the minimum lot width requirements.
- (2) The private drive shall be a minimum of 20 feet in width and shall only provide access for the single parcel.
- (3) No pole portion of a flag lot shall exceed 1,000 feet in length.

Additional Information regarding Dimensional Standards may be found at www.municode.com

- Min. Lot Area: 108,900 sq. ft (2 ½ acres)
- Min. Lot Width: 150 ft.
- Min. Side Setback: 25 ft.
- Min. Front Setback: 50 ft.
- Min. Rear Setback: 50 ft.

PRELIMINARY APPROVED: _____

REVIEWED BY: Tim Lampkin PHONE# (813) 564-4673 DATE: 12/9/2021

	NATURAL RESOURCES	272-5600		FIRE	276-8433
	TRANSPORTATION	272-5600		PARKS	975-2160
	SITE ENGINEERING	272-5600		STREET & ADDRESSES	744-5862
	STORMWATER	272-5600		REAL ESTATE/SURVEY	307-4783
	UTILITIES	272-5600		PUBLIC WORKS (TRAFFIC SVCS)	272-5912
x	ZONING	272-5600		SCHOOL DISTRICT	272-4690
	EPC	627-2600 EXT.1239			

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Received
06/01/22
Development Services

VARIANCE APPLICATION

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:
*You must schedule an appointment to submit this application by calling 813-271-5600.
All requirements listed on the submittal checklist must be met. Incomplete applications will not be accepted.*

Property Information

Address: 7111 Charles Humphrey Rd City/State/Zip: Plant City, Florida 33665 TWN-RN-SEC: 24/27/21
Parcel(s): 060182-0050 Zoning: AS-0.4 Future Land Use: AS-0.4 Property Size: 5.02

Property Owner Information

Name: Johnie and Debby Goodson Daytime Phone: _____
Address: 7111 Charles Humphrey Rd City/State/Zip: Plant City, Florida 33565
Email: goodsondebby@yahoo.com FAX Number: _____

Applicant Information

Name: Johnie and Debby Goodson Daytime Phone: 8134778433
Address: 7111 Charles Humphrey Rd City/State/Zip: Plant City, Florida 33565
Email: goodsondebby@yahoo.com FAX Number: _____

Applicant's Representative (if different than above)

Name: Amber Tew- APTew Services Daytime Phone: 813-967-2015
Address: 212 N Collins St City / State/Zip: Plant City, Florida 33563
Email: APTewServices@gmail.com FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.
Johnie Goodson
Signature of Applicant
Johnie Goodson
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THE APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.
Debby Goodson
Signature of Property Owner
Debby Goodson
Type or Print Name

Office Use Only
Intake Staff Signature: Ana Lizardo Intake Date: 06/01/2022
Case Number: 22-1016 Public Hearing Date: 08/22/2022
Receipt Number: 165467

Development Services Department, 601 E Kennedy Blvd. 20th Floor

07-02-2014

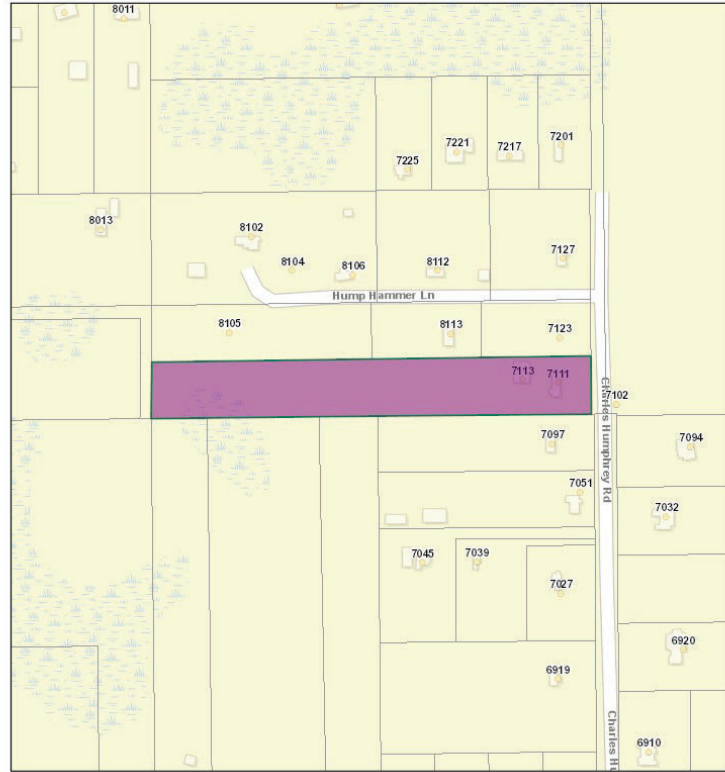
Application Number: 22-1016



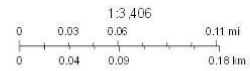
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
FLX	f
Zoning	AS-0.4
Description	Agricultural - Single-Family Estate
RS	95-0092
RZ	RS
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0260H
FIRM Panel	12057C0260H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120260C
County Wide Planning Area	East Rural
Census Data	Tract: 010103 Block: 1021
Future Landuse	AE
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 3
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 80182.0050



June 1, 2022



© Hillsborough County - Public Works - Geomatics - Street & Address

Hillsborough County Florida

Folio: 80182.0050
PIN: U-24-27-21-ZZZ-000003-30460.0
JOHNIE L AND DEBBY L GOODSON
Mailing Address:
 7111 CHARLES HUMPHREY RD
 PLANT CITY, FL 33565-7115
Site Address:
 7111 CHARLES HUMPHREY RD
 PLANT CITY, FL 33565
SEC-TWN-RNG: 24-27-21
Acreage: 5.01534986
Market Value: \$394,713.00
Landuse Code: 6000 AGRICULTURAL

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

22-1016