

**Variance Application:**

**VAR 24-0193**

**LUHO Hearing Date:**

**January 22<sup>nd</sup>, 2024**

**Case Reviewer:**

**Michelle Montalbano**



**Hillsborough  
County Florida**

**Development Services Department**

**Applicant:** Raymond Conrad & Patricia Ann Conrad

**Zoning:** AR

**Location:** 11411 and 11429 Welcome Church Street, Lithia;  
Parcel Folios: 94048.0000, 94055.0000, and 94048.0100


**Request Summary:**

The applicant is requesting a variance allow the access easement area to count towards meeting the minimum lot size requirement for one lot to accommodate a proposed three-lot subdivision.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.03.N, 6.01.01	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. The minimum lot area in the AR district is 5 acres.	Allow 0.196-acre access easement area to count toward minimum lot area.	5.005-acre lot size for lot 3 including the easement area.

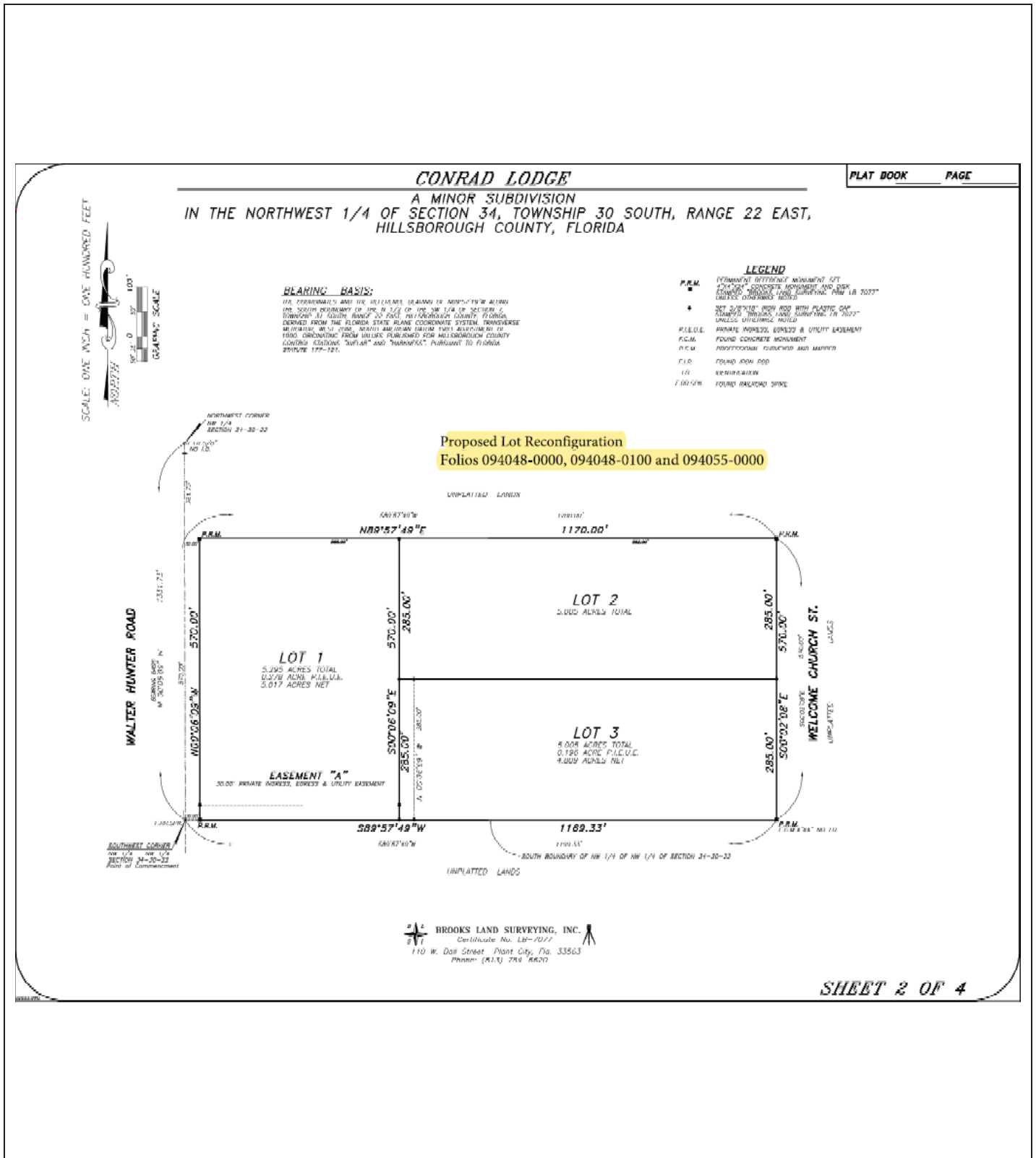
<b>Findings:</b>	None.
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<b>Zoning Administrator Sign Off:</b>	 <small>Colleen Marshall Mon Jan 8 2024 09:02:42</small>
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**DISCLAIMER:**

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**





# 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 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 three of the proposed minor subdivision does have the easement to access lot 2 placed on the West side of the lot. The easement is 30 feet in width and accounts for 0.196 acres in lot three . Currently with the easement acreage not being able to be utilized in overall acreage lot 3 net acreage is 4.809. If allowed once the easement is included lot three would have a total of 5.005 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 [x] 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?
[x] 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? [x] 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 [x] Private Well [x] Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
[x] 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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This deed prepared/return to:  
John A. Dwyer  
506 North Alexander Street  
Plant City, Florida 33563

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, executed this 11<sup>th</sup> day of March 2021, by **RAYMOND E. CONRAD, a widowed an un remarried spouse of PATRICIA A. CONRAD**, whose address is Post Office Box 3687, Plant City, Florida 33563, first party, to **RAYMOND E. CONRAD, Trustee of THE RAYMOND A. CONRAD REVOCABLE LIVING TRUST AGREEMENT dated September 22, 1998**, whose address is Post Office Box 3687, Plant City, Florida 33563, second party:

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Hillsborough**, State of Florida, to-wit:

PIN No. U-34-30-22-ZZZ-000005-29200.0  
Folio No. 094048-0000  
Site Address 11411 Welcome Church Street, Lithia, Florida

The North 285 feet of the South 570 feet of the West 1200 feet of the NW ¼ of the NW ¼ of Section 34, Township 30 South, Range 22 East. *C*

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE ABOVE DESCRIBED **IS NOT** THE HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY FLORIDA LAW.

THIS DEED IS PREPARED AT THE REQUEST OF THE GRANTOR HEREIN AND WITHOUT THE BENEFIT OF A TITLE SEARCH.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

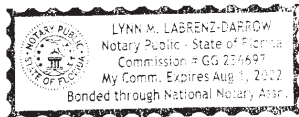
**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered  
in the presence of  
*John A. Dwyer*  
Name: John A. Dwyer  
*Lynn M. LaBrenz-Darrow*  
Name: Lynn M. LaBrenz-Darrow

*Raymond E. Conrad*  
RAYMOND E. CONRAD  
Post Office Box 3687  
Plant City, Florida 33563

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH:

The foregoing instrument was acknowledged and sworn before me under oath, by means of  physical presence or  online notarization this 11<sup>th</sup> day of March, 2021, by **RAYMOND E. CONRAD**, , who declared his identity and who produced his Driver's License as personal identification.



*Lynn M. LaBrenz-Darrow*  
Lynn M. LaBrenz-Darrow  
Notary Public, State of Florida  
My Commission expires: 08/01/2022

This deed prepared/return to:  
John A. Dwyer  
506 North Alexander Street  
Plant City, Florida 33563

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, executed this 11<sup>th</sup> day of March 2021, by **RAYMOND E. CONRAD, Successor Trustee of THE PATRICIA A. CONRAD REVOCABLE LIVING TRUST AGREEMENT dated September 22, 1997**, whose address is Post Office Box 3687, Plant City, Florida 33563, first party, to **RAYMOND E. CONRAD, Trustee of THE RAYMOND E. CONRAD REVOCABLE LIVING TRUST AGREEMENT dated September 22, 1997**, whose address is Post Office Box 3687, Plant City, Florida 33563, second party:

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Hillsborough**, State of Florida, to-wit:

PIN No. U-34-30-22-ZZZ-000005-29210.0  
Folio No. 094048-0100

The North 285 feet of the South 570 feet of the West 1200 feet of the NW ¼ of the NW ¼ of Section 34, Township 30 South, Range 22 East, public records of Hillsborough County, Florida

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

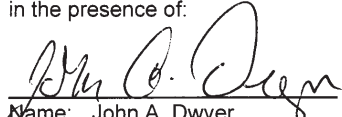
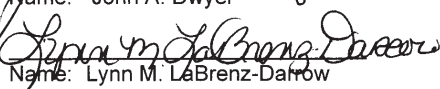
THE ABOVE DESCRIBED **IS NOT** THE HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY FLORIDA LAW.


THIS DEED IS PREPARED AT THE REQUEST OF THE GRANTOR HEREIN AND WITHOUT THE BENEFIT OF A TITLE SEARCH.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first above written.

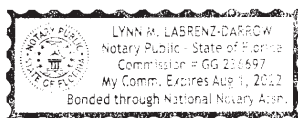
Signed, sealed, and delivered in the presence of:

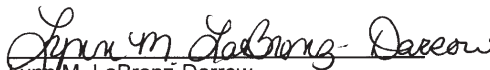
  
Name: John A. Dwyer  
  
Name: Lynn M. LaBrenz-Darrow

  
RAYMOND E. CONRAD, Successor Trustee of The Patricia A. Conrad Revocable Living Trust dated September 22, 1997  
Post Office Box 3687  
Plant City, Florida 33563

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH:

The foregoing instrument was acknowledged and sworn before me under oath, by means of  physical presence or  online notarization this 11<sup>th</sup> day of March, 2021, by **RAYMOND E. CONRAD, Successor Trustee of The Patricia A. Conrad Revocable Living Trust dated September 22, 1997**, who declared his identity and who produced his Driver's License as personal identification.



  
Lynn M. LaBrenz-Darrow  
Notary Public, State of Florida  
My Commission expires: 08/01/2022



**INSTR # 98384905**  
**OR BK 09399 PG 1120**

RECORDED 12/23/98 10:47 AM  
RICHARD AKE CLERK OF COURT  
HILLSBOROUGH COUNTY  
DOC TAX PD (F.S. 201.02) 0.70  
DEPUTY CLERK Y Roche

Prepared by and return to:  
JOHN A. DWYER, ESQUIRE  
POST OFFICE BOX 848  
PLANT CITY FL 33564-0848

CORRECTIVE QUIT-CLAIM DEED

**THIS QUIT-CLAIM DEED**, executed this 31 day of August, 1998, by **RAYMOND E. CONRAD and PATRICIA ANN CONRAD**, his wife, whose address is: 3845 Eddie Drive, Mulberry, Florida 33860, first party, to **THE CONRAD FAMILY LIMITED PARTNERSHIP** dated September 29, 1997, **RAYMOND E. CONRAD**, Trustee of the **RAYMOND E. CONRAD REVOCABLE LIVING TRUST** dated September 22, 1997, and **PATRICIA ANN CONRAD**, Trustee of **THE PATRICIA ANN CONRAD REVOCABLE LIVING TRUST AGREEMENT**, dated September 22, 1997, as **Managing General Partners**, whose address is: 3845 Eddie Drive, Mulberry, Florida 33860, second party:

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hillsborough, State of Florida, to-wit:

**PARCEL NO.** 94055.0000

The South 285 feet of the West 1200 feet of the NW-1/4 of the NW-1/4 of Section 34, Township 30 South, Range 22 East, public records of Hillsborough County, Florida.

NOTE: THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY FLORIDA LAW. THIS IS A CORRECTIVE DEED TO CORRECT QUIT CLAIM DEED RECORDED IN O.R.BK 8878, PAGE 200 AS TO FORM AND CONTENT.

**THIS DEED IS PREPARED AT THE REQUEST OF THE GRANTOR HEREIN AND WITHOUT THE BENEFIT OF A TITLE SEARCH.**

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant such successor or successors in trust of all the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other

ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter. The written acceptance of a successor trustee recorded among the public records in the county where the real property described herein is located, together with evidence of RAYMOND E. CONRAD and/or PATRICIA ANN CONRAD's death or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid Trust have been complied with. Evidence of RAYMOND E. CONRAD and/or PATRICIA ANN CONRAD's death shall consist of a certified copy of their death certificate. Evidence of RAYMOND E. CONRAD and PATRICIA ANN CONRAD's resignation shall consist of a resignation, duly executed and acknowledged by them. The Successor Trustee shall have the same powers granted to RAYMOND E. CONRAD and PATRICIA ANN CONRAD, the original Trustees, as set forth herein.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on part of the Trustee, whole in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenants, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

AND the Grantor hereby covenants with said Trustee that Grantor is lawfully seized of said property in fee simple; that the Grantor has good right and lawful authority to sell and convey said property; that the Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all

encumbrances, except taxes accruing subsequent to December 31, 1997.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Peggy J. Howell  
Name: Peggy J. Howell

Jerry C. Hamilton  
Name: Jerry C. Hamilton

Raymond E. Conrad  
RAYMOND E. CONRAD  
Whose address is:  
3845 Eddie Drive  
Mulberry, Florida 33860

Peggy J. Howell  
Name: Peggy J. Howell

Jerry C. Hamilton  
Name: Jerry C. Hamilton

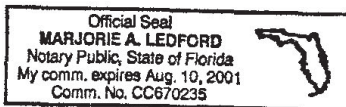
Patricia Ann Conrad  
PATRICIA ANN CONRAD  
Whose address is:  
3845 Eddie Drive  
Mulberry, Florida 33860

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 31st day of August, 1998, by PATRICIA ANN CONRAD who declared her identity and who has produced her Driver's License as personal identification.

Marjorie A. Ledford  
NAME: Marjorie A. Ledford  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_

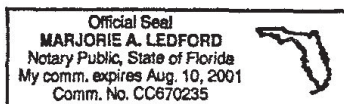
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH



The foregoing instrument was acknowledged before me this 31st day of August, 1998, by RAYMOND E. CONRAD who declared his identity and who has produced his Driver's License as personal identification.

Marjorie A. Ledford  
NAME: Marjorie A. Ledford  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_

IAD\RE\CONRAD\_PAT and Raymond-4th Welcome DEED



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**Hillsborough  
County Florida**  
Development Services

# Submittal Requirements for Applications Requiring Public Hearings

**Official Use Only**

Application No: 24-0193 Intake Date: 11/28/2023  
 Hearing(s) and type: Date: 01/22/2024 Type: LUHO Receipt Number: 323109  
 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 <a href="http://Sunbiz.org">Sunbiz.org</a> .
<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: 24-0193 Intake Date: 11/28/2023  
 Hearing(s) and type: Date: 01/22/2024 Type: LUHO Receipt Number: 323109  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Alejandra Prado

### Property Information

Address: 0, 11411 & 11429 Welcome Church St. City/State/Zip: Litha, Florida 33547  
 TWN-RN-SEC: 34/30/22 Folio(s): 094048-0100 Zoning: AR Future Land Use: R-1 Property Size: 15.27 Acres  
094048-0000

### Property Owner 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 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.

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

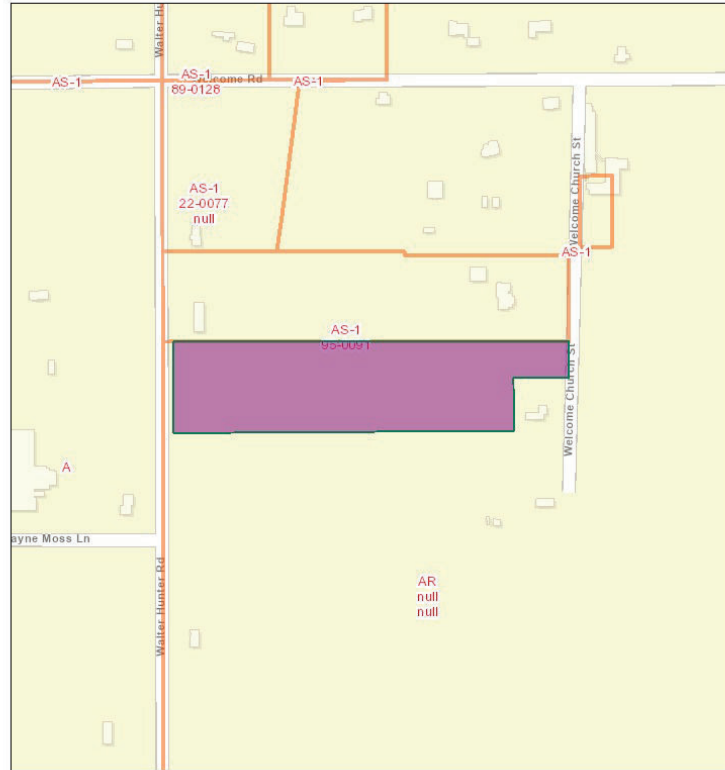
DRINDA W. PROCTER  
Type or print name



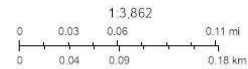
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	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: 2015
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

Folio: 94048.0100



November 28, 2023



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Hillsborough County Florida

**Folio: 94048.0100**  
**PIN: U-34-30-22-ZZZ-000005-29210.0**  
**Raymond E Conrad /Trustee**  
**Mailing Address:**  
 Po Box 3687  
 null  
 Plant City, FL 33563-0011  
**Site Address:**  
 0 1  
 Lithia, FL 33547  
**SEC-TWN-RNG: 34-30-22**  
**Acreage: 6.62193012**  
**Market Value: \$224,492.00**  
**Landuse Code: 0000 Vacant Resident**

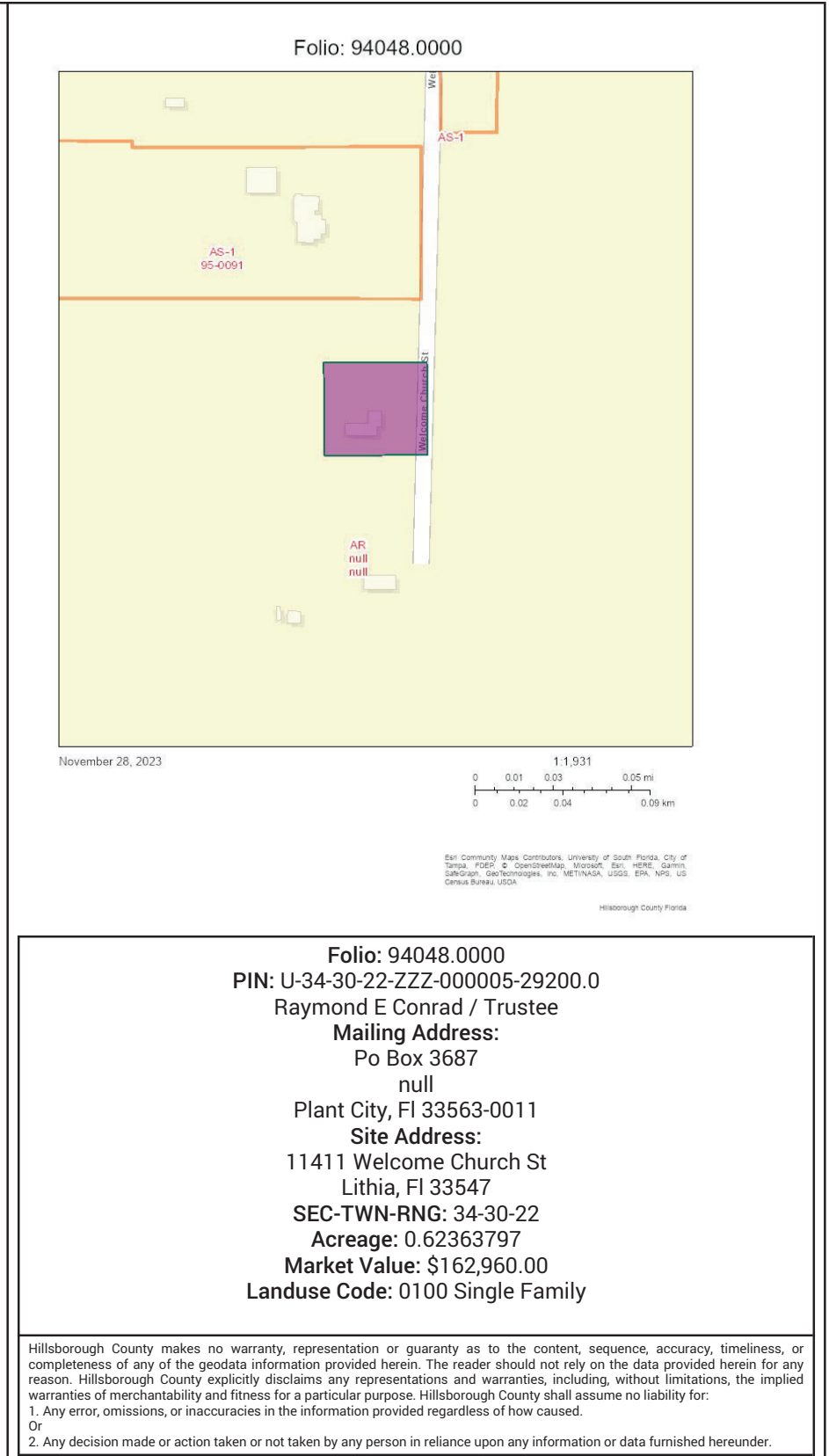
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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
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: 2015
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

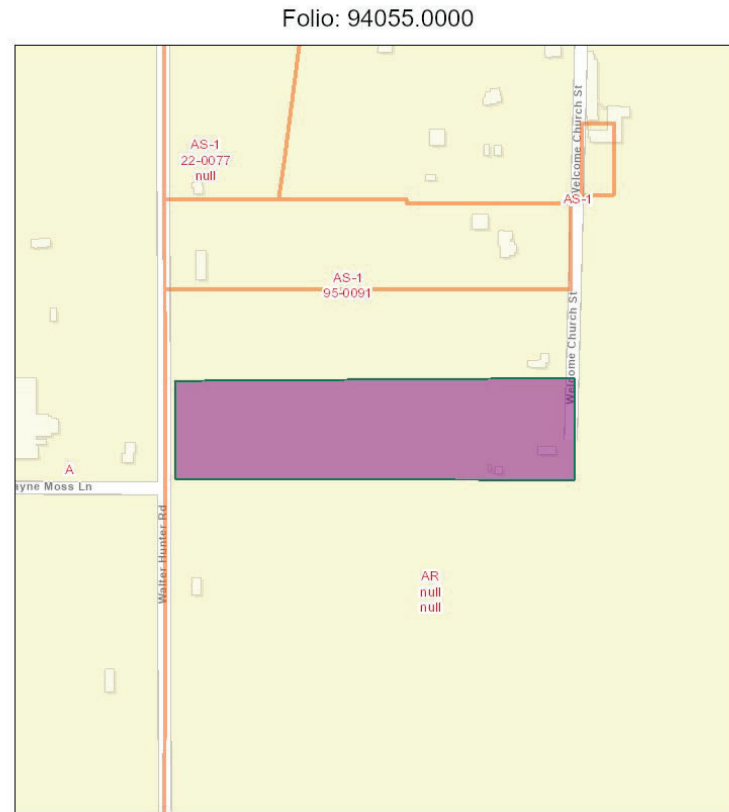




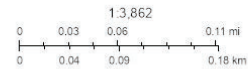


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Hillsborough County Florida

**Folio: 94055.0000**  
**PIN: U-34-30-22-ZZZ-000005-29320.0**  
**Raymond E Conrad And Patricia Ann Conrad/trustees**

**Mailing Address:**

Po Box 3687  
 null

Plant City, FL 33563-0011

**Site Address:**

11429 Welcome Church St  
 Lithia, FL 33547

**SEC-TWN-RNG: 34-30-22**

**Acreage: 8.03001976**

**Market Value: \$283,960.00**

**Landuse Code: 0100 Single Family**

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