

Variance Application: VAR 23-1018
LUHO Hearing Date: December 19, 2023
Case Reviewer: Isis Brown



**Hillsborough
 County Florida**

Development Services Department

Applicant: Michael J. Stokes **Zoning:** AS-1
Location: 3505 Lone Oak Road, Plant City; Folio: 85189.0000


Request Summary:

The applicant is requesting a variance to landscape screening requirements for an existing church.

Requested Variances:

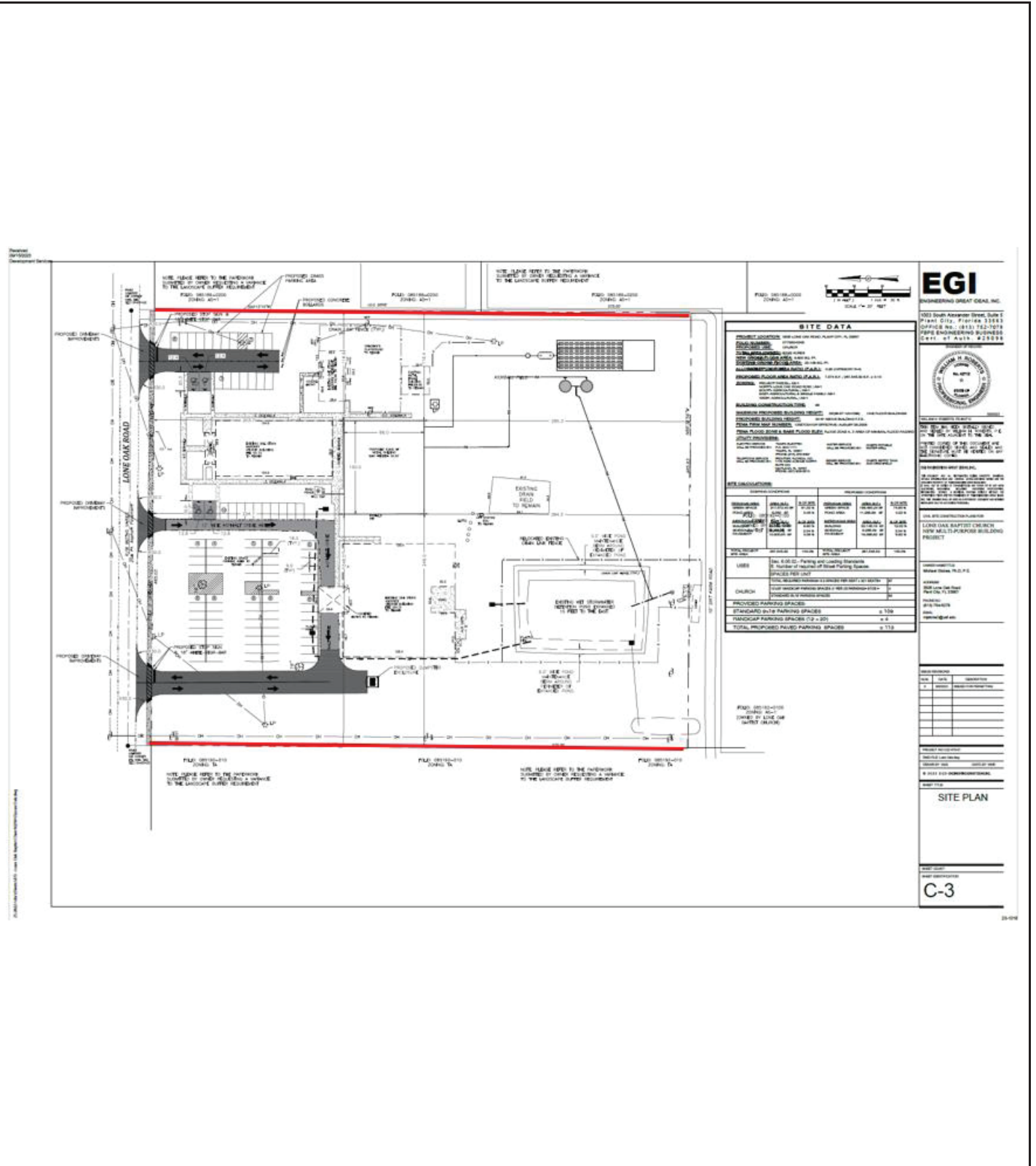
LDC Section:	LDC Requirement:	Variance:	Result:
6.06.06.A & 6.06.06.C.3	Type A screening is required between a Group 4 use (Institutional) and a Group 1 use (Agricultural). Type A screening is required along the east and west property boundaries.	Waive Type A screening	No screening along the east and west property boundaries.

Findings:	Project ID 6863 is in site development review for a proposed multipurpose building for the existing church located within the Lone Oak Baptist Church property.
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Zoning Administrator Sign Off:	 <small>Colleen Marshall Fri Dec 1 2023 12:37:54</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.

Due to a new project that will include adding a Steel Building and other Property improvements, Hillsborough County Land Development Code requires the use of Type A Screening along the east and west property boundary. We are asking for a variance to exempt us from this requirement.

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

Part 6.06.00 Landscaping, Irrigation and Buffering requirements

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 Reclaimed 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?

This Property is rurally located between farmland and 1 single family home. The Owner of this single family home is a member of the church and does not want any type of A screening placed next to his property. Any type of A screening would hinder access for farm equipment and would be discolored and require regular maintenance due to over spray from farm sprayers. This would also increase the overall cost for the project which is a non-profit church and its congregation.

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.

For the church to be more inviting and appear welcoming to all. We would prefer not to put up any barriers seen by the surrounding community.

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.

The Single family resident that is owned by a congregation member on the East side does not wish to have a barrier. between his house and his local church. This would also present an obstacle that could be damaged by farm equipment.

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).

This variance would respect the rights and interest of adjacent property owners and also respect the wishes of the current property owners.

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.

There would be nothing deemed illegal about Type A screening not being installed.

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.

All Parties involved do not want this type A Screening installed including property owners to the east and west.

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QUIT-CLAIM DEED

This Quit-Claim Deed, Executed this 21st day of September, A. D. 19 83, by
JOE COON and ROBERT O'NEAL, as surviving deacons of **LONE OAK BAPTIST CHURCH**
first party, to
LONE OAK MISSIONARY BAPTIST CHURCH INC.

whose postoffice address is **Route 5, Box 2914, Plant City, Fl. 33566**

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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 1: Begin at the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 29 South, Range 21 East, thence run South 25 feet for a starting point; thence South 275 feet, thence West 210 feet, thence North 275 feet, thence East 210 feet to the point of beginning, Hillsborough County, Florida.

PARCEL 2: Begin 25 feet South and 210 feet West of the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 29 South, Range 21 East, run thence West 50 feet, thence South 275 feet, thence East 50 feet, thence North 275 feet to the point of beginning, Hillsborough County, Florida.

IT TAX _____
JRTAX _____
DC STP _____
EC FEE 45
DC NUM _____
JT DUE 545
EC CLK _____
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JAMES F. TAYLOR, JR.
CLERK CIRCUIT COURT
RECORDING DEPT.
HILLSBOROUGH CO.
TAMPA, FL 33601

HILLSBOROUGH COUNTY
059077

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
EB. SEP 28 '83
11469
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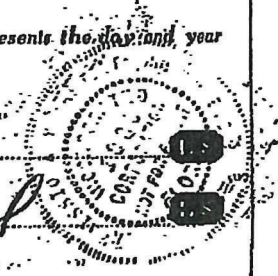
To Have and to Hold the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the 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 presence of:

James Smith
Lottie Langford

Joe Coon
Joe Coon
Robert O'Neal
Robert O'Neal



STATE OF FLORIDA,
COUNTY OF HILLSBOROUGH

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 **JOE COON and ROBERT O'NEAL** as surviving deacons of **LONE OAK BAPTIST CHURCH** 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.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of **September** A. D. 19 83.

James Smith
Notary Public, State of Florida
My commission expires: 10/25/86

This instrument prepared by _____
Address **Robert S. Edwards, E.L. & S. SAWYER & WHITE**
ATTORNEYS AT LAW, P. O. BOX 1119
PLANT CITY, FLA. 33566

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 23-1018 Intake Date: 09/15/2023
Hearing(s) and type: Date: 11/20/2023 Type: LUHO Receipt Number: 304566
Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 3505 Lone Oak Road City/State/Zip: Plant City, FL 33567
TWN-RN-SEC: T29S-R21E-Sec 13 Folio(s): 085189-0000 Zoning: AS-1 Future Land Use: R-1 Property Size: 6.142 Acres

Property Owner Information

Name: Lone Oak Missionary Baptist Church, Inc. Daytime Phone _____
Address: 3505 Lone Oak Road City/State/Zip: Plant City, FL 33567
Email: mjstoke2@usf.edu Fax Number 813-754-5234

Applicant Information

Name: Michael J. Stokes Daytime Phone 813-763-4391
Address: 4403 Bugg Road City/State/Zip: Plant City/FL/33567
Email: mjstoke2@usf.edu Fax Number _____

Applicant's Representative (if different than above)

Name: EGI- Engineering Great Ideas, Inc Daytime Phone 813-752-7078
Address: 1003 S Alexander St., Suite 5 City/State/Zip: Plant City/ FL/33563-6878
Email: Robroberts.egi@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.

[Signature]
Signature of the Applicant

MICHAEL J. STOKES
Type or print name

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

[Signature]
Signature of the Owner(s) – (All parties on the deed must sign)

STEVEN A. WOODALL
Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Overlay	null
Restr	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0410H
FIRM Panel	12057C0410H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120425C
County Wide Planning Area	East Rural
Census Data	Tract: 012403 Block: 3020
Census Data	Tract: 012403 Block: 3021
Future Landuse	R-1
Future Landuse	R-1
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Central
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 5
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	270' AMSL
Competitive Sites	NO
Redevelopment Area	NO

