

**APPLICATION FOR A HARDSHIP VARIANCE**  
**Levy County, Florida**

Filing Date: \_\_\_\_\_  
 Fee: \$150.00

Petition Number: 0220  
 Validation Number: \_\_\_\_\_

**TO THE LEVY COUNTY BOARD OF COUNTY COMMISSIONERS:**

This application is hereby made to the Board of County Commissioners of Levy County, Florida pursuant to the provisions of Chapter 163, Florida Statutes, the adopted Levy County Comprehensive Plan and the Levy County Zoning Ordinance petitioning for a Hardship Variance on the following described property. [Source: Levy County Land Development Code, Section 50-852]

**I. OWNER/AGENT INFORMATION:**

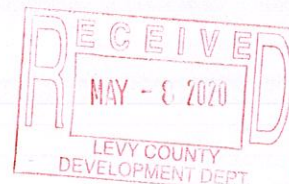
Applicant's Name <u>Tatum Hagerman</u>	Owner's Name <u>Tatum Hagerman / Angela Hagerman</u>
Address <u>3150 NE CR 337</u>	Address <u>3150 NE CR 337</u>
City <u>Bronson</u> Zip <u>32621</u>	City <u>Bronson</u> Zip <u>32621</u>
Phone Number(s) <u>(727) 252-4270 / 352-283-5451</u>	
Name of Person (s) Receiving Care <u>Angela Hagerman / Both Tatum</u>	
Relationship to Applicant/Owner <u>mother / Grandmother</u>	

**I. PARCEL INFORMATION:**

Parcel Number (s)	Section/Township/Range	Acreage
a. <u>0361200000</u>	<u>04-13-17</u>	
b. _____		
Total Acreage		<u>20.83</u>
Subdivision Name: _____	Lot (s) _____	Block _____

Current Use (Actual) and Improvements on the Property: (i.e. Single family home, well, septic, pole barn, etc....)  
Single family home, well, septic, barn and pasture land

Directions to the Property: (Please start directions from a State or County Road):  
5 miles south of Bronson on North East County RD 337  
 property is located on the west side of road.



**APPLICATION FOR A HARDSHIP VARIANCE**  
**Levy County, Florida**

---

---

**2. TO BE SUPPLIED AT THE TIME OF SUBMISSION:** Attach the items in the order listed below. **The application will not be processed without these items.** Any information changes must be submitted, in writing to the Development Department and received one week prior to the Board of County Commissioners Public Hearing.

\*\*\* Upon completion of the above application, **please submit the original and 8 copies** to the Levy County Development Department, 622 East Hathaway Avenue, Bronson, Florida, for processing.

**Property Description**

- Property Deed or Tax Certificate:** The most recent one pertaining to the proposed amendment property; obtained from the Clerk of Circuit Court's Office or Tax Collector.
- Detailed Site Plan:** See Section 4 of this application for required information to be shown on the site plan.

**Maps:**

- Property Appraiser's Parcel Map:** Identify the proposed site clearly using a color or pattern. \_\_\_\_\_

**Documentation:**

- Identification:** **Must provide picture ID of the hardship recipient (person receiving care) [Current driver's license]**
- Medical Certification:** Letter obtained by a doctor or by the Florida Department of Health and Rehabilitative Services etc.
- Narrative:** Provide a letter for this application which documents in writing why the requested Hardship Variance is needed and what special conditions exist that justifies the Variance.

**3. DETAILED SITE PLAN:** Property owner/agent shall submit a site plan of his proposed Hardship Variance to be reviewed by the Board of County Commissioners. The site showing the relationship of the proposed use to the parcel on which it is located. Where a site plan approval is required the following shall be required:

- 1) Position all existing criteria on the site plan.**
  - A. Dimensions of the entire property and the size of the parcel of land for which a hardship variance is requested, in square feet.
  - B. Name of road fronting property.

**APPLICATION FOR A HARDSHIP VARIANCE**  
**Levy County, Florida**

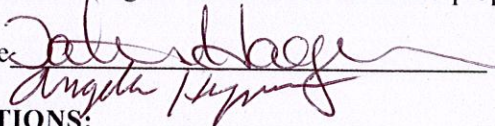
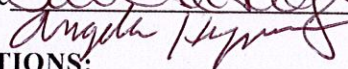
---

---

- C. All existing structures, and the distance from such structures to:
  - 1) The property line.
  - 2) The setback lines required for that zoning district.
- D. All locations of any natural or topographical peculiarities. (i.e. sinkholes, water ways, marshland, etc.) [if applicable]
- E. Both the centerline and edge of the right-of-way of adjoining roads or easements. [if applicable]

4. The Applicant states that she/he has read and understands the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner or authorized agent of the above described property.

Applicant/Owner (s) Signature:  Date May 7, 2020  


6. **APPLICATION INSTRUCTIONS:**

- a. An application for a Hardship Variance must be accompanied by a fee of \$150.00. Please note, application fee may be subject to change. **The filing fee will not be collected and the application will not be processed for a Public Hearing until staff has reviewed the application and found it complete.**
- b. If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. **Owner's authorization is required at the time this application is submitted.**
- c. All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.
- e. The Hardship Variance applications are processed once a month. Applications received by the **first day** of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the **first day** of the month will not be scheduled for the following month.

**APPLICATION FOR A HARDSHIP VARIANCE**  
**Levy County, Florida**

---

---

f. Applications may be submitted as follows:

**In Person:** Levy County Zoning Department located on Alternate 27 , within the Levy County Building and Zoning Office.

**By Mail:** Levy County Zoning Department, Levy County Courthouse, Post Office Box 672, Bronson, Florida, 32621.

g. This office will prepare the poster and place it on the property involved in this request.

h. Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300' (three hundred feet) of the subject property lines including, immediately across any road or public right-of-way for said property.

i. It is highly advised that the applicant or representative be present at the Public Hearing by the Board of County Commissioners. The Board, at its discretion, may defer action, or take decisive action, on any application, regardless of attendance by the applicant, owner or representative thereof.

**Additional Assistance:** If you require further information, please contact the Levy County Zoning Department at (352) 486-5203 or visit the above address in person.

**OFFICE USE ONLY:**

Board of County Commissioners Public Hearing Date: \_\_\_\_\_

Board of County Commissioners Action:      Approval            Denial     

Notes, Instructions and Comments:

---

---

---

HARDSHIP VARIANCE  
AFFIDAVIT

Hardship Variance No. \_\_\_\_\_

Date \_\_\_\_\_

PARCEL INFORMATION: Legal Description of Property

Subdivision \_\_\_\_\_ Unit \_\_\_\_\_ Lot (s) \_\_\_\_\_ Block \_\_\_\_\_  
Parcel No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ 911 Address \_\_\_\_\_ Section(s) \_\_\_\_\_  
Township \_\_\_\_\_ Range \_\_\_\_\_ Net Area of Parcel or Lot (s) \_\_\_\_\_ Acres \_\_\_\_\_

Mailing Address: 3150 NE CB 337  
Bronson FL 32621

I, the property owner {or authorized agent}, understand that if the Hardship Variance that I am applying for is granted, the variance becomes null and void at the time the hardship ceases to exist. {i.e. the person that the hardship variance benefits moves from the property, deceases, or is institutionalized for an indefinite period of time}. I agree to honestly answer and return {mail back} the annual status report in a timely manner. I agree to remove the second {or first} dwelling from the property within sixty (60) days from the time the hardship ceases to exist. I understand that if improvements to the property, such as but not limited to a separate septic tank is involved, that it is a loss I must endure.

I understand that the variance is non-transferable, that any new property owner would not be allowed to assume the variance or keep a second dwelling on their property as "grandfathered-in". I would not be able to assign the variance to any other member of the family not named in the variance, without re-applying and being approved by the Board of County Commissioners.

I Angela Hagerman  
Tatum Hagerman, on this 7 day of May 20 20,  
have read, or caused to have read to me, this legal instrument and do hereby agree to the conditions set herein.

John Beck Angela Hagerman  
Owner/Authorized Agent's Signature

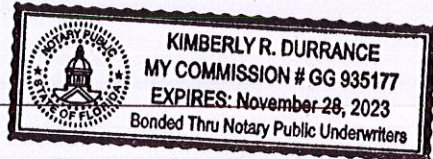
STATE OF FLORIDA  
COUNTY OF Levy

Before me personally appeared Angela + Tatum Hagerman to be well known to me, to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that \_\_\_\_\_ executed said instrument for the purpose therein expressed.

Witness my hand and official seal this 8 day of May 20 20

Personally known \_\_\_\_\_ Identification Expiration Date FL DL Exp. T 10/3/24

Notary Public Kimberly R Durrance Notary Public [Signature]  
(Print) (Signature)



My Commission Expires: \_\_\_\_\_

**WARRANTY DEED  
INDIVIDUAL TO INDIVIDUAL**

Return to: (enclose self-addressed stamped envelope)

Name: Ruth P. Tatum  
Address: 3150 N.E. C.R. 337  
BRONSON, FL 32621-5912

*pu*

This Instrument Prepared by:

Name: SAME

Address:

Property Appraisers Parcel Identification: 03612-000-00

Folio Number(s):

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

This Warranty Deed, Made the 6<sup>th</sup> day of September, 2017, by Ruth P. Tatum hereinafter called the Grantor, to Angela Tatum Hagerman and Tatum Lee, whose post office address is Hagerman, 3150 N.E. C.R. 337, Bronson, FL 32621 hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.0%, and other valuable considerations, receipt of which is acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situated in LEVY County, State of Florida, viz:

*See attached Exhibit "A"*

*The purpose of this deed is to release the life estate reserved by Ruth P. Tatum, in that deed recorded in Official Records Book 1076 page 510 of the public records of Levy County, FL.*

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.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Wanda Williams  
Witness Signature (as to first Grantor)

Ursula Williams  
Printed Name

Melinda Bass  
Witness Signature (as to first Grantor)

Melinda Bass  
Printed Name

Witness Signature (as to Co-Grantor, if any)

Ruth P. Tatum  
Grantor Signature

RUTH P. TATUM  
Printed Name

3150 N.E. C.R. 337 Bronson, FL  
Post Office Address

32621-5912

Co-Grantor Signature, (if any)

## Exhibit "A"

## Tract 1

A parcel of land in the South 1/2 of the SE 1/4 of Section 4, Township 13 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning commence at the NW corner of the SW 1/4 of the SE 1/4 of said Section 4; thence N 88°37'10" E, along the North line of said SW 1/4 of SE 1/4, a distance of 553.59 feet to the NW corner of a family cemetery; thence S 01°44'34" E, 140.65 feet to the SW corner of said cemetery; thence S 89°18'51" E, 143.63 feet to the SE corner of said cemetery; thence N 00°47'00" E, along the East line of said cemetery, 120.91 feet to the South right of way line of an ingress and egress easement to the cemetery per Official Records Book 341, page 321 of the public records of Levy County, Florida; thence N 88°37'10" E, along said South right of way line, a distance of 644.60 feet to the West right of way line of Levy County Road C-337; thence S 00°03'25" W, along said West right of way line, a distance of 572.40 feet; thence S 74°25'44" W, 508.65 feet; thence S 88°42'05" W, parallel to the South line of said SE 1/4, a distance of 867.28 feet to a point on the West line of said SE 1/4; thence N 01°10'04" E, along said West line of SE 1/4, a distance of 721.26 feet to close on the Point of Beginning.

Official Copy

Prepared by:  
RONALD D. SURRENCY  
200 N.E. First Street  
Gainesville, FL 32601  
(352) 376-4671  
Fax: (352) 376-6017

Return to:  
RONALD D. SURRENCY  
200 N.E. First Street  
Gainesville, FL 32601  
(352) 376-4671  
Fax: (352) 376-6017

Instrument # 570768  
OR BK 1276 Pages 510-20g(=)  
RECORDED 11/26/2012 at 03:34 PM  
Danny J. Shipp, Levy County Clerk, Florida  
Deed Doc. 33.70

Parcel Identification No: Portion of 0361200000

# WARRANTY DEED

(Statutory Form- Section 689.02 F.S.)

**This Indenture**, made this 15 day of Oct, 2012, **Between** Ruth P. Tatum, a single person, whose post office address is: 3150 NE CR 337, Bronson, FL 32621, GRANTOR, and Angela Tatum Hagerman and Tatum Lee Hagerman as Joint Tenants With Rights of Survivorship, whose post office address is 3150 NE CR 337, Bronson, FL 32621, GRANTEE.

**Witnesseth** that said grantor, for and in consideration of the sum of TEN DOLLARS and 00/100 Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

See Attached Legal Description which by reference is incorporated as if set forth fully herein.  
RESERVING A LIFE ESTATE IN THE GRANTOR.

Subject to Restrictions, conditions, reservations, and easements of record.

Subject to taxes for the current and subsequent years.

**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.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

**In Witness Whereof**, Grantor has set Grantor's hand and seal the day and year above written.

Signed, sealed, and delivered in our presence:

Emilia Matos  
First Witness to Grantor

Ruth P. Tatum  
By Ruth P. Tatum, Grantor

Emilia Matos  
Printed or Typed Name

Gabriele Harris  
Second Witness to Grantor

Gabriele Harris  
Printed or Typed Name

STATE OF FLORIDA  
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared Ruth P. Tatum, who, after being first duly sworn, acknowledged the foregoing and that she has executed the foregoing document. Personally known  or Produced Identification  Type ID: FLDL

Witness my hand and official seal in the County and State last aforesaid this 15 day of Oct, 2012.

Emilia Matos  
Notary Public printed name: Emilia Matos  
My commission expires:



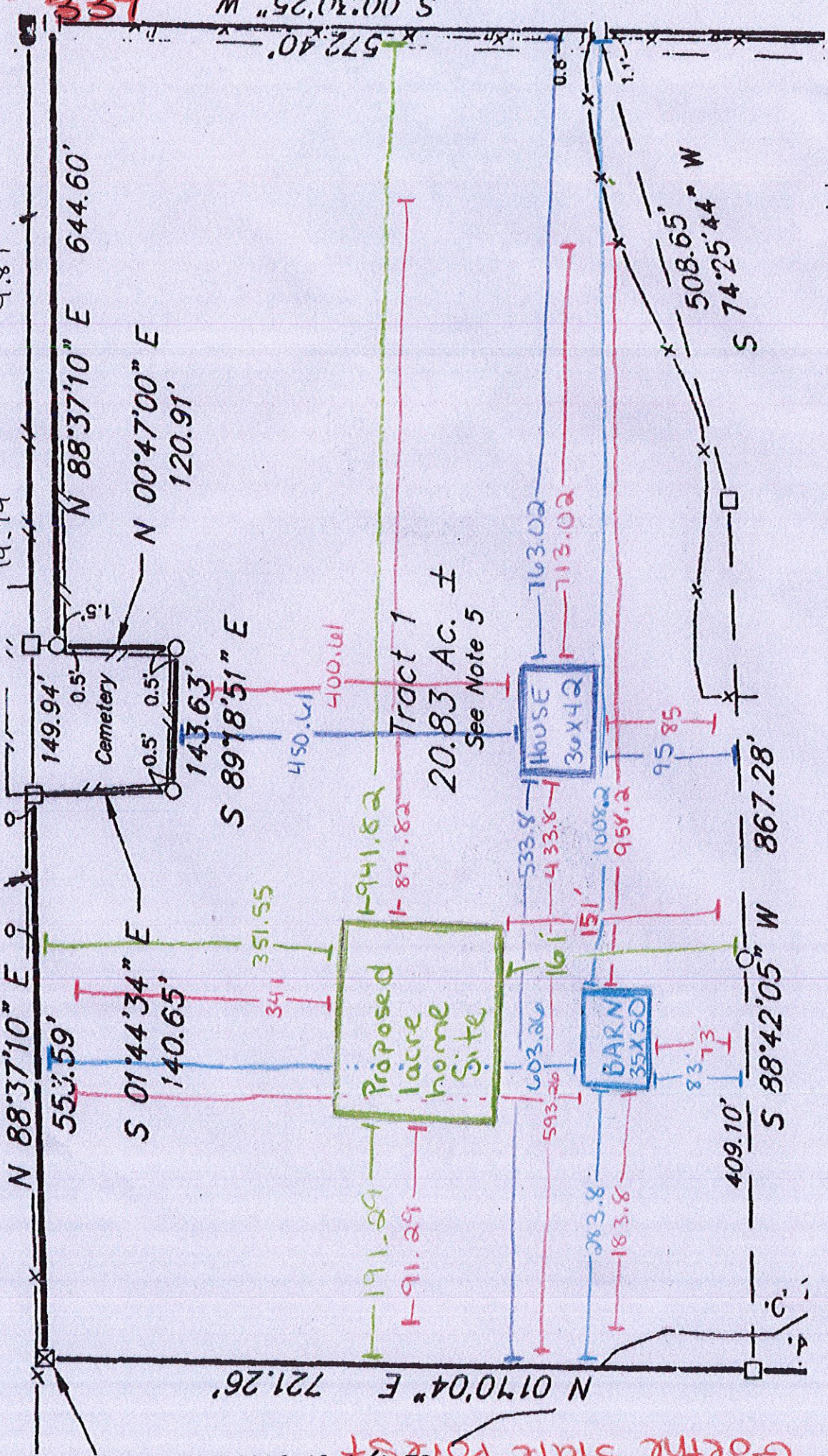


● Setback lines in red

1 square acre = 43,560 square feet

907,354.8 square feet (20.83 acres)

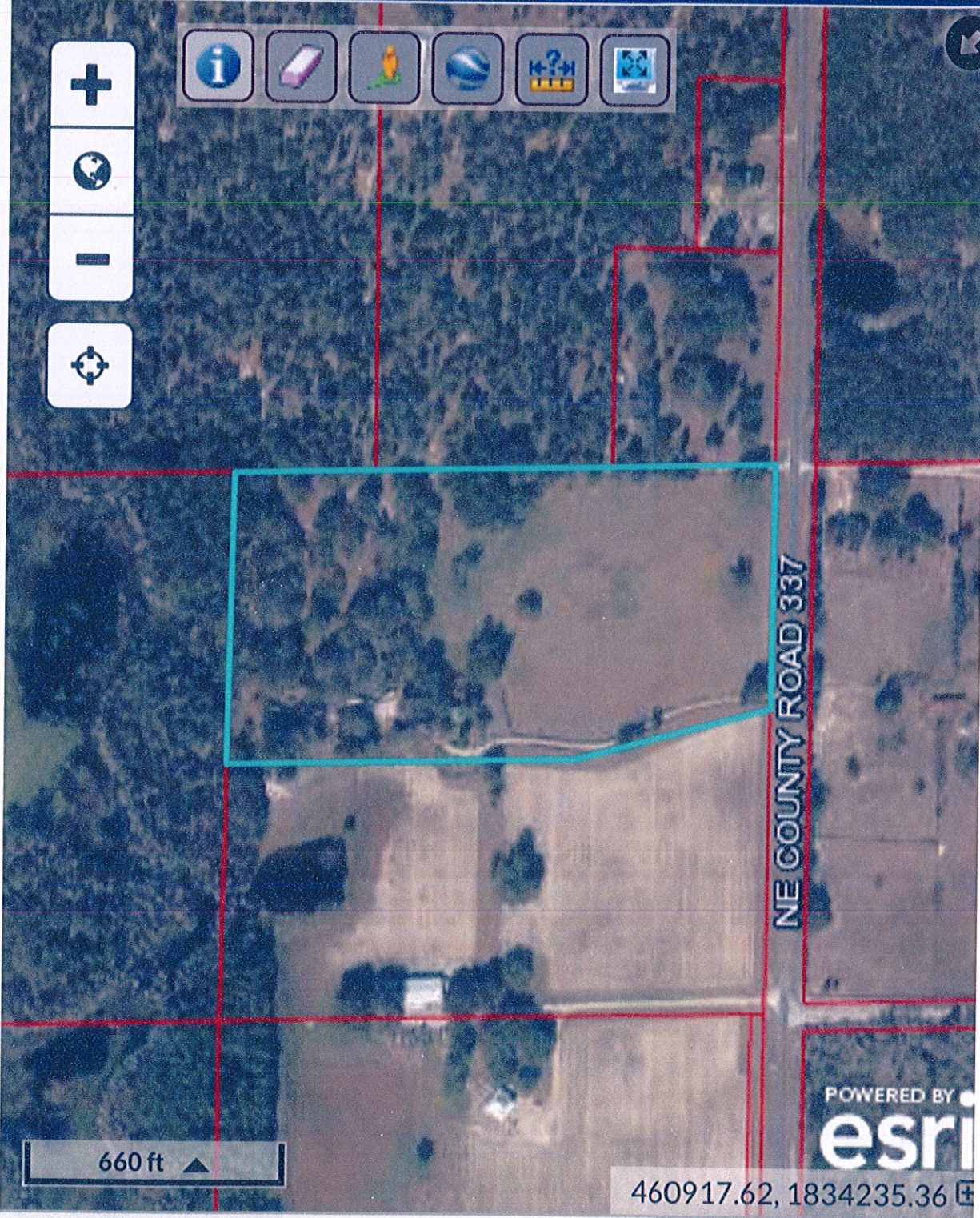
width of easement/centerline of easement  
19.74  
9.87



N  
W + E  
S

Barn to house 200'  
Barn to laure 43'

Goethe State Forest



HAGERMAN ANGELA TATUM  
 HAGERMAN TATUM LEE  
 3150 NE COUNTY ROAD 337  
 Property Use 6000 - PASTURE  
 20.83 Acres Value \$58,103

460917.62, 1834235.36

**Florida** *The Sunshine State*  
**DRIVER LICENSE CLASS E**



**RUTH PARTON  
TATUM**  
3150 NE CR 337  
BRONSON, FL 32621-5912  
DOB: 08-18-1938 SEX: F  
ISSUED: 09-17-2014 HGT: 5-04  
EXPIRES: 08-18-2022  
REST A3  
ENDORSE:  
REPLACED: 06-13-2018

**SAFE DRIVER**  
Operation of a motor vehicle constitutes consent to any sobriety test required by law

**Florida** **DRIVER LICENSE**



**ANGELA TATUM  
HAGERMAN**  
3150 NE COUNTY RD 337  
BRONSON, FL 32621-5912  
DOB: 11/21/1962 SEX: F **SAFE DRIVER**  
EXP: 11/21/2026 HGT: 5'-02"  
REST A END NONE

11/19/2018  
D76181190010

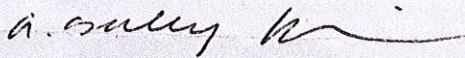
*Angela Tatum Hagerman*

Operation of a motor vehicle constitutes consent to any sobriety test required by law

**Medication Reconciliation:****Name:** Ruth Tatum**Date of Birth:** 08/18/1938**Today's Date:** September 10, 2019**Please bring this list with you every time you see any healthcare provider.****To Whom It May Concern:**

Ruth Tatum is a current patient of Archer Family Health Care, and has been under my medical care since April 2015. Ms. Tatum has a significant health history including hypertension, hypercholesteremia, kidney disease, irregular heart rate, lung nodules, and osteoporosis, along with a history of abdominal aortic aneurysm repair. She is also handicapped due to chronic back pain from her severe osteoarthritis. Ms. Tatum is generally well managed except for her chronic pain, for which she sees a pain specialist and uses a cane for ambulation. Below you will find a list of her current medications. Please contact my office regarding this patient at (352) 265-2550.

Thank you,

  
Anna Ashley Kairalla, APRN**Current Meds:**

TRELEGY ELLIPTA 100-62.5-25 MCG/INH INHALATION AEROSOL POWDER BREATH ACTIVATED (FLUTICASON-UMECLIDIN-VILANT) One inhalation daily.; Route: INHALATION  
ZYRTEC ALLERGY 10 MG ORAL TABLET (CETIRIZINE HCL) 1/2 by mouth every day; Route: ORAL  
FLUTICASON PROPRIONATE 50 MCG/ACT NASAL SUSPENSION (FLUTICASON PROPRIONATE)  
One spray each nostril daily; Route: NASAL  
COQ-10 100 MG ORAL CAPSULE (COENZYME Q10); Route: ORAL  
NAPROSYN 500 MG ORAL TABLET (NAPROXEN) 1 by mouth twice a day PRN pain; Route: ORAL  
OMEPRAZOLE 40 MG ORAL CAPSULE DELAYED RELEASE (OMEPRAZOLE) 1 By Mouth Every Day;  
Route: ORAL  
BACLOFEN 10 MG ORAL TABLET (BACLOFEN) One by mouth three times daily as needed; Route:  
ORAL  
ASPIRIN 81 MG ORAL TABLET DELAYED RELEASE (ASPIRIN) 1 by mouth every day; Route: ORAL  
NIACIN ER (ANTIHYPERLIPIDEMIC) 500 MG ORAL TABLET EXTENDED RELEASE (NIACIN  
(ANTIHYPERLIPIDEMIC)) One by mouth at night for cholesterol; Route: ORAL  
LISINOPRIL-HCTZ 20/25MG TABLETS (LISINOPRIL-HYDROCHLOROTHIAZIDE) TAKE 1 TABLET BY  
MOUTH DAILY  
CARVEDILOL 12.5 MG ORAL TABLET (CARVEDILOL) One tablet by mouth twice a day; Route: ORAL

August 26, 2019

**Name:** Angela Hagerman  
**DOB:** 11/21/1962

**To Whom It May Concern:**

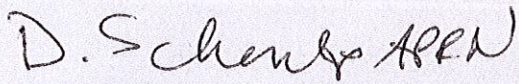
Ms Hagerman is a patient at our practice. Her conditions listed below require assistance from her daughter. It would be most beneficial for her daughter to live close to her to help her manage her chronic diseases. Please take this into consideration with her request. Listed below are her chronic conditions.

**Current Problems:**

Skin lesion, abnormal (ICD-709.9) (ICD10-L96.9)  
Bipolar Disorder NOS (ICD-296.80) (ICD10-F31.9)  
Insomnia disorder related to another mental disorder (ICD-327.02) (ICD10-F51.05)  
Fatigue, chronic (ICD-780.79) (ICD10-R53.83)  
Hypercholesterolemia, mixed (ICD-272.0) (ICD10-E78.2)  
COPD (ICD-496) (ICD10-J44.9)  
HYPERTENSION, CONTROLLED (ICD-401.1) (ICD10-I10)  
Diabetes mellitus type II, controlled (ICD-250.00) (ICD10-E11.9)

Again it would be in Ms. Hagerman's best interest to have her daughter living close by to assist her with care and management of these diseases. Please call me if you have any questions.

Sincerely,



**Denise M Schentrup APRN**



---

## LETTER OF INTENT

1 message

**Tatum Hagerman** <twiztid\_tatum@yahoo.com>

Thu, May 7, 2020 at 2:33 PM

To: Dominic Pallotti <dominictheexperttreeclimber@gmail.com>

To who it may concern,

This letter of intent is in support of my request for a hardship variance to use approximately one acre to add a small single family mobile home to the property at the address, 3150 NE CR 337 in Bronson Florida. The reasoning for the hardship request is for the up keep of said property and care of my disabled mother, Angela Hagerman, and grandmother, Ruth Tatum, whos disabilities require support. That have resided in the current home for 40 years.

The existing home is not large enough to accommodate the current residence, myself, my son and his father. What I would ask the board to consider as well, is that the proposed new home site will create no burden to any neighboring residence and also the proposed project would be an improvement to the property and an overall increase in property value.

Please take this into consideration while reviewing our request.

Thank you,  
Tatum Hagerman