

Variance Application: VAR 24-0891
LUHO Hearing Date: July 29, 2024
Case Reviewer: Tim Lampkin, AICP



**Hillsborough
 County Florida**

Development Services Department


Applicant: Clifford H. Laubstein, P.E. Zoning: PD 81-0229

Address/Location: Folio No.: 4339.5100

Request Summary:
 The applicant requests a variance to reduce the required 30-foot access easement to 15 feet from Wood Lake Boulevard to the subject property (through folio #5050.1000) to access a proposed single-family home.

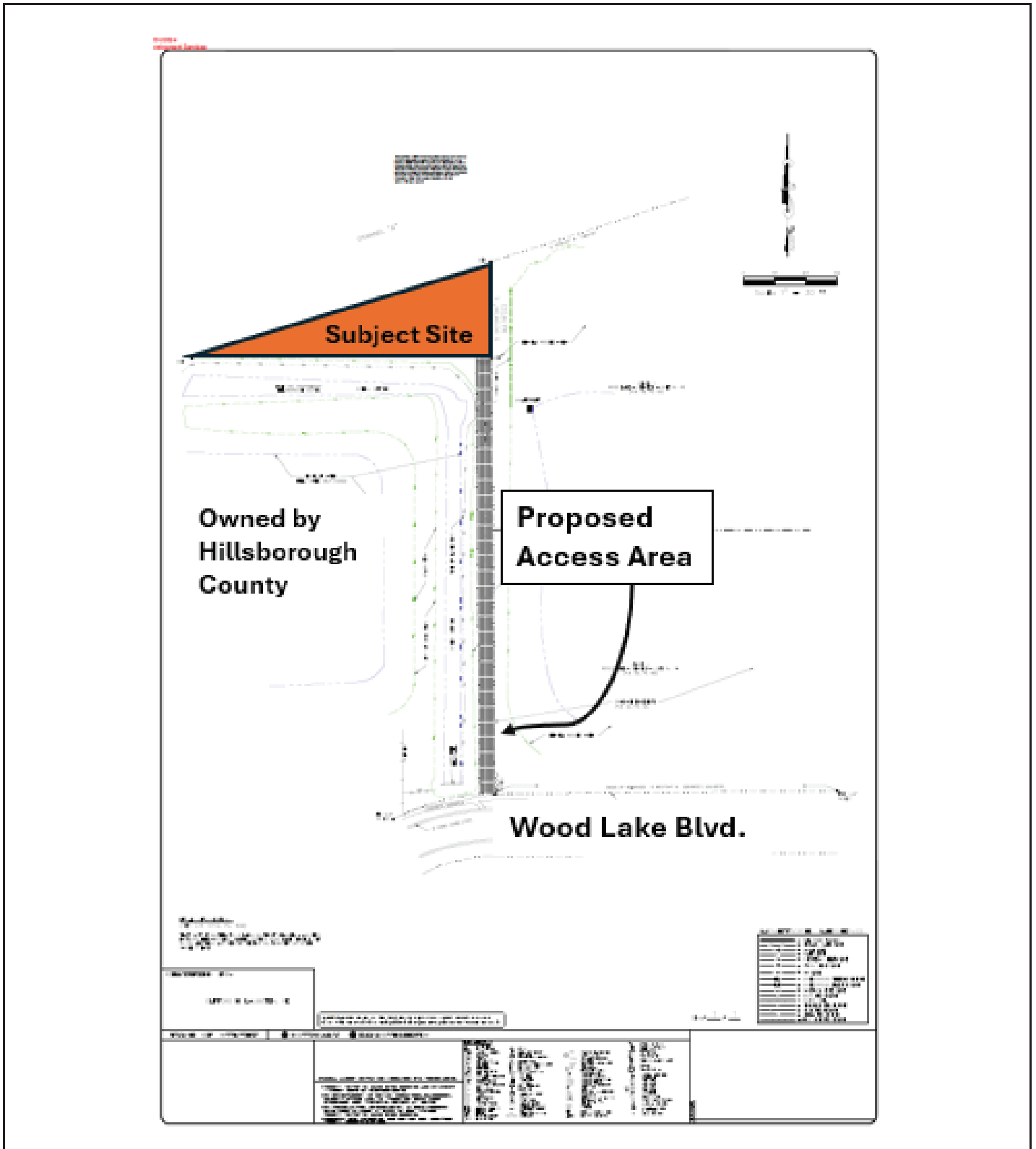
Requested Variances:			
LDC Section:	LDC Requirement:	Variance:	Result:
Sec. 6.02.01.B.5.c.(2)	If an easement serves two or three dwelling units, a minimum 30-foot-wide easement is required. In the current configuration of folios 4339.5100 and 5050.1000, the easement access area will provide access for both lots, requiring a minimum of 30 feet of width for the easement access area.	15 feet	15-foot-wide access easement
Sec. 6.03.01.C	When an easement is used for access, a minimum easement width of a two-way driveway is required. Therefore, a minimum 30-foot easement width of a two-way driveway.	15 feet	15-foot-wide access easement

Findings:	<p>The subject property is +/-0.31 acres located on the north side of Wood Lake Boulevard.</p> <p>The subject site is located within the PD 81-0229 zoning district and the R-12 FLU category.</p> <p>The applicant submitted an Administrative Modification 24-0890 regarding a “minor administrative change” to the PD zoning for folio #4339.5100 to allow 1 (one) single-family home. The site is designated for townhomes, however due to site constraints the construction of 4 (four) townhomes would not be feasible. Minor Change 24-0890 was found approvable by the Zoning Administrator to change the use from townhomes to 1 (one) single-family home on the subject site pursuant to Section 5.03.07.B.1.C of the Land Development Code.</p> <p>Per the applicant’s Exhibit #12, dated March 8, 2023, County Facilities Management and Real Estate Services staff provided a letter outlining two options that are supportable by County Facilities and Real Estate Management staff for access to folio 4339.5100, the first of which indicated consideration of a 15-foot-wide easement over the easternmost 15 feet of the County Parcel, with variance approval of the easement width prior to BOCC consideration and approval of the easement through County property. If the variance request for the reduction in the minimum easement width is approved, the access easement through County property would subsequently require BOCC approval.</p> <p>NCL 23-0191 Nonconforming Lot Determination for folio #4339.5100 was approved on March 14, 2023, as a legally non-conforming lot existing prior to July 26, 1989, pursuant to LDC Section 11.03.03.</p> <p>Transportation has provided comments dated July 17, 2024, and may be found as an attachment to this report.</p>
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Zoning Administrator Sign Off:	 <p>Colleen Marshall Thu Jul 18 2024 11:28:42</p>
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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 (Annotated by Staff)



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Additional / Revised Information Sheet

Office Use Only		
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		Received By:

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Application Number: 24-0891 Applicant's Name: Clifford H Laubstein PE

Reviewing Planner's Name: Timothy Lampkin Date: 07/18/2024

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): 07/29/2024

Important Project Size Change Information

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Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

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Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcfgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

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



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Date: 2024.07.18 15:21:05 -04'00'

07/18/2024

Signature

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

24-0891

I hereby confirm that the material submitted with application _____


Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____  Digitally signed by Clifford H Laubstein
Date: 2024.07.18 15:21:24 -04'00'

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
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4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input checked="" type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input checked="" type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input checked="" type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe):
<div style="border: 1px solid black; padding: 5px; min-height: 60px;">Response to Transportation 2024-7-17 comments</div>	

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

Clifford H Laubstein PE
10827 Alafia Street ☆ Gibsonton ☆ Florida ☆ 33534-4915
☎ (813) 493-5510 ✉ Laubstein@aol.com

Thursday, July 18, 2024

Tim Lampkin, Principal Planner
Community Development Section,
Hillsborough County Development Services Department
601 East Kennedy Boulevard,
Tampa, Florida 33602

RE: Laubstein Parcel, VAR 24-891, Folio # 004339.5100
Variance Application Revised & Supplemental Items

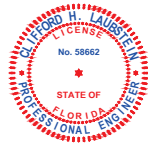
Dear Mr. Lampkin,

Attached please find the follow items;

1. Additional/Revised Information Sheet
2. A-4 Property Information Sheet Rev1.pdf - Revised related application information
3. B-1 Project Description -Variance Request Rev1 (3 PAGES).pdf – Revised statement and other responses
4. B-2 Variance Criteria Response Rev 1.pdf – Revised responses
5. Response to Transportation 2024-7-17 comments

Sincerely yours,

Clifford H Laubstein PE



THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY CLIFFORD H. LAUBSTEIN PE ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

Digitally signed
by Clifford H
Laubstein
Date: 2024.07.18
15:24:01 -04'00'



**Hillsborough
County Florida**
Development Services

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.

We are requesting a variance of 15' to the required 30' easement width resulting in a 15' wide access easement.

We are requesting a variance of 15' to the required two way driveway (30') easement width resulting in a 15' wide access

See the attached following pages 2 & 3 for the variance description, history and related facts.

See the Historical Time Line for a chronological summary, related facts and list of Exhibits.

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

6.02.01.B.5.c.(2) Minimum 30' wide easement (See 3/8/2023 letter, Exhibit 12)

6.03.01.C. Minimum easement width of a two way driveway (30'). See 7/18/24 email from Timothy Lampkin.

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): MC 24-0890 to PD 81-229 to allow a single family residence in lieu of 4 townhouses.
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

Project Description (Variance Request) Item 1. Continued.

We are seeking a variance of 15 feet to the Land Development Code (LDC) § 6.02.01.B.5.c(2) required minimum 30 foot wide access easement (Exhibit 12), resulting in a 15 foot wide access easement and a variance of 15 feet to the LDC § 6.03.01.C required minimum two way driveway width of 30 feet, resulting in a 15 foot wide driveway, as a **County staff required prerequisite to recommending that the BOCC grant us a 15' wide access easement over folio # 005050.1000** (Exhibit 12), in accordance with § 704.01 (1) Florida Statutes (F.S.), (Exhibit 0). Concurrently we have submitted a minor change, MC 24- 0890, to PD 81-0229 requesting a single family residence in lieu of the 4 townhome entitlement. Previously we obtained NCL 23-0191 for the subject property, to establish that it is a legal nonconforming lot.

On 3/10/1997, when we purchased this parcel, we thought that we had two likely options to achieve legal access to our parcel. Option 1, was to purchase a Quit Claim Deed or a 30 foot wide easement, from the parcel to the south, folio #5050.1000 (Pond Parcel), that was on the "Lands Available for Taxes" list for > \$40,000 in back taxes/fees/interest. Unbeknown to us, the owner, Karpay Associates Inc had voluntarily dissolved a decade earlier and no one could sell us an access easement to Wood Lake Blvd or a Quit Claim Deed. Option 2, was to ask the County for access to Waters Ave via the undeveloped Channel A drainage Right-of-Way (Exhibit 1a). Unbeknown to us, the YMCA was negotiating a ground lease for the Northwest Family YMCA (f/k/a Town & Country YMCA) in the affected portion of the Channel A drainage R/W. So even though the County issued a 9/19/2001 letter citing potential access via the YMCA lease parcel (Exhibit 3), the YMCA understandably refused to negotiate an access easement with us, likely due to potential security concerns and other issues. During this period, the County verbally offered to purchase our property for ~\$1,200 and we refused this offer. Exhibit 1c shows that the Laubstein Parcel sort of intrudes into a much larger Parks & Recreation complex consisting of multiple County owned or controlled parcels.

On 9/23/2003, the Pond Parcel, folio # 005050.1000 escheated to the county from the "Lands Available for Taxes" list and from this point on, § 704.01 (1) F.S. Implied Grant of Way of Necessity (Exhibit 0), required the County to grant us access because;

1. Both parcels were part of a much larger mother parcel, sold by Barbara Karpay to Karpay Associates on 11/11/1981, Official Record Book 3884, Page 1606. (Exhibits 4a & 4b). The larger mother parcel had public r/w access as it was subdivided via the subdivision platting process in 1983, see Wood Lake Phase 1 Unit 4A (Plat Book 55, page 62) , Unit 4B (Plat Book 55, page 63) and the other Wood Lake Phase 1 plats.
2. Karpay Associates, conveyed the subject parcel, folio # 004339.5100, via a Tax Deed sale on 11/2/1992 and we purchased this parcel from the "Lands Available for Taxes" list on 3/10/1997, Official Record Book 8485, Page 1097. When this parcel was sold to us, it lost access to Wood Lake Blvd, via the Pond Parcel. (Exhibit 4a)
3. On 11/2/1992, Karpay Associates still owned the Pond Parcel to the south, folio # 005050.1000, which had access to Wood Lake Blvd. The pond parcel, folio # 005050.100 escheated to the County on 9/23/2003. (Exhibit 4b)

On or around 7/2006, we again requested an access easement from the county. On 8/18/2006, the County refused to grant us an access easement because the County did not want us driving on their pond berm, (Exhibit 5a). Had the 15' wide access been granted in accordance with § 704.01 (1) F.S. Implied Grant of Way of Necessity (Exhibit 0), we would not be here today because in 2006, the LDC permitted 15' access easements for a single family residence and there was no 2 way/30 foot driveway width requirement for residential drives in the LDC. The County continued to refuse to recognize our legal

right to an access easement on the Pond Parcel, folio # 005050.1000, for another 16 years until our real estate attorney, Joshua A Harrow, wrote the 10/13/22 letter (Exhibit 10).

On 1/7/2018 we again requested an access easement on the Pond Parcel, folio # 005050.1000, from the County, and referenced “way of necessity” or § 704.01 (1) F.S. Implied Grant of Way of Necessity (Exhibit 0). Exhibits 8 & 9, detail the County’s denial of our request. On 4/16/2018, Mr Hampton told us to “seek the advice of a qualified real estate attorney” (Exhibit 9, page 4). Unfortunately, it took us 4-1/2 years to follow his sage advice. If we immediately had our real estate attorney, Joshua A Harrow, write a letter, we would not be here today as in 2018, the LDC still permitted 15’ access easements for a single family residence and there was no 2 way/30 foot driveway width requirement in the LDC. Our bad.

On 10/13/22, our real estate attorney, Joshua A Harrow, wrote a letter to the County (Exhibit 10). Exhibits 11 & 12 show that pursuant to the 10/13/22 Harrow letter, the County staff immediately recognized our right to an access easement on the Pond Parcel, folio # 005050.1000 pursuant to § 704.01 (1) F.S and was willing to recommend that the BOCC grant us a 15 foot wide access easement under certain conditions. Unfortunately, 15 foot wide access easements for single family residences no longer meet the LDC, so here we are today. We still do not have any access easement to our property. We only have a commitment that County staff will recommend that the BOCC approve the requested 15 wide foot wide access easement, once certain pre-requisites are met, including this variance to allow a 15 foot wide access easement.

We have reached out twice to our neighbors and offered to purchase a 15 foot access easement at the western end of the existing 330 foot wide platted county drainage easement on their properties (Exhibit 1b). Our second offer is still open, but zero response, just like the first offer. See Exhibits 14a, 14b, 16a, 16b & 16c.

The 30 foot minimum two way driveway width easement access width for a single family residence may be inconsistent with the two 8 foot (7.51 foot is rounded up to 8 foot) minimum paved lanes of a private roadway for minor subdivisions of 10 lots or less. See Exhibit 17 or Technical Standard 10 (TS-10) from the current Transportation Technical Manual. This minimum 15.02 foot (7.51 foot x 2) wide paved two way roadway has a maximum speed of 25 mph and a minimum traversable width of 27.51 foot (27.51 foot is rounded up to 28 foot). One might think that a 15.0 foot wide two way driveway with a maximum speed of 10 mph, and a minimum 27.9 foot traversable width might be just as safe and adequate as the TS-10 private roadway for up to 10 single family lots (Exhibit 17). Exhibit 18, or the Laubstein Parcel Conceptual 420’ Driveway Plan, shows that there is a 27.9 foot wide minimum traversable area, including the 15.0 foot wide driveway, that is either owned by the county (the Pond Parcel, folio # 005050.1000) or controlled by the county via platted stormwater easements.

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Reviewing Planner's Name: Timothy Lampkin Date: 07/18/2024

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Thursday, July 18, 2024

Tim Lampkin, Principal Planner
Community Development Section,
Hillsborough County Development Services Department
601 East Kennedy Boulevard,
Tampa, Florida 33602

RE: Laubstein Parcel, VAR 24-891, Folio # 004339.5100
Variance Application Revised & Supplemental Items

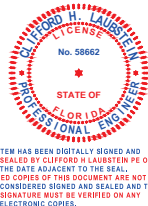
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Clifford H Laubstein PE



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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 is a unique situation, a buildable remainder parcel in a platted subdivision without access. The subdivision platting rules and review should have prevented this, but the developer was very creative. This plat is 39 years old.

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 LDC prevents development of a buildable parcel without access. All other buildable parcels in PD 81-229 have platted access. Our parcel is a Legal Nonconfirming Lot, NCL 23-0191 and should be a buildable lot.

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.

This property is buffered from the nearest residential buildings by a Hillsborough County 330' wide drainage easement to the east. Hillsborough County owns the adjacent and nearby lands to the North, South & West. See Exhibit 1c.

We offered to purchase 15' wide easements from the 11 property owners adjacent to the proposed 15' wide easement to make 30' wide easement for >10x the assessed value but no one accepted. We still willing to pay each property owner \$300 for a 15' wide access easement inside and at the far western end of an existing 330' county drainage easement. This offer is open until the LUHO decides our easement request. See Exhibits 14a, 14b, 14c, 16a, 16b & 16c..

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 interested county agencies, after a comprehensive review, have noted conditions that we must meet to be consistent with the LDC, see Exhibit 12. A 15' wide access easement is adequate to serve the a single family residence and to provide emergency vehicle access, see Exhibit 18. As previously explained, this 15' wide access easement may be considered the functional equivalent TS-10 or the County standard detail for a private roadway serving 10 lots or less, see Exhibit 17. The property rights of the neighbors to the proposed 15' wide easement will not be negatively affected, as it is adjacent to the far end of an existing 330' wide county drainage easement. The affected county agencies have reserved rights to protect the public's interests and provide for public safety, see Exhibit 12. The public health, safety, comfort and welfare will be protected so the interests of Hillsborough County citizens will be preserved.

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.

This is a buildable remainder parcel from a platted subdivision that we purchased from the Hillsborough County "Lands Available for Taxes" list around 27 years ago. It should have been provided access in accordance with the applicable subdivision regulations during the platting process in 11/1983. At the time of purchase, we thought that we could purchase access to Wood Lake Blvd from Karpay Associates Inc, owner of folio 5050.1000, also on the list of "Lands Available for Taxes" or we could obtain access to Waters Ave via the undeveloped Channel A Drainage R/W, but we did not know that the Karpay Associates had dissolved years earlier and that the YMCA was in the process of obtaining a ground lease to build the Town & Country YMCA where we planned to obtain our access easement. See Exhibit 1a & 1c.

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.

There is a building lot shortage in Hillsborough County and approval of this variance would add a building lot and increase the county tax base. Over 27 years we have faithfully paid taxes on this parcel. We spent much sweat equity to rehabilitate this "Lands Available for Taxes" tax deed into a buildable lot, see the Historical Time Line & Exhibits for more details of our 23 year long intermittant negotiations with the County to obtain access to our property. On 7/2006 we requested access to our parcel from the County based upon 701.01(1) F.S., (Exhibit 0) which the County Staff denied for 16 years (Exhibits 5a, 8 & 9) until our attorney requested access on 10/13/22 (Exhibit 10). Then the County Staff conditionally agreed to support a BOCC request to provide access to our parcel (Exhibit 12). Failure to grant a variance will make the subject parcel in accessible and virtually worthless, except to the County, which has desired to purchase it in order to complete a Parks & Recreation complex, see Exhibit 1c.

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Prepared By & Return To:

Clifford Laubstein
10823 Alafia St
Gibsonton, FL 33534-4915
(813) 677-0056

Folio Numbers: 004339-5100, 050516-3000, 057874-0000

Enhanced Life Estate Deed

(Lady Bird Deed)

This deed, made this 18th day of April, 2024, by Grantors: Clifford H. Laubstein & Beatrice L. Darty (H/W) whose address is 10823 Alafia St, Gibsonton, FL 33534

to Grantee Beneficiary: Zax G. Laubstein whose address is 10823 Alafia St, Gibsonton, FL 33534.

For good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantor's death, all that certain land situate in Hillsborough County, Florida, to wit:

Parcel 1, Folio Number 004339-5100

THAT PART OF SOUTHEAST 1/4 LYING SOUTH OF CHANNEL A AND LESS EAST 640 FEET AND LESS PLATTED PORTION WOOD LAKE PHASE I UNIT NO 4B. ALL LYING AND BEING IN SECTION 22, TOWNSHIP 28 SOUTH, RANGE 17 EAST.

Parcel 2, Folio Number 050516-300

Begin at the Northwest corner of Lot 45, Revised Map of the Florida Gardenlands, as recorded in Plat Book 6, Page 43 of the Public Records of Hillsborough County, Florida; proceed South along said Westerly boundary thereof for a distance of 545 feet for a Point of Beginning, run thence South along said Westerly boundary thereof a distance of approximately 428 feet to the waters edge, run thence East along line paralleling the northerly boundary of said Lot 45 a distance of 182 feet to a point; thence run North on a line parallel with the easterly boundary of said Lot 45, a distance of 100 feet to a point; thence West on a line parallel with the Northerly boundary of Lot 45, a distance of 10 feet; thence North on a line paralleling the Westerly boundary of said Lot 45, a distance of approximately 328 feet to a point which lies 172 feet East of the Point of Beginning, thence West along the line paralleling the North boundary line of Lot 45, a distance of 172 feet to the Point of Beginning.

Parcel 3, Folio Number 057874-0000

THAT PART OF S 1/2 OF NW 1/4 OF NE 1/4 S OF LITTLE MANATEE RIVER
SEC - TWP - RGE: 19 - 32 - 19

The Grantor reserves a life estate for himself/herself during the Grantor's lifetime coupled with an unrestricted power to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance.

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:

[Signature]
Witness #1 Signature

Joseph Everett
Witness #1 Printed Name

11705 BOYETTE RD
RIVERVIEW, FL. 33569
Witness #1 Address

[Signature]
Witness #2 Signature

Shakiera White
Witness #2 Printed Name

11705 Boyette Rd
Riverview FL 33569
Witness #2 Address

[Signature]
Signature of Grantor

Clifford H Laubstein
Printed Name of Grantor

10823 Alafia St
Gibsonton, FL 33534-4915
Post Office Address

[Signature]
Signature of Grantor

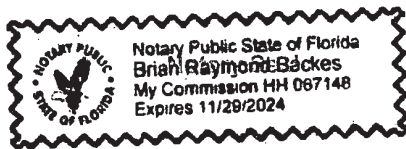
Beatrice L Darty
Printed Name of Grantor

10823 Alafia St
Gibsonton, FL 33534-4915
Post Office Address

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or Online notarization, this 18 day of April, 2024, by Clifford LAUBSTEIN AND BEATRICE DARTY who is personally known to me or has produced FLORIDA DRIVER LIC., as identification and who signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.



[Signature]
Notary Signature

Brian Backes
Notary Printed Name

HH/067148
Commission Number

11/29/2024
Commission Expiration



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 24-0891 Intake Date: 05/31/2024
Hearing(s) and type: Date: 07/29/2024 Type: LUHO Receipt Number: 372563
Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: Woodlake Blvd City/State/Zip: Tampa, FL 33615
TWN-RN-SEC: 22-28-17 Folio(s): 004339.5100 Zoning: PD 81-229 Future Land Use: R-12 Property Size: 0.31 Ac

Property Owner Information

Name: Clifford H Laubstein, Beatrice L Darty & Zax G. Laubstein Daytime Phone (813) 677-0056
Address: 10823 Alafia St City/State/Zip: Gibsonton, FL 33534-4915
Email: Claubstein@aol.com Fax Number _____

Applicant Information

Name: Clifford H Laubstein PE Daytime Phone (813) 493-5510
Address: 10827 Alafia St City/State/Zip: Gibsonton, FL 33534-4915
Email: Laubstein@aol.com Fax Number _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone _____
Address: _____ City/State/Zip: _____
Email: _____ 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 of the Applicant

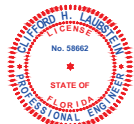
Clifford H Laubstein PE
Type or print name

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 of the Owner(s) - (All parties on the deed must sign)

Clifford H Laubstein, Beatrice L Darty & Zax G. Laubstein
Type or print name

VAR



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLIFFORD H LAUBSTEIN PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed
by Clifford H
Laubstein
Date: 2024.05.31
07:52:02 -04'00'



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: _____ Intake Date: _____
 Hearing(s) and type: Date: _____ Type: _____ Receipt Number: _____
 Date: _____ Type: _____ Intake Staff Signature: _____

Applicant/Representative: Clifford H Laubstein PE Phone: (813) 493-5510

Representative's Email: Laubstein@aol.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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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)

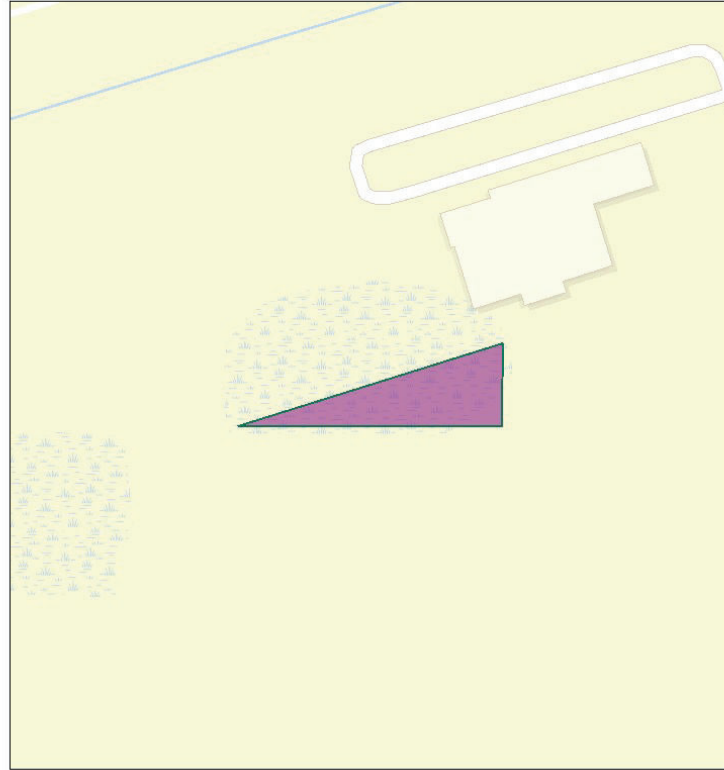
Additional application-specific requirements are listed in Part B.



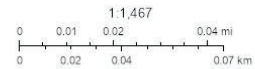
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
INFL	i
Zoning	PD
Description	Planned Development
RZ	81-0229
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0189H
FIRM Panel	12057C0189H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120190D
County Wide Planning Area	Northwest Hillsborough
Community Base Planning Area	Town and Country
Community Base Planning Area	Northwest Hillsborough
Planned Development	PD
Re-zoning	null
Minor Changes	null
Major Modifications	null
Personal Appearances	97-0305 WD
Census Data	Tract: 011614 Block: 1001
Future Landuse	R-12
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	190' AMSL
Aviation Authority Height Restrictions	210' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 4339.5100



June 5, 2024



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Hillsborough County Florida

Folio: 4339.5100
PIN: U-22-28-17-ZZZ-000000-34790.0
Clifford H Laubstein Life Estate Etal
Mailing Address:
 10823 Alafia St
 null
 Gibsonton, FL 33534-4915
Site Address:
 0
 Tampa, FL 33615
SEC-TWN-RNG: 22-28-17
Acreage: 0.31762099
Market Value: \$6,320.00
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.

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