

Variance Application: VAR 26-0099

LUHO Hearing Date: January 12, 2026

Case Reviewer: Orlando Borrás

**Hillsborough
County Florida**

Development Services Department

Applicant: Tiffney Michelle Lane/Janice Lane Zoning: RSC-6

Address/Location: Alafia Vista Drive, Gibsonton 33534; folio numbers: 49354.0000, 49356.0000

Request Summary:

The applicant is requesting a variance to reduce the minimum upland requirements for the use of septic as stated in the Land Development Code, Section 6.01.06 – Minimum Lot Sizes by Available Utilities on two lots.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.06.3	A minimum lot size of one-half acre of upland is required for the use of a septic system.	0.30-acre	0.20 acre of upland requirements (northern parcel)
6.01.06.3	A minimum lot size of one-half acre of upland is required for the use of a septic system.	0.212-acre	0.288 acre of upland requirements (southern parcel)

Findings:

Currently, the applicant is seeking to shift lot lines between parcels 49354.0000 and 49356.0000. The change of lot lines will allow folio 49354.0000 to meet the minimum zoning lot size requirement to place a mobile home on the property. The applicant has obtained a septic system permit from the State of Florida Department of Health.

Zoning Administrator Sign Off:Colleen Marshall
Mon Dec 22 2025 13:57:55**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

****See attached in next page****

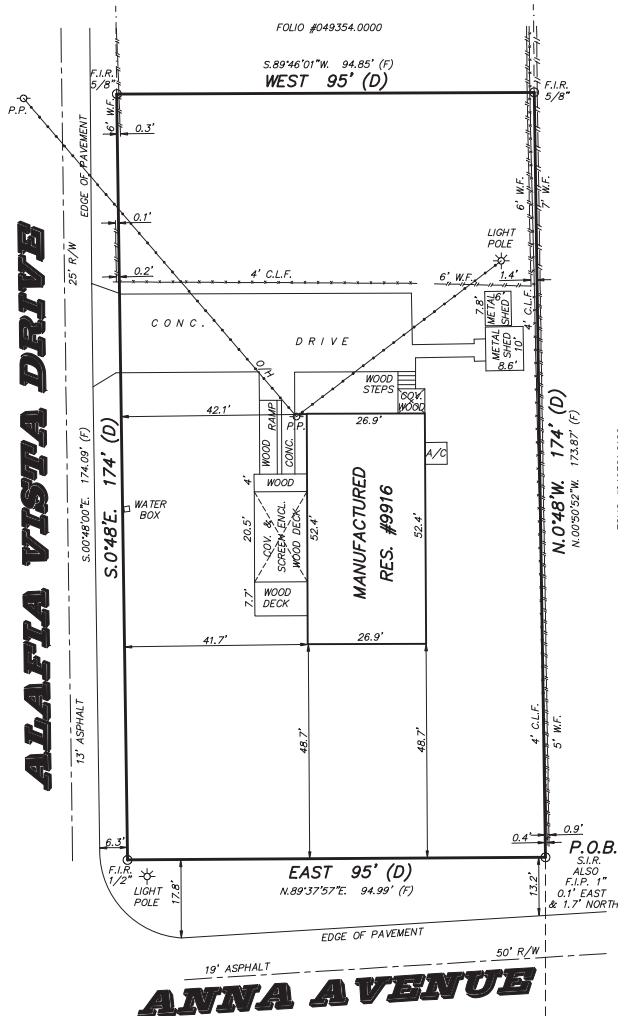
BOUNDARY SURVEY

SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:
LOT BEGINNING 293 FEET WEST AND 968 FEET NORTH OF
THE SOUTHEAST CORNER OF GOVERNMENT LOT 6, AND
RUN NORTH 0°48' WEST, 174 FEET; THENCE WEST, 95
FEET; THENCE SOUTH 0°48' EAST, 174 FEET; THENCE
EAST, 95 FEET TO THE POINT OF BEGINNING, ALL LYING
AND BEING IN SECTION 23, TOWNSHIP 30 SOUTH, RANGE
19 EAST, HILLSBOROUGH COUNTY, FLORIDA.



SCALE 1" = 20'
0' 10' 20' 30'



CERTIFIED TO:
TIFFNEY LANE

P.O.C.
SE CORNER
OF GOVERNMENT
LOT 6

Legend

PC	: Point of Curvature	TBM	: Temporary Benchmark	CONC.	: Concrete
PI	: Point of Intersection	BM	: Benchmark	A.P.O.	: A Part Of
PCC	: Point of Compound Curvature	PP	: Power/Utility Pole	COV.	: Covered
PL	: Point of Intersection	PSM	: Professional Surveyor & Mapper	MAS.	: Masonry
SIR	: Set Gapped Iron Rod 1/2" #6962	LB	: Licensed Business	RES.	: Residence
FP	: Found from Rod	R.S.	: Registered Land Surveyor	P.B.	: Plot Book
FM	: Found from Pipe	ATMA	: As Their Interests May Appear	PG.	: Page
SCM	: Set Concrete Monument	ESDA	: 1/5 Successors And/Or Assigns	TYP.	: Typical
SET DIS.	: Set P-W Nail & Disk	R.C.P.	: Reinforced Concrete Pipe	W.F.	: Wood Fence
IND DISK	: Found P-W Nail & Disk	(P)	: Plot	EL.	: Elevation
IND ROD	: Found Railroad Spike	(D)	: Description	ASPH.	: Asphalt
NF	: No Corner Found or Set	(W)	: Witness Corner	R/W	: Right Of Way
PRM	: Permanent Reference Monument	(C)	: Calculation	ESMT.	: Easement
Q/H	: Overhead Wires	(F)	: Field Measured	S/W	: Sidelark
CLF.	: Chain Link Fence	SEC.	: Section	C.B.	: Chord Bearing
P.O.B.	: Point of Beginning	TWP.	: Township	CO.	: Column
P.O.C.	: Point of Commencement	ROE	: Range	SO	: Square
P-W	: Parker-Wilson	C/L	: Centerline	DIA.	: Diameter
Q.R.B.	: Official Records Book	A/C	: Air Conditioner	U.S.	: United States
V.G.	: Concrete Valley Gutter	G/A	: Overall		

BEARINGS ARE BASED ON THE EAST R/W LINE OF ALAFIA VISTA DRIVE AS BEING "N.0°48'W.", PER DEED.

Surveyor's Notes:

- 1) Property shown hereon appears to be located in Flood Zone "AE" per F.I.R.M. No. 12057C 0501J Dated 10-7-21. This surveyor makes no guarantees as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification. Base Flood Elevations!
- 2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown.
- 3) This survey was conducted without the benefit of an abstract or title, therefore there may be other easements, rights of way, setback lines, agreements, reservations, restrictions or other similar matters of public record, not shown hereon.
- 4) Unless otherwise noted, distances shown hereon refer to plot and field measurements and are measured in U.S. feet.
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DAVID L. SMITH
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1406 W. LINEBAUGH AVE. TAMPA, FL 33612
Phone (813) 935-1960 Fax (813) 933-9446

Certificate of Authorization "L.B. #6962"
SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Florida Administrative Code pursuant to Chapter 54-17.050,051,052, of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida licensed surveyor and mapper, this drawing, sketch, plot or map is for informational purposes only and is not valid.

J. MICHAEL FLUQUA P.S.M. #192

Signature

Date

Field Date: 07/31/25
Job Number: 2507-048

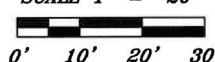
BOUNDARY SURVEY

SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA

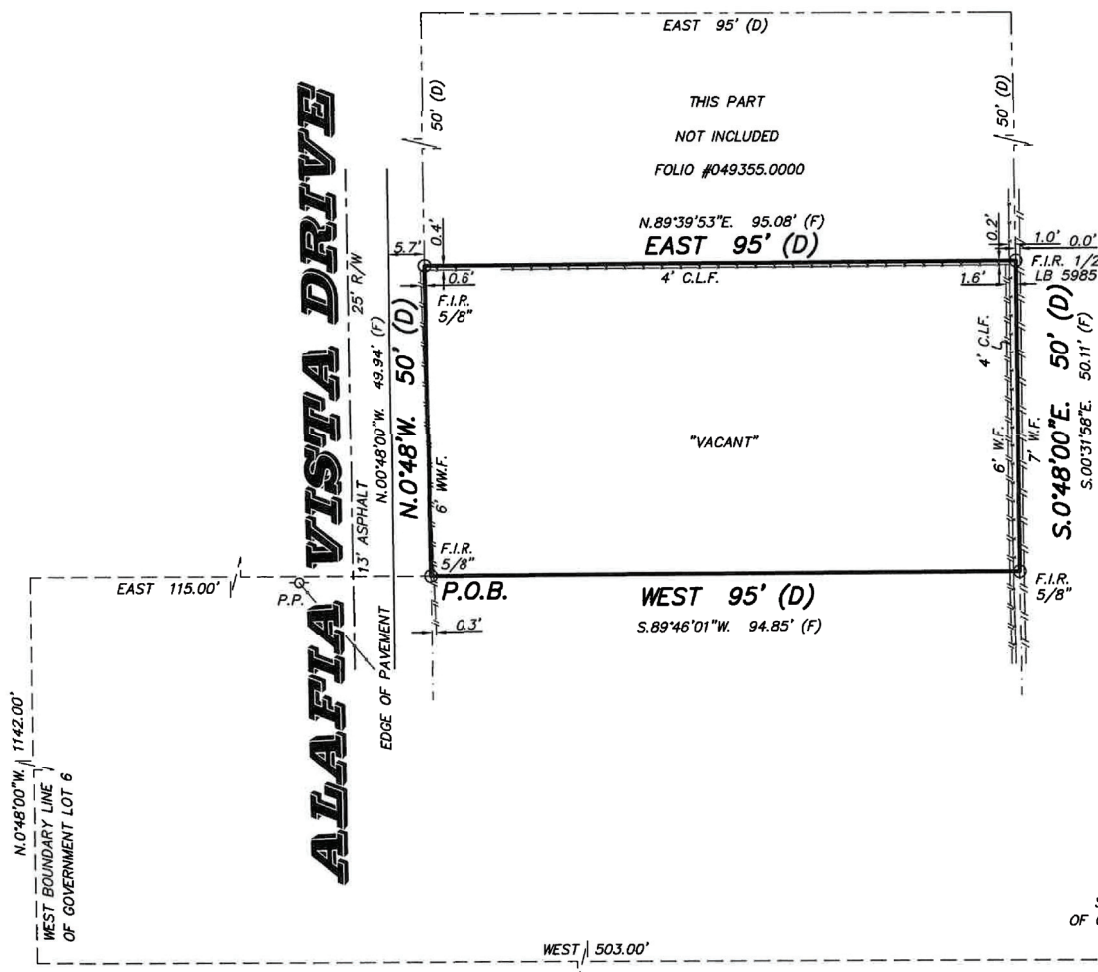
LEGAL DESCRIPTION:

THE SOUTH $\frac{1}{2}$ OF THE FOLLOWING DESCRIBED PROPERTY:
FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 6 IN SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE WEST, 503.00 FEET; THENCE RUN NORTH $0^{\circ}48'00''$ WEST, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 6, A DISTANCE OF 1142.00 FEET; THENCE RUN EAST, 115.00 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH $0^{\circ}48'00''$ WEST, 100 FEET; THENCE RUN EAST, 95.00 FEET; THENCE RUN SOUTH $0^{\circ}48'00''$ EAST, 100 FEET; THENCE RUN WEST, 95.00 FEET TO THE SAID POINT OF BEGINNING.

SCALE 1" = 20'



SCALE: 1" = 20'



CERTIFIED TO:
TIFFNEY LANE

BEARINGS ARE BASED ON THE EAST R/W LINE OF ALAFIA VISTA DRIVE AS BEING "N.0°48'W.", PER DEED.

Legend

PC	:Point of Curvature
PT	:Point of Tangency
PRC	:Point of Reverse Curvature
PCC	:Point of Compound Curvature
P.I.	:Point of Intersection
SIR	:Set Iron Rod 1/2" #6962
FIR	:Found Iron Rod
FIP	:Found Iron Pipe
FCM	:Found Concrete Monument
S.C.M.	:Set Concrete Monument
SET DISK	:Set P-K Nail & Disk
FND DISK	:Found P-K Nail & Disk
FND RRS	:Found Railroad Spike
NCF	:No Corner Found or Set
PRM	:Permanent Reference Monument
O/H	:Overhead Wires
C.L.F.	:Chain Link Fence
P.O.B.	:Point of Beginning
P.O.C.	:Point of Commencement
P-K	:Parker-Kalon
O.R.B.	:Official Records Book
V.C.	:Concrete Valley Cutter
TBM	:Temporary Benchmark
BM	:Benchmark
UP	:Power/Utility Pole
PSM	:Professional Surveyor & Mapper
LB	:Licensed Business
R.S.	:Registered Land Surveyor
ATMA	:As Their Interests May Appear
IS/OA	:It's Successors And/or Assigns
R.C.P.	:Reinforced Concrete Pipe
U.S.	:United States

(P)	:Plot
(D)	:Dead
(Desc)	:Description
(C)	:Calculation
(F)	:Field Measured
SEC.	:Section
TWP.	:Township
RGE	:Range
C/L	:Centerline
A/C	:Air Conditioner
O/A	:Overall
CONC.	:Concrete
A.P.O.	:A Part Of
COV.	:Covered
MAS.	:Masonry
RES.	:Residence
P.B.	:Plot Book
FG.	:Page
TYP.	:Typical
W.F.	:Wood Fence
EL.	:Elevation
ASPH.	:Asphalt
W.C.	:Witness Corner
R/W	:Right Of Way
ESMT.	:Easement
S/W	:Sidewalk
C.B.	:Chord Bearing
COL.	:Column
SQ.	:Square
DIA.	:Diameter
ENCL.	:Enclosed

Surveyor's Notes:

- 1) Property shown hereon appears to be located in Flood Zone "AE" per F.I.R.M. No. 12057C 0501J Dated 10-7-21. This surveyor makes no guarantees as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification. Base Flood Elevation=11'.
- 2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown.
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Certificate of Authorization "L.B. #6962"

SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Florida Administrative code pursuant to Chapter 5J-17.050, 051, 052, of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

J. MICHAEL FUQUA P.S.M. 4192

Signature

Date

Field Date: 07/31/25

Job Number: 2507-049

BOUNDARY SURVEY

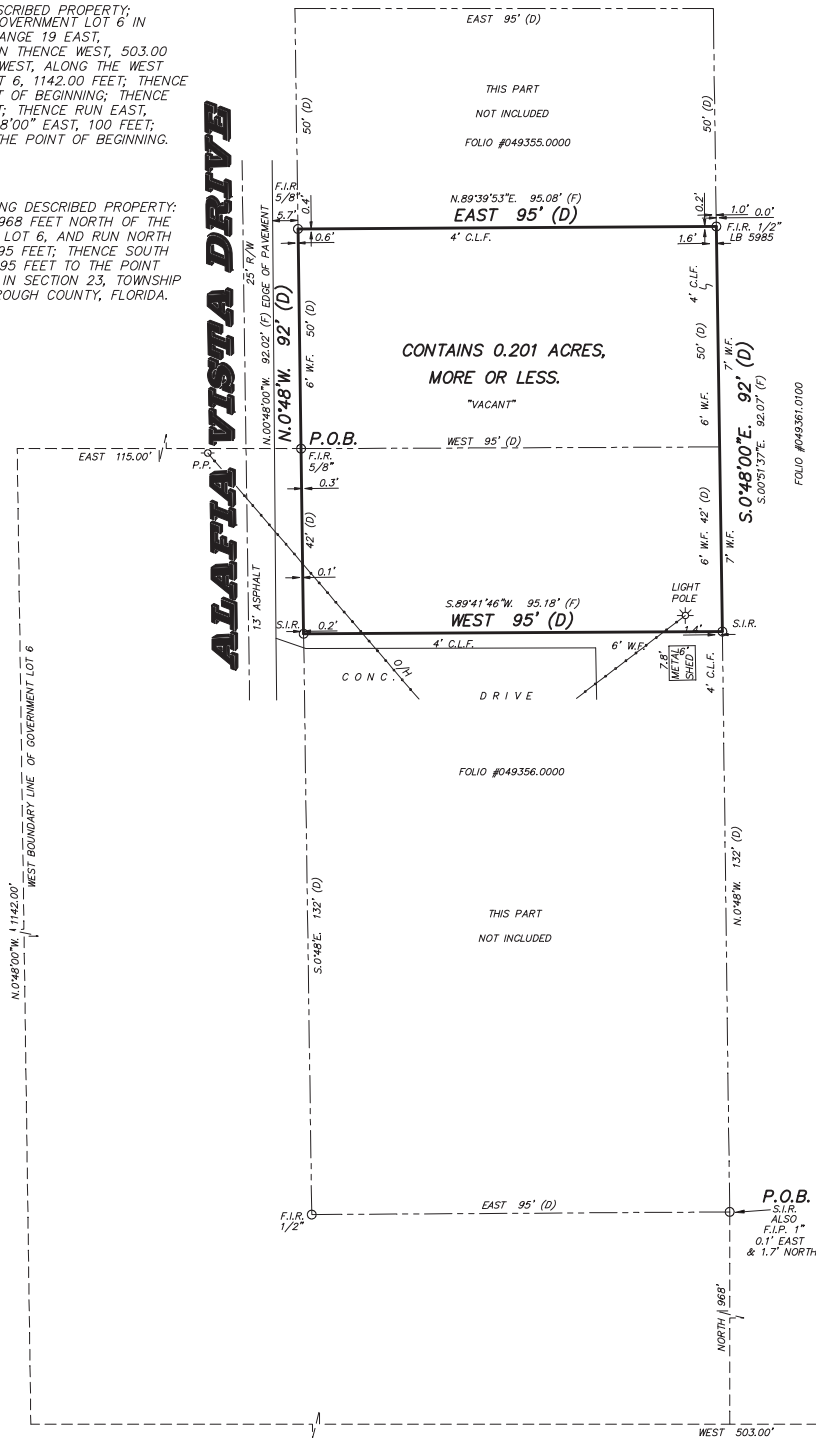
SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA

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FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 6 IN
SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST,
HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE WEST, 503.00
FEET; THENCE RUN NORTH 0°48'00" WEST, ALONG THE WEST
BOUNDARY OF SAID GOVERNMENT LOT 6, 1142.00 FEET; THENCE
RUN EAST, 115.00 FEET FOR A POINT OF BEGINNING; THENCE
RUN NORTH 0°48'00" WEST, 100 FEET; THENCE RUN EAST,
95.00 FEET; THENCE RUN SOUTH 0°48'00" EAST, 100 FEET;
THENCE RUN WEST, 95.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE NORTH 42 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
LOT BEGINNING 293 FEET WEST AND 968 FEET NORTH OF THE
SOUTHEAST CORNER OF GOVERNMENT LOT 6; AND RUN NORTH
0°48' WEST, 174 FEET THENCE WEST 95 FEET; THENCE SOUTH
0°48' EAST, 174 FEET, THENCE EAST 95 FEET TO THE POINT
OF BEGINNING, ALL LYING AND BEING IN SECTION 23, TOWNSHIP
30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.



CERTIFIED TO:
TIFNEY LANE

P.O.C.
SE CORNER
OF GOVERNMENT
LOT 6

Legend

PC	: Point of Curvature	TBM	: Temporary Benchmark	CONC	: Concrete
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FP	: Found from Pipe	ATMA	: As Their Interests May Appear	PG	: Page
FCM	: Found Concrete Monument	ESDA	: 1/4" Successors And/or Assigns	TYP	: Typical
SET DIS	: Set P-K Nail & Disk	R.C.P.	: Reinforced Concrete Pipe	W.F.	: Wood Fence
IND DISK	: Found P-K Nail & Disk	(P)	: Plot	EL	: Elevation
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CLF	: Chain Link Fence	SEC	: Section	S/W	: Sidelwalk
P.O.B.	: Point of Beginning	TWP	: Township	C.B.	: Chord Bearing
P.O.C.	: Point of Commencement	ROE	: Range	COL	: Column
P-W	: Parker-Wilson	C/L	: Centerline	SO	: Square
Q.R.B.	: Official Records Book	A/C	: Air Conditioner	DIA	: Diameter
VG	: Concrete Valley Gutter	Q/A	: Overall	U.S.	: United States

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Signature

Date

Field Date: 07/31/25
Job Number: 2507-050

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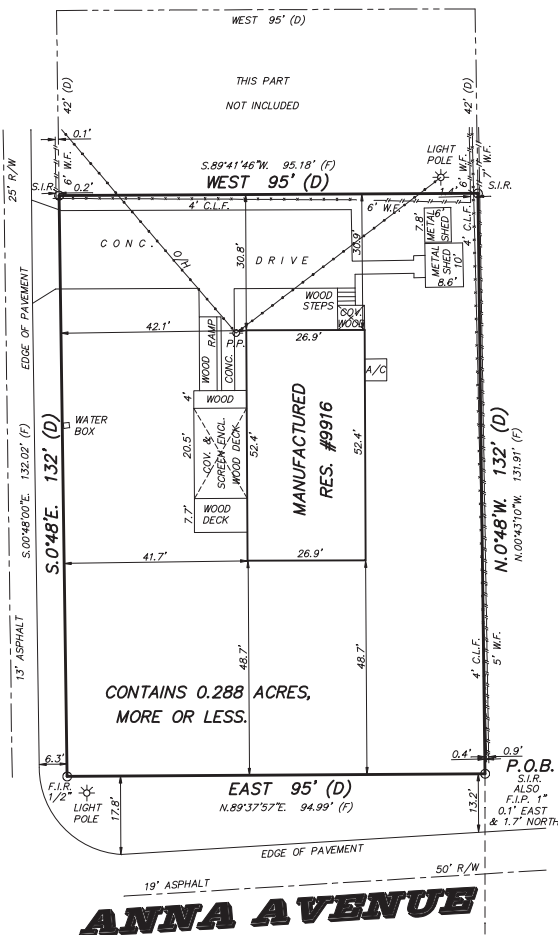
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FEET; THENCE SOUTH 0°48' EAST, 174 FEET, THENCE
EAST 95 FEET TO THE POINT OF BEGINNING, ALL LYING
AND BEING IN SECTION 23, TOWNSHIP 30 SOUTH, RANGE
19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE
NORTH 42 FEET THEREOF.



SCALE 1" = 20'
0' 10' 20' 30'

ALAFIA VISTA DRIVE



FOLIO #49361.0100

ANNA AVENUE

CERTIFIED TO:
TIFFANY LANE

P.O.C.
SE CORNER
OF GOVERNMENT
LOT 6

Legend

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FCM	Found Concrete Monument	ISAGA	It's Successors And/or Assigns	R.F.	Wood Fence
S.C.M.	Set Concrete Monument	R.C.P.	Reinforced Concrete Pipe	E.	Elevation
SET DISK	Set P-K Nail & Disk	(P)	Plot	ASPH.	Asphalt
FND DISK	Found P-K Nail & Disk	(D)	Deed	W.C.	Witness Corner
FND RES	Found Railroad Spike	(C)	Calculation	R/W	Right Of Way
NOT	No Corner Found or Set	(DesC)	Description	EMT.	Easement
PRM	Permanent Reference Monument	(T)	Field Measured	S/W	Sidewalk
O/H	Overhead Wire	SEC.	Section	C.B.	Chord Bearing
CLF	Chain Link Fence	TWP.	Township	COL	Column
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P.O.C.	Point of Commencement	C/L	Centerline	DA.	Diameter
P-K	Parker-Katon	A/C	Air Conditioner	U.S.	United States
O.R.B.	Official Records Book	O/A	Overall		
V.G.	Concrete Valley Gutter				

Surveyor's Notes:

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PARTY CHIEF: S.L.
DRAWN BY: C.E.



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DAVID L. SMITH, P.S.M. 5265
J. MICHEL FUDIA, P.S.M. 4192

Signature

Date

Field Date: 07/31/25
Job Number: 2507-051



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 to shift the south land of 9916 Alafia Vista DR, South to make Folio #49354-0000 Larger. We are requesting the land line shift to make Folio # 49354-0000 the required 7,000 sqft needed to build a Single family home. Both properties are owned by me, and 9916 Alafia Vista DR currently has a septic system and a single family manufactured home on it. With the approval of a land line shift we will have enough sqft to build a home and place a septic system on it per the department of health's approval, which i will attach to my email. We have had a survey done of both parcels, which i will also attach. If the land line shift is approved, we will have just over 8,000 sqft for Folio #49354.0000 which is above the minimum requirement, and 9916 Alafia Vista will still be large enough to obtain its septic, single family manufactured home already on it, and still be within its setback requirements.

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

6.01.06

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
☐ No ☒ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): Certified Parcel Application
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

Tiffney Lane

Land Line move for Folio #049354.0000

August 25, 2025

Hillsborough County
Development services

Dear Development services department,

I Tiffney Lane would like to present the request for a Land Line change. Our property (Folio # 049354.0000) is currently 4750 SQFT. It is currently 95 in depth and 50 in the front. The Land Line change would make it 95 in depth and 92 in the front.

We had a survey completed on the vacant property (Folio #049354.0000) as well as 9916 Alafia Vista drive, to ensure the Land Line change would meet all requirements for both parcels. We are proposing to shift the south Land Line on Folio #49354.0000 to the south into 9916 Alafia vista Dr. Which would then make the property just over 8,000 SQFT. We understand that with the current zoning of RSC-6 for Folio #049354.0000 we would need to meet the minimum of 7,000 SQFT to be able to place a single family mobile/modular dwelling on it. Both Folio #049354.0000 and 9916 Alafia Vista DR are both owned by me and my grandmother so we would be making 9916 Alafia Vista Dr smaller by 42 land units, and making Folio # 049354.0000 bigger by 42 land units.

Thank you for your time,

Tiffney Lane



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?

The property is currently only 4,750 SQFT which is less than the required 7,000 SQFT per its zoning of RSC-6.

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.

If we can not get the variance approved, we will not be able to move forward with out Certified Parcel application. Therefore, we will not be able to shift our land line, and meet the RSC-6 zoning requirements of the minimum 7,000 SQFT required to build on the land.

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.

Both of our properties are already fenced in. If we are granted the variance, we will not be moving any fences or affecting any neighbor around us. We plan to build a single family, 3 bedroom, 2 bath, single story home on the vacant land.

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*).

We have no plans to sell our land, and we desire to build on our land and pass down to future generations.

We plan to build efficiently, and within Hillsborough county LDC requirements.

We would like to place a septic system on our land, but if in the future we need to use city sewer, we will also be willing to do so

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.

We are taking all the right, legal steps to shift our land line south. We have done a survey of both of our properties (9912/9916 Alafia Vista DR) we have submitted and got approved for a septic permit, and we are now applying for our variance.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

We are planning to build a single family home next to my grandmothers house in which i am her caretaker. Both properties are owned by me, and cared for by me. We are currently in the process of a Certified Parcel application which cannot be approved unless our variance is granted.

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Prepared by and Return to:
Brice Zoecklein, Esq.
Zoecklein Law, P.A.
329 Pauls Drive
Brandon, FL 33511

Parcel I.D. Number: U-23-30-19-ZZZ-000001-70170.0
Folio Number: 049354-0000

For official use by Clerk's office only

ENHANCED LIFE ESTATE DEED

THIS INDENTURE made this 10 day of June, 2022, by JANICE A. LANE, a single woman, whose address is: 9916 Alafia Vista Drive, Gibsonton, FL 33534 ("Grantor"), in favor of JANICE A. LANE, a single woman, whose address is: 9916 Alafia Vista Drive, Gibsonton, FL 33534, as to a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, revest, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to TIFFNEY LANE, whose address is: P.O. Box 1646, Gibsonton, FL 33534 ("Grantee").

Additionally, Grantor reserves the right to cancel this deed by re-conveyance and revesting the property to herself without the necessity for any consideration being paid or joinder of the remaindermen and by doing so to thus terminate any interest that might otherwise have accrued to the remainder persons or their creditors, heirs, assigns or successors in interest.

(Whenever used herein the terms "Grantor" and "Grantee" 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 acquires.)

WITNESSETH: That Grantor, for love and affection, and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Hillsborough County, Florida, to wit:

The South ½ of the following described property:

From the Southeast corner of Government Lot 6 in Section 23, Township 30 South, Range 19 East, Hillsborough County, Florida, run thence West 503.00 feet; thence run North 0°48'00" West along the West boundary line of Armand Wagener Land 1142.00 feet and thence run East 115.00 feet; thence run East 95.00 feet; thence run South 0°48'00" East 100 feet; thence run West 95 feet to the said POINT OF BEGINNING.

NOTE: The North ½ of said parcel sold in O.R. Book 18457, Page 1734, of the Public Records of Hillsborough County, Florida.

Commonly known as: Vacant land adjacent to 9916 Alafia Vista Drive, Gibsonton, FL 33534

Subject to: covenants, restrictions, easements and reservations of record, if any, and taxes for the

current year and years subsequent.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

This Enhanced Life Estate Deed was prepared without the benefit of a title search on the foregoing property, nor is any title insurance being issued in connection with this instrument.

IN WITNESS WHEREOF, Grantor has set her hand and seal this 10 day of June, 2022.

WITNESSES:

GRANTOR:

Cody Nixon
Witness #1 Signature

Janice Lane
JANICE A. LANE

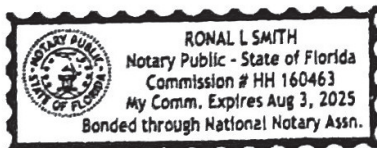
Print Name: Cody Nixon

Justin C. Bahre
Witness #2 Signature

Print Name: Justin C. Bahre

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 10 day of June, 2022, by JANICE A. LANE who is personally known to me or who has produced FDL L500-421-42-801-6 as identification.



Ronal L. Smith

Printed Name: Ronal L. Smith
Notary Public, State of Florida at Large
Commission No.: HH 160463
My Commission Expires: 8-3-25

STATE OF FLORIDA
(COUNTY OF HILLSBOROUGH)
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE
AND CORRECT COPY OF THE DOCUMENT ON FILE IN
MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL
THIS 20 DAY OF August 2022
Victor D. Crist, Clerk of the Circuit Court
Hillsborough County, Florida
BY Justin C. Bahre D.C.
Deputy Clerk



Prepared by and Return to:
Brice Zoecklein, Esq.
Zoecklein Law, P.A.
329 Pauls Drive
Brandon, FL 33511

Parcel I.D. Number: U-23-30-19-ZZZ-000001-70190.0
Folio Number: 049356-0000

For official use by Clerk's office only

ENHANCED LIFE ESTATE DEED

THIS INDENTURE made this 10 day of June, 2022, by **JANICE A. LANE**, a single woman, whose address is: 9916 Alafia Vista Drive, Gibsonton, FL 33534 ("Grantor"), in favor of **JANICE A. LANE**, a single woman, whose address is: 9916 Alafia Vista Drive, Gibsonton, FL 33534, as to a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, revest, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to **TIFFNEY LANE**, whose address is: P.O. Box 1646, Gibsonton, FL 33534 ("Grantee").

Additionally, Grantor reserves the right to cancel this deed by re-conveyance and revesting the property to herself without the necessity for any consideration being paid or joinder of the remaindermen and by doing so to thus terminate any interest that might otherwise have accrued to the remainder persons or their creditors, heirs, assigns or successors in interest.

(Whenever used herein the terms "Grantor" and "Grantee" 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 acquires.)

WITNESSETH: That Grantor, for love and affection, and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Hillsborough County, Florida, to wit:

Lot beginning 293 feet West and 968 feet North of the Southeast corner of Government Lot 6, and run North 0°48' West, 174 feet thence West 95 feet; thence South 0°48' East, 174 feet, thence East 95 feet to the Point of Beginning, all lying and being in Section 23, Township 30 South, Range 19 East, Hillsborough County, Florida.

Commonly known as: 9916 Alafia Vista Drive, Gibsonton, FL 33534

Subject to: covenants, restrictions, easements and reservations of record, if any, and taxes for the current year and years subsequent.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

This Enhanced Life Estate Deed was prepared without the benefit of a title search on the foregoing property, nor is any title insurance being issued in connection with this instrument.

This is homestead real property of Grantor. Grantor further confirm this is a conveyance which is not pursuant to a sale, and this conveyance does not alienate the ownership of the property, therefore, only minimal documentary stamps are affixed hereto.

IN WITNESS WHEREOF, Grantor has set her hand and seal this 10 day of June, 2022.

WITNESSES:

Cody Nixon
Witness #1 Signature

Print Name: Cody Nixon

Justin C. Bahre
Witness #2 Signature

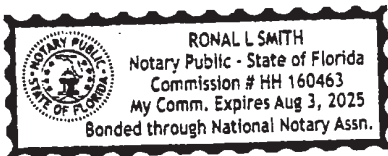
Print Name: Justin C. Bahre

GRANTOR:

Janice Lane
JANICE A. LANE

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 10 day of June, 2022, by **JANICE A. LANE** who is personally known to me or who has produced FLDL L 500-421-42-801-0 as identification.



Ronal L Smith
Printed Name: Ronal L Smith
Notary Public, State of Florida at Large
Commission No.: HH 160463
My Commission Expires: 8-3-25



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0099

Intake Date: 10/20/2025

Hearing(s) and type: Date: 01/12/2026

Type: LUHO

Receipt Number: 528129

Date: _____

Type: _____

Intake Staff Signature: Julie Boatright

Property Information

Address: 9912/ 9916 Alafia Vista DR

City/State/Zip: Gibsonton FL33534

TWN-RN-SEC: 30-19-23

Folio(s): 049356.0000

Zoning: RSC-6

Future Land Use: R-4

Property Size: 0.52

049354.0000

Property Owner Information

Name: Tiffney Michelle Lane/Janice Lane

Daytime Phone (813) 784-4977

Address: 9912/9916 Alafia Vista DR

City/State/Zip: Gibsonton FL 33534

Email: Tiffneymlane@gmail.com

Fax Number _____

Applicant Information

Name: Tiffney Lane

Daytime Phone (813) 784-4977

Address: 9912/9916 Alafia Vista DR

City/State/Zip: Gibsonton FL 33534

Email: Tiffneymlane@gmail.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

Tiffney Lane

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)

Tiffney Lane Janice Lane

Type or print name



Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 26-0099

Hearing(s) and type: Date: 01/12/2026

Date: _____

Type: LUHO

Type: _____

Intake Date: 10/20/2025

Receipt Number: 528129

Intake Staff Signature: _____

Julie Boatright

Applicant/Representative: Tiffney Lane

Phone: (813) 784-4977

Representative's Email: Tiffneymlane@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
1	☒	☐ <u>Property/Applicant/Owner Information Form</u>
2	☐	☐ <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.
3	☐	☒ <u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
4	☒	☐ <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	☐	☒ <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	☒	☐ <u>Copy of Current Recorded Deed(s)</u>
7	☒	☐ <u>Close Proximity Property Owners List</u>
8	☐	☒ <u>Legal Description</u> for the subject site
9	☐	☒ <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	☐	☒ <u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



Specific Submittal Requirements for Variances

This section provides information on items that must be addressed/submitted for a Special use - Land Excavation permit and will be subsequently reviewed when the application is assigned to a planner. Where certain information does not apply to a project, a notation shall appear on the plan stating the reason, for example, "No existing water bodies within project." Additionally, the explanations and justifications for when certain information does not apply to the project shall be included in the Narrative. If Hillsborough County determines the submitted plan lacks required information, the application shall not proceed to hearing as provided for in Section 6.2.1.1.A. Additionally, the required information is only the minimum necessary to schedule an application for hearing and Hillsborough County reserves the right to request additional information during review of the application.

If you are viewing this form electronically, you may click on each underlined item for additional information.

For any items marked N/A, justification must be provided as to why the item is not included.

Part B: Project Information

Additional Submittal Requirements for a Variance

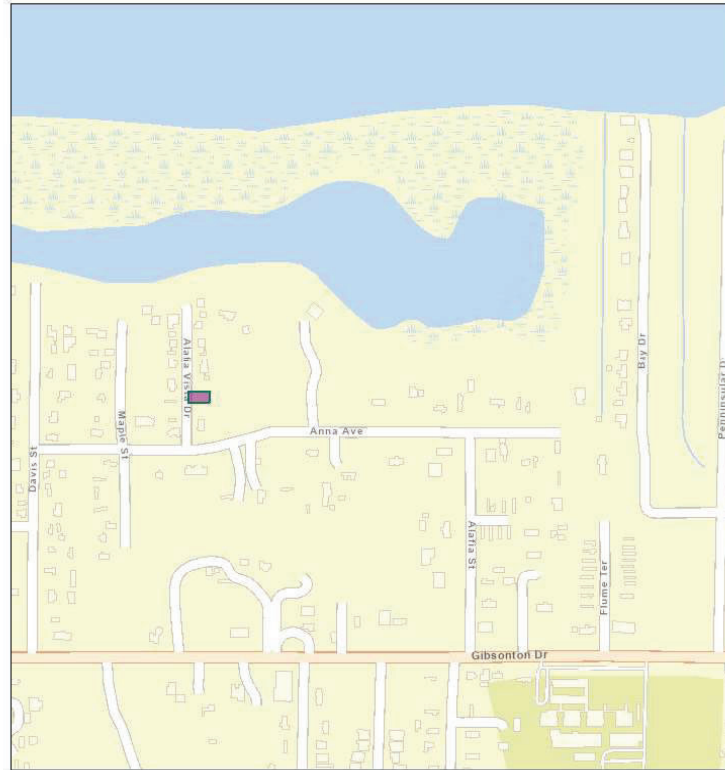
- 1 ☒ **Project Description/Written Statement of the Variance Request**
- 2 ☒ **Variance Criteria Response**
- 3 ☐ **Attachment A** (if applicable)
- 4 ☒ **Survey/Site Plan**
- 5 ☐ **Supplemental Information** (optional/if applicable)



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 10.0 ft
FIRM Panel	0501H
FIRM Panel	12057C0501H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120501C
County Wide Planning Area	Gibsonton
Community Base Planning Area	SouthShore
Community Base Planning Area	Gibsonton
Census Data	Tract: 013802 Block: 1005
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 49354.0000



October 16, 2025

1:5,868
0 0.04 0.08 0.17 mi
0 0.05 0.1 0.2 km

ESRI Community Maps Contributors, University of South Florida, City of Tampa, FDOT, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, GeoTechnologies, Inc., METI/NAIS, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

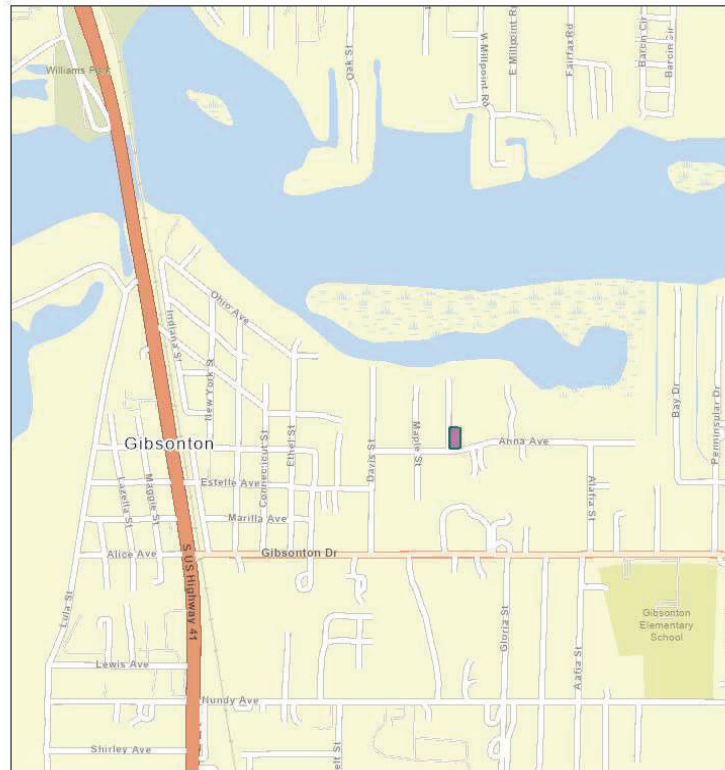
Folio: 49354.0000
PIN: U-23-30-19-ZZZ-000001-70170.0
Lane: Janice A/life Estate
Mailing Address:
 9916 Alafia Vista Dr
 null
 Gibsonton, FL 33534
Site Address:
 0 Alafia Vista Dr
 Gibsonton, FL 33534
SEC-TWN-RNG: 23-30-19
Acreage: 0.11
Market Value: \$29,640.00
Landuse Code: 0000 VACANT RESIDENT

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

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

Folio: 49356.0000

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Overlay	MH
Flood Zone:AE	BFE = 10.0 ft
FIRM Panel	0501H
FIRM Panel	12057C0501H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120501C
County Wide Planning Area	Gibsonston
Community Base Planning Area	SouthShore
Community Base Planning Area	Gibsonston
Census Data	Tract: 013802 Block: 1005
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 8
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



1.11,736

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Hillsborough County Florida

Landuse Code: 0200 MOBILE HOMES

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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