

Variance Application: 24-0428
LUHO Hearing Date: March 25, 2024
Case Reviewer: Wayne Doyon



**Hillsborough
 County Florida**

Development Services Department

Applicant: Jeff Larson/ Larson Communities No 3 LLC **Zoning:** PD
Location: Folios: 002680-1158, 002680-1160, 002680-1162, 002680-1164, Odessa, FL 33556

Request Summary:

The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07.B.4 of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on 03-12-2024, is to allow for the reasonable use of the backyard area within the 30-foot Wetland Conservation Area Setback.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
Section 4.01.07.B.4	No filling, excavating, or placement of permanent structures or other impervious surfaces shall be allowed within a required 30-foot wetland conservation area setback.	Encroachment into the 30-foot wetland setback to allow for the reasonable use of the backyard area. Lot 1-4, Block N = 30'	Remaining Setback Lot 1-4, Block N = 0'

Findings:	<ol style="list-style-type: none"> The wetland setback compensation planting area will be reviewed and approved with the subdivision construction plans. A retaining wall with a handrail will be provided at the wetland line when the homes are constructed. This will be reviewed with the subdivision construction plans.
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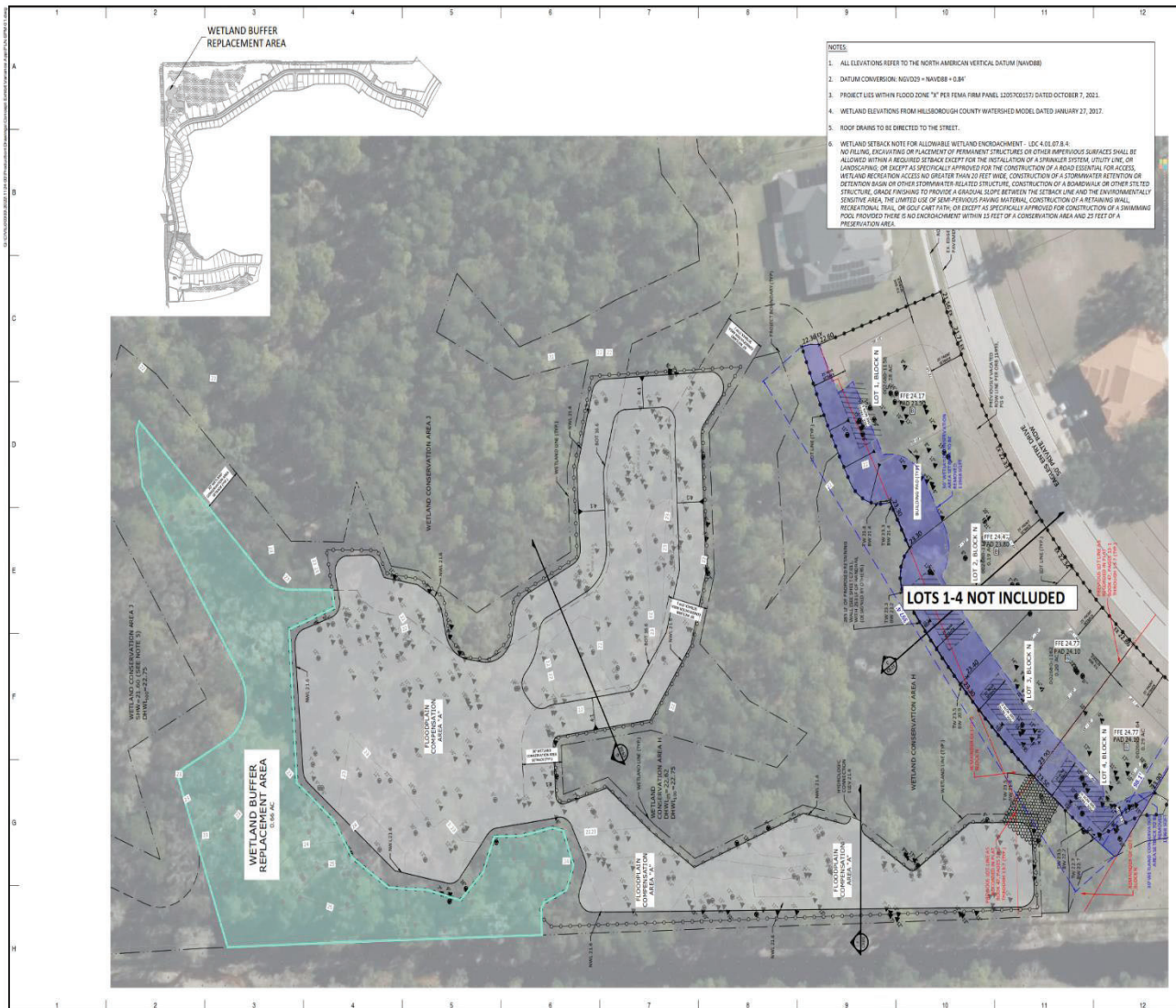
Zoning Administrator Sign Off:

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.

Approval of this variance petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested environmental approvals.

SURVEY/SITE PLAN



ARDURRA
 LARSON COMMUNITIES
 NO 3 LLC
 891 N. LAUREL OAK LANE
 ST. PETERSBURG, FL 33709

LARSON NINE EAGLES
 WETLAND BUFFER COMPENSATION & PLANTING PLAN

TUYEN L. TRAN
 FL PE NO 54099

2



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.

Please see attached narrative.

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

The Section of the Land Development Code regarding what is allowed within wetland setbacks is 4.01.07.B.4: No filling, excavating or placement of permanent structures or other impervious surfaces shall be allowed within a required setback except for the installation of a sprinkler system, utility line, or landscaping; or except as specifically approved for the construction of a

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): Straight to Construction Permit Application / PI#6803
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

Larson Nine Eagles Wetland Setback variance

Narrative

The variance request is for removal of the 30 ft wetland setback area on Lots 1-4 Block N. We have coordinated with EPC for reasonable use of property as justification for wetland impacts to be able to construct the single-family residential structures at minimum Building setbacks requirements in this existing Nine Eagles Subdivision. The platted lots were recorded May 6, 1976, Nine Eagles Unit 1, Section I with construction of the existing infrastructure to serve these lots in 1980's. The lots were shallower in depth and needed to be extended in the rear to fit the minimum house building bad and required building setbacks. To minimize the wetland impacts, the 30 ft wetland setback is requested to be removed. The 30 ft wetland setback does not allow for the construction of the primary building structure and construction of a pool, pool cage and fence. The 25 ft required rear building setback does not provide a functional wetland setback area along the wetland impact limits.

Please see sheet 1 for wetland buffer encroachment area. Please see sheet 2 for the Wetland Buffer Compensation & Planting Plan, also included with the construction plans. Sheet 1 quantifies the impervious areas, pervious areas, setback encroachment and replacement area.

The total setback encroachment is 0.27 AC. We are providing 0.66 AC of wetland buffer replacement area with existing vegetation.



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 lots that are part of this request are existing platted lots that are not deep enough to fit the typical house product for this existing subdivision with the required building setbacks. A minimum 110 ft depth is required. Over the years, the conditions of the vacant lot have created wetland areas on and adjacent to the lots. The reasonable use of these properties requires The LDC Section removal of the 30 ft wetland setback in the rear yard area to be able to construct the

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 4.01.07.B.4 does not have wording that specifies that there is no setback required from a new wetland limit following approved wetland impacts. The EPC will not support additional wetland impacts to provide a 30 ft wetland setback. EPC will accept as reasonable justification the required building setbacks; 25 ft front, 7.5 ft side and 25 ft rear setbacks. The 30 ft wetland setback will not allow us to construct the typical home construction on this these lots

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

The lots that are part of this variance are existing platted lots in an existing subdivision with existing infrastructure. The homes in this development will be in line with the existing homes. The removal of the 30 ft wetland setback will allow for construction of the house product, pool, pool cage and fence that are most of the existing homes

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 request to remove the 30 ft wetland setback will allow construction of the home product that is typical of this residential development. All building setbacks are being met and wetland impact justification is provided through coordination with the EPC. The development is in harmony with the LDC and the Comprehensive Plan.

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.

The request for the removal of the 30 ft wetland setback is not a result of an illegal act or result from actions of the application, resulting in a self-imposed hardship. The existing platted lots that have existing infrastructure was planned for this development. To abide by the LDC for building setback requirements, the 30 ft setback will need to be removed since it conflicts with the EPC wetland impact justification

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.

The variance will allow the property owner to reasonably develop his property for single family residential use as platted with the existing infrastructure. The vacant lots can be completed to close out this development. The finished home construction would provide home ownership to maintain the lots and dedication of the remaining wetland conservation and drainage areas to be owned and maintained by the HOA

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Prepared By and Return To:
Kenneth G. Arsenault, Jr., Esquire
ARSENAULT LAW OFFICES, P.A.
19535 Gulf Blvd., Suite E
Indian Shores, FL 33785

This is a conveyance of environmentally protected wetlands for nominal consideration among related parties.

Folio: 002680-1002, Folio: 002680-1126,
Folio: 002680-1128, Folio: 002680-1158,
Folio: 002680-1160, Folio: 002680-1162,
Folio: 002680-1164, Folio: 002680-1166,
Folio: 002680-1138, Folio: 002680-1140,
Folio: 002680-1142, Folio: 002680-1144,
Folio: 002680-1176, Folio: 002680-1174,
Folio: 002677-0020

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 28th day of November, 2022, by CWD Incorporated, a Florida corporation as Grantor, party of the first part to Larson Communities No. 3, LLC., a Florida limited liability company, as Grantee, party of the second part, whose address is 4691 Laurel Oak Lane NE., St. Petersburg, FL 33703.

WITNESSETH, that the said first party, for and in consideration of TEN DOLLARS and 00/100 (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hillsborough, State of Florida, to-wit:

See Exhibit "A"

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.
SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

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

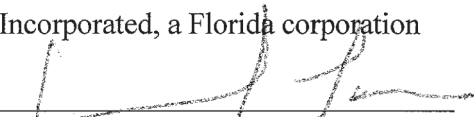
THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION.

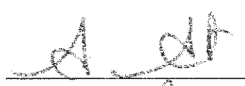
TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of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

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

SIGNED SEALED AND DELIVERED
IN OUR PRESENCE


Print Name: KENNETH G. ARSENAULT, JR.

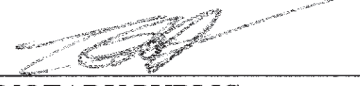
CWD Incorporated, a Florida corporation
By: 
Walter I Larson, President


Print Name: Francis Arsenault

Address: 4691 Laurel Oak Lane NE.
St. Petersburg, FL 33703

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 28th day of November, 2022 by Walter I. Larson as President of CWD Incorporated, a Florida corporation, who is personally known to me or who has produced his Driver's License as identification.


NOTARY PUBLIC
My Commission Expires:

[SEAL]

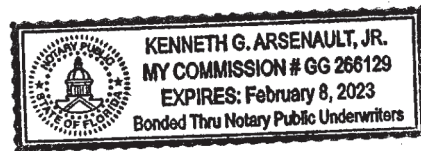


EXHIBIT "A"

Lot 37, Block "A", Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida. Folio: 002680-1002

Lot 1, Block G, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto and together with the South ½ of Redbird Drive West abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page0020 of the Public Records of Hillsborough County, Florida. Folio: 002680-1126

Lot 3, Block H, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto and together with the North ½ of Redbird Drive West abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page0020 of the Public Records of Hillsborough County, Florida. Folio: 002680-1128

Lot 1, Block N, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto and together with the East ½ of Grouse Circle abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page 0020 of the Public Records of Hillsborough County, Florida. Folio: 002680-1158

Lot 2, Block N, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page 0020 of the Public Records of Hillsborough County, Florida. Folio: 002680-1160

Lot 3, Block N, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page 0020 of the Public Records of Hillsborough County, Florida. Folio: 002680-1162

Lot 4, Block N, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page 0020 of the Public Records of Hillsborough County, Florida. Folio: 002680-1164

Lot 5, Block N, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page 0020 of the Public Records of Hillsborough County, Florida. Folio: 002680-1166

Lot 5, Block J, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page 0014 of the Public Records of Hillsborough County, Florida. Folio: 002680-1138

Lot 6, Block J, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page 0014 of the Public Records of Hillsborough County, Florida. Folio: 002680-1140

Lot 7, Block J, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page 0014 of the Public Records of Hillsborough County, Florida. Folio: 002680-1142

Lot 8, Block J, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 13, of the Public Records of Hillsborough County, Florida. Folio: 002680-1144

Lot 1, Block P, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto and together with the South ½ of Green Heron Way abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page 0006 of the Public Records of Hillsborough County, Florida. Folio: 002680-1176

Lot 17, Block O, Nine Eagles Unit One-Section I, according to the map or plat thereof, as recorded in Plat Book 47, Page 13, of the Public Records of Hillsborough County, Florida; together with that portion of Kiwi Drive a/k/a Eagles Entry Drive abutting thereto and together with the North ½ of Kingfisher Way abutting thereto as described and depicted in that deed recorded in O. R. Book 11993, Page 0006 of the Public Records of Hillsborough County, Florida. Folio: 002680-1174

A tract of land situated in and being a part of Section 30, Township 27 South, Range 17 East, Tallahassee Meridian and located in Hillsborough County, Florida; more particularly described as follows:

Commencing at the Southwest corner of the said Section 30; thence along the Westerly line of the said Section 30 North $01^{\circ}46'06''$ West, 1047.41 feet to a point; thence perpendicular to the preceding course North $88^{\circ}13'54''$ East, 763.11 feet to the point of beginning; thence North $88^{\circ}16'43''$ East, 86.61 feet to a point; thence parallel with the said Westerly line of Section 30 South $01^{\circ}46'06''$ East, 150.00 feet to a point; thence along the Northerly line of that parcel described in Official Records Book 4096, Page 293 of the Hillsborough County, Florida Public Records, South $88^{\circ}16'43''$ West (South $87^{\circ}56'52''$ West by Deed), 86.61 feet to a point; thence parallel with the said Westerly line of Section 30, North $01^{\circ}46'06''$ West, 150.00 feet to the POINT OF BEGINNING, containing 0.298 acres more or less.

Subject to easements or rights of way of record or otherwise previously established.

BASIS OF BEARINGS: Bearings shown hereon, other than record bearings, were derived from actual field ties to the Florida State Plane Coordinate Systems. Folio: 002677-0020

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Received

02-09-24

Development Services



Hillsborough County Florida Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: VAR-WS 24-0428 Intake Date: 02/09/2024
Hearing(s) and type: Date: 03/25/2024 Type: LUHO Receipt Number: 340767
Date: Type: Intake Staff Signature: Keshia Rivas

Property Information

Address: Eagles Entry Drive, Red Cardinal Dr. & Starling Dr. Odessa, FL 33556
City/State/Zip:
27 S - 17 E - SEC 30 002680-1158,
TWN-RN-SEC: Folio(s): 002680-1160, Zoning: PD 08-1329 Future Land Use: ASC-1 Property Size: 0.96 AC
002680-1162,
002680-1164

Property Owner Information

Name: Jeff Larson / Larson Communities No 3 LLC Daytime Phone (727)-526-5155
Address: 4961NE Laurel Oak Lane City/State/Zip: St. Petersburg, FL 33703
Email: larsoncommunities@gmail.com Fax Number N/A

Applicant Information

Name: Jeff Larson / Larson Communities No 3 LLC Daytime Phone (727)-526-5155
Address: 4961 NE Laurel Oak Lane City/State/Zip: St. Petersburg, FL 33703
Email: larsoncommunities@gmail.com Fax Number N/A

Applicant's Representative (if different than above)

Name: Tuyen L. Tran, P.E. / Ardurra Group, Inc. Daytime Phone (813)-629-1141
Address: 4921 Memorial Highway, Suite 300 City/State/Zip: Tampa, FL 33634
Email: ttran@ardurra.com Fax Number N/A

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 [Handwritten Signature]
Type or print name Tuyen Tran

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.

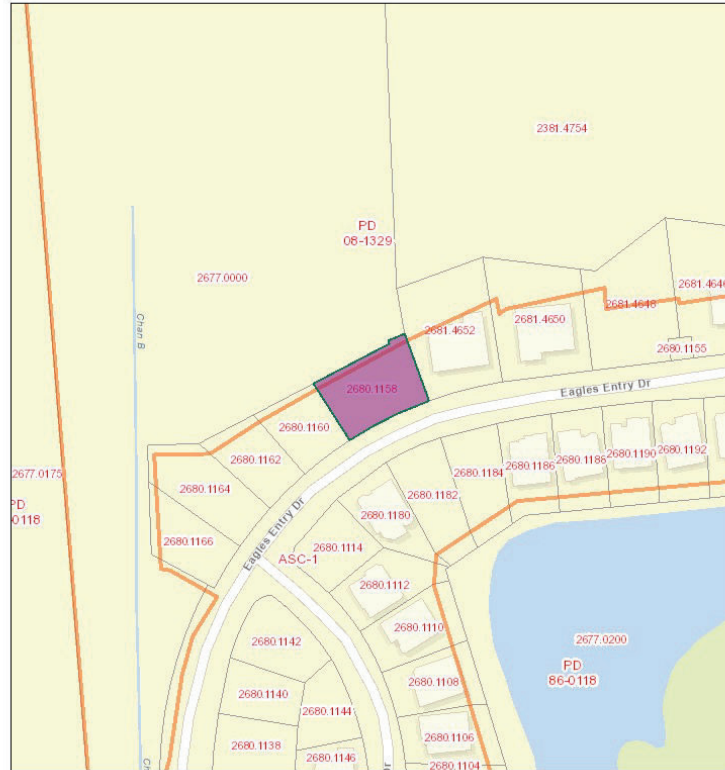
Signature of the Owner(s) - (All parties on the deed must sign)
Type or print name



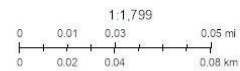
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
RZ	
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	08-1329
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0160H
FIRM Panel	12057C0160H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120160C
County Wide Planning Area	Northwest Hillsborough
Community Base Planning Area	Northwest Hillsborough
Planned Development	PD
Re-zoning	null
Note	04-1685 WITHDRAWN
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 011517 Block: 1000
Census Data	Tract: 011517 Block: 1001
Future Landuse	R-2
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 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 2680.1158



February 9, 2024



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Hillsborough County Florida

Folio: 2680.1158
PIN: U-30-27-17-028-N00000-00001.0
Larson Communities No 3 Llc
Mailing Address:
 4691 Laurel Oak Ln Ne
 null
 St Petersburg, Fl 33703-3132
Site Address:
 12917 Eagles Entry Dr
 Odessa, Fl 33556
SEC-TWN-RNG: 30-27-17
Acreage: 0.27961999
Market Value: \$218.00
Landuse Code: 9600 Utility, R/w

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:

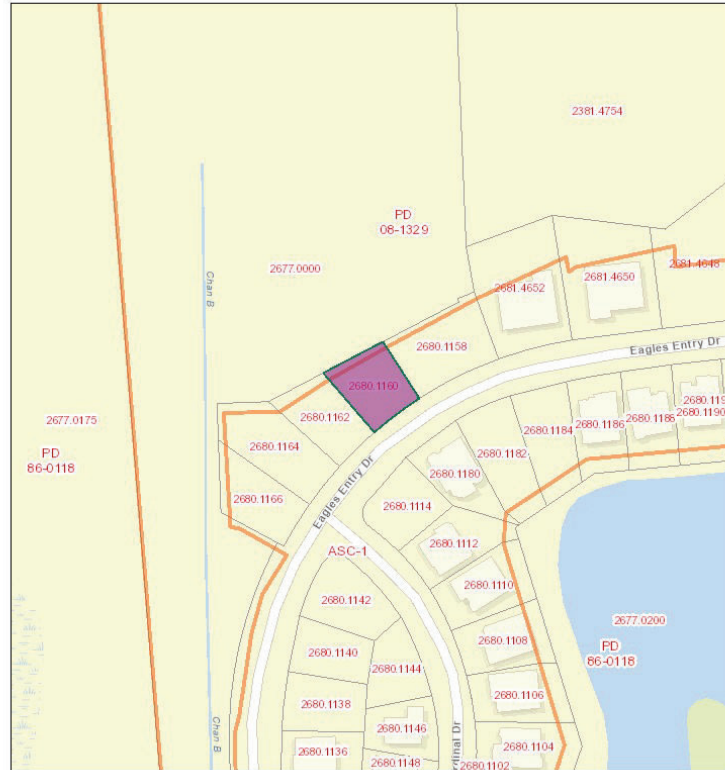
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



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ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 2680.1160



February 9, 2024

1:1799

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

Esri, Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USDA, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 2680.1160
PIN: U-30-27-17-028-N00000-00002.0
Larson Communities No 3 Llc
Mailing Address:
 4691 Laurel Oak Ln Ne
 null
 St Petersburg, Fl 33703-3132
Site Address:
 12919 Eagles Entry Dr
 Odessa, Fl 33556
SEC-TWN-RNG: 30-27-17
Acreage: 0.192155
Market Value: \$142.00
Landuse Code: 9600 Utility, R/w

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.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

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Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 2680.1162



February 9, 2024

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Hillsborough County Florida

Folio: 2680.1162
PIN: U-30-27-17-028-N00000-00003.0
Larson Communities No 3 Llc
Mailing Address:
 4691 Laurel Oak Ln Ne
 null
 St Petersburg, Fl 33703-3132
Site Address:
 12921 Eagles Entry Dr
 Odessa, Fl 33556
SEC-TWN-RNG: 30-27-17
Acreage: 0.20253
Market Value: \$150.00
Landuse Code: 9600 Utility, R/w

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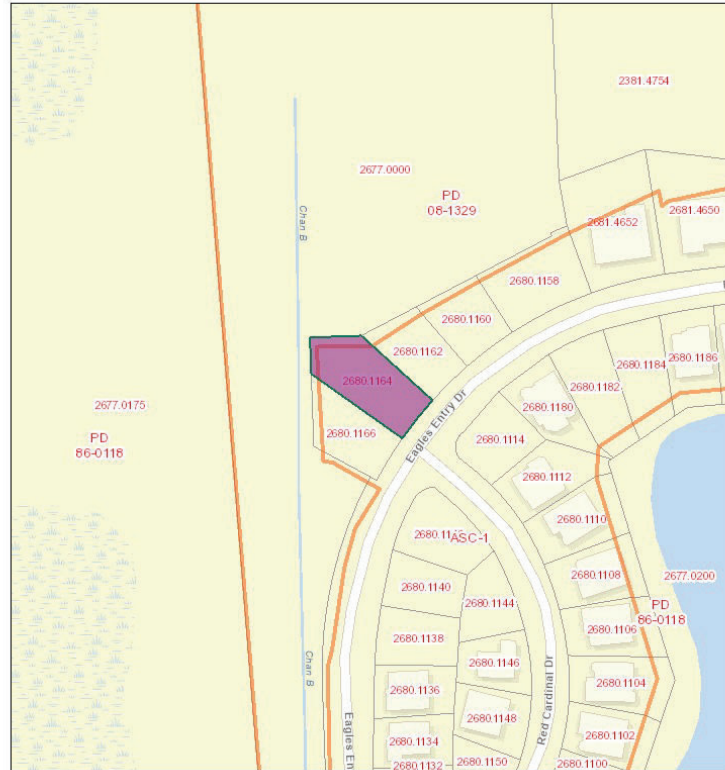
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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



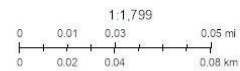
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
RZ	
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	08-1329
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0160H
FIRM Panel	12057C0160H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120160C
County Wide Planning Area	Northwest Hillsborough
Community Base Planning Area	Northwest Hillsborough
Planned Development	PD
Re-zoning	null
Note	04-1685 WITHDRAWN
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 011517 Block: 1000
Future Landuse	R-2
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 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 2680.1164



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Hillsborough County Florida

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PIN: U-30-27-17-028-N00000-00004.0
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Mailing Address:
 4691 Laurel Oak Ln Ne
 null
 St Petersburg, Fl 33703-3132
Site Address:
 12923 Eagles Entry Dr
 Odessa, Fl 33556
SEC-TWN-RNG: 30-27-17
Acreage: 0.28668499
Market Value: \$210.00
Landuse Code: 9600 Utility, R/w

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