

Variance Application: 26-0149
LUHO Hearing Date: 01/12/2026
Case Reviewer: Wayne Doyon



**Hillsborough
County Florida**

Development Services Department

Applicant: Eric & LaJoyce Houston **Zoning:** RSC-2
Location: Folio: 076828-6090, Riverview, FL

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 10/30/2025, is to allow for encroachment for a single-family residential structure to be 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.	25-foot max encroachment for a single-family residential structure in the Wetland Conservation Area setback.	5-foot remaining setback

Findings:

1. A wetland setback compensation plan has been provided on the site plan dated 10/30/2025, which provides compensation plantings for the encroachment into the wetland conservation area setback.

Zoning Administrator Sign Off:

Wayne A. Doyon

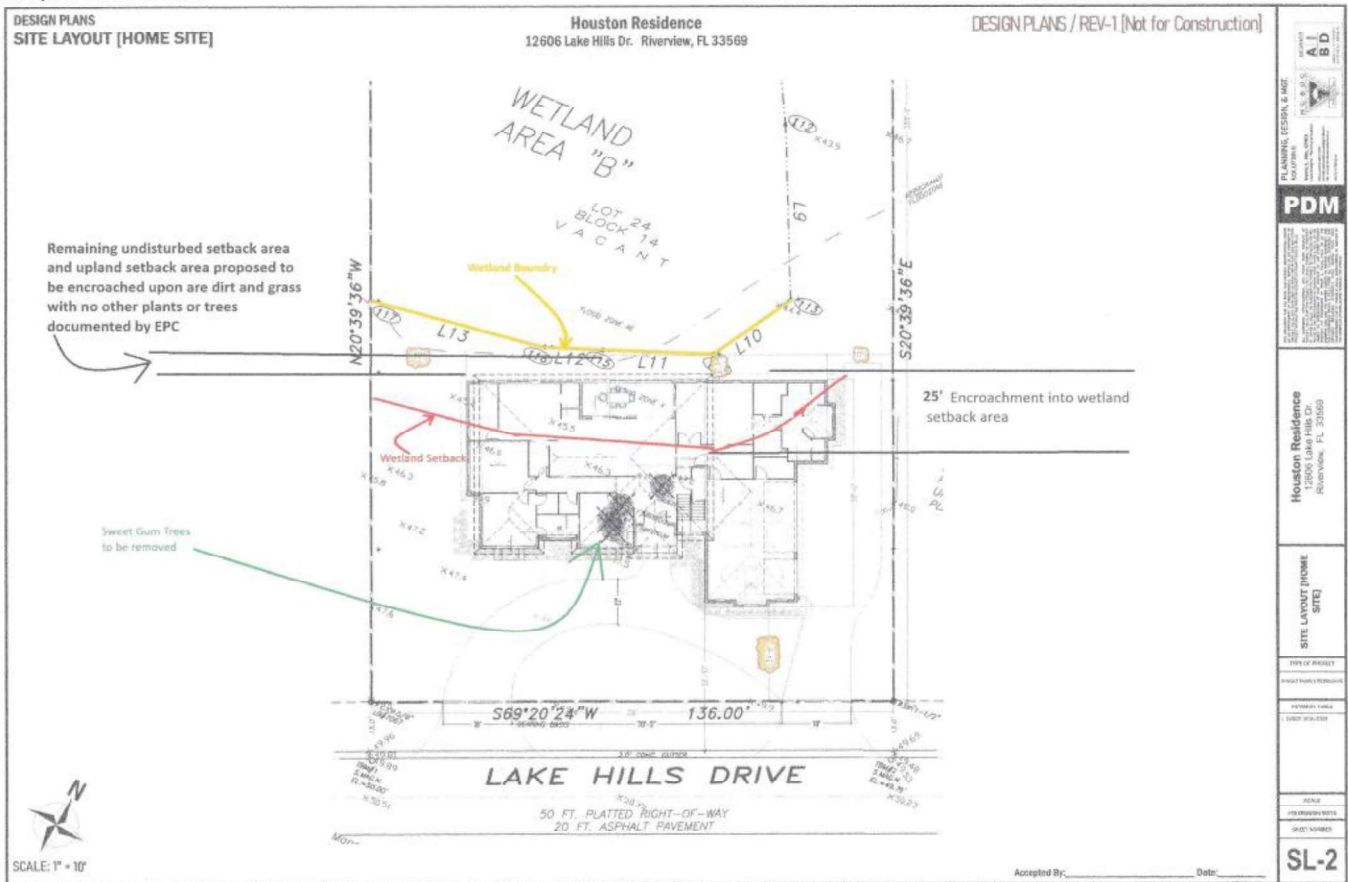
DISCLAIMER:

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.

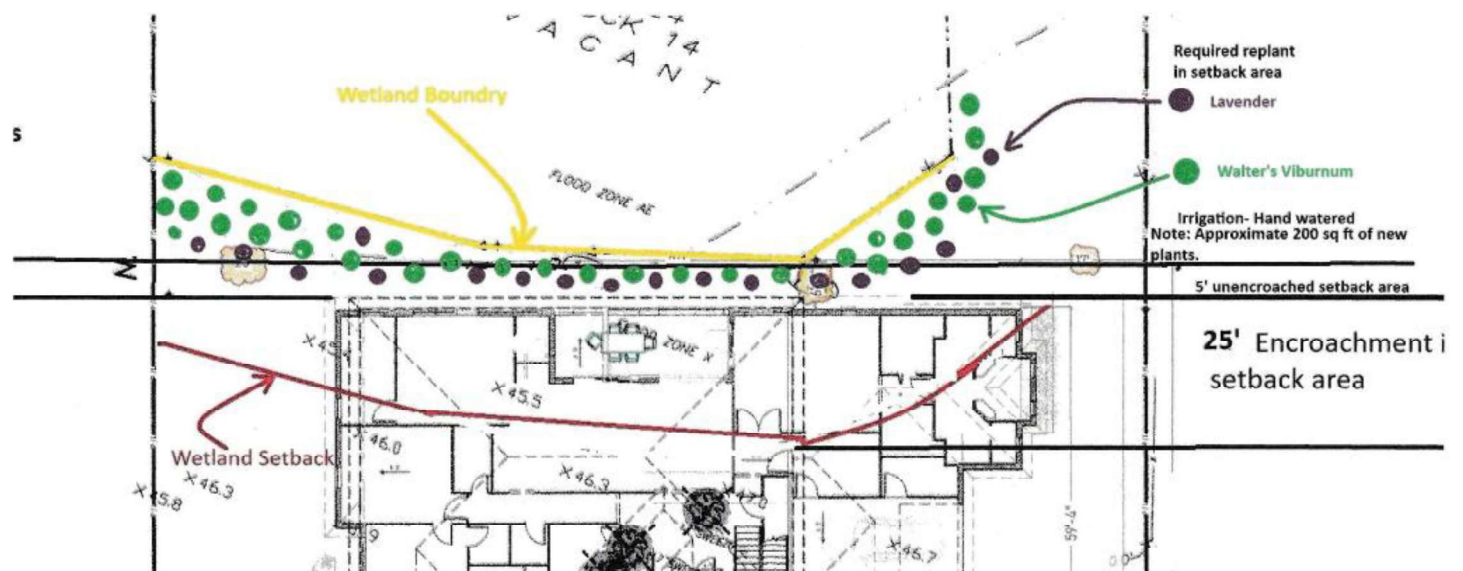
SURVEY/SITE PLAN

Received
10/30/2025
Development Services



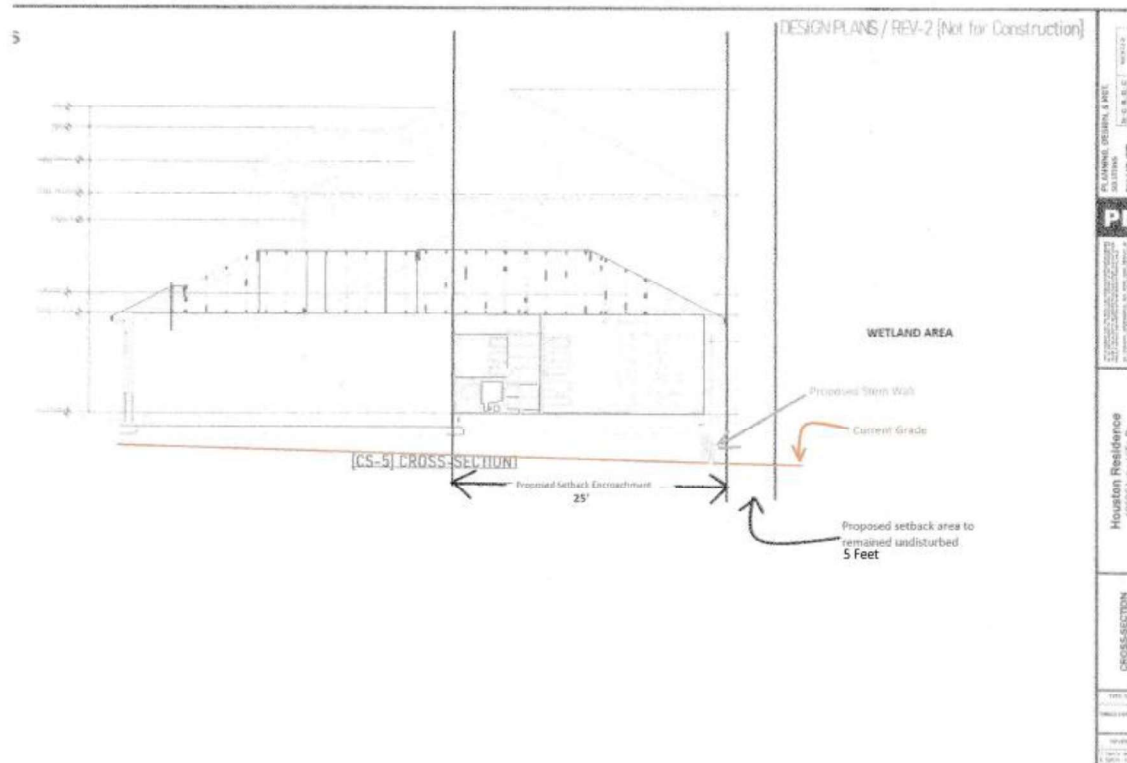
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26-0149

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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.

The variance request is for an encroachment of no more than 25'x90' (2250 SF) onto the described 30' wetland setback area on Lot 24 Block 14. Justification for wetland setback variance will be for the construction of a single-family residential structure at minimum Building setbacks requirements in the existing Shadow Run Subdivision. The platted lot was recorded in 1988, Shadow Run Unit 2.

The existing platted lot was able to fit the house pad with the required building setbacks for the front, but the 30 ft wetland setback limit and the extreme front of the actual wetland will interfere with the foundation placement for the rear of the residence. To minimize the wetland impacts, it is requested that 25'x90' (2250 SF) of the wetland setback be removed. The 30 ft wetland setback in conjunction with the front boundary of the wetland does not allow for the construction of the primary building structure. The house front setback area does not obstruct or interfere with the wetland setback area along the wetland impact limits.

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

Section 4.01.07.B.4

Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?
☒ No ☐ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): _____
3. Is this a request for a wetland setback variance? ☐ No ☒ Yes
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:
☐ Public Water ☐ Public Wastewater ☒ Private Well ☒ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

The design and floor-plan of the of the proposed residence uses all of the available upland area. Because the HOA mandates side entry only garages, the design had to take this into consideration as well.

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.

he footprint of the foundation will impede approximately 25'x90' (2250 SF) on the wetland setback area. The present 30ft wetland setback would prevent us from being able to build our house in the design that we envisioned.

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.

With the current proposal, there would be no expected impact on surrounding lots/ properties. If any unforeseen circumstances arise, mitigation would take place forthwith prior to completion of the project..

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).

With the current proposal and the use of the foundation stem wall, the wetlands would be protected even more from natural storm-water runoff because of the downhill grade leading into the wetlands. The wall will reduce washouts and protect vegetation during heavy rains.

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 lot is currently undeveloped and has never had any known alterations to the natural state of growth.

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.

Allowing the variance in conjunction with the new home construction will not only help preserve the natural wetlands from erosion from being unkept, it will also increase surrounding property values, which would benefit the neighborhood.

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Prepared by: *Return to:*
Judith A. Savacool
Dolphin Title of Brandon, Inc.
1520 Bloomingdale Avenue
Valrico, Florida 33596

File Number: 22-4812

SP 123.500

General Warranty Deed

Made this March 4, 2022 A.D. By **Linda J. Lack, a married woman**, 11310 Donneymoor Dr, Riverview, Florida 33569-6402, hereinafter called the grantor, to **Eric D. Houston and LaJoyce Houston, husband and wife**, whose post office address is: 11349 Andy Drive, Riverview, Florida 33569, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Lot 24, Block 14, SHADOW RUN, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 47, Page 47, of the Public Records of Hillsborough County, Florida

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon. This is VACANT LAND.

Parcel ID Number: **A0768286090**

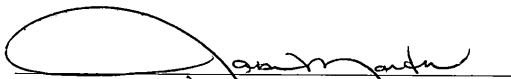
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

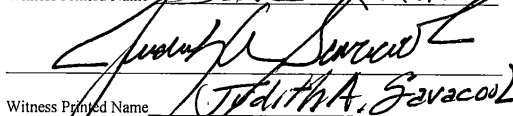
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

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

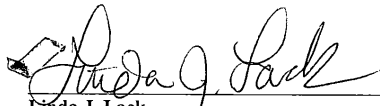
Signed, sealed and delivered in our presence:


Witness Printed Name Janice Martin


Witness Printed Name Judith A. Savacool

State of Florida

County of Hillsborough


Linda J. Lack (Seal)
Address: 11310 Donneymoor Dr, Riverview, Florida 33569-6402

(Seal)
Address:

The foregoing instrument was acknowledged before me this 4th day of March, 2022, by Linda J. Lack, a married woman, who is/are personally known to me or who has produced Valid Drivers License as identification.



Notary Public

Print Name: Janice Martin

My Commission Expires: _____

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**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Application No: <u>26-0149</u>		Official Use Only	Intake Date: <u>10/30/2025</u>
Hearing(s) and type: Date: <u>01/12/2026</u>	Type: <u>LUHO</u>	Receipt Number: <u>531682</u>	Intake Staff Signature: <u>Charles Phillips</u>
Date: _____	Type: _____		

Property Information

Address: Lake Hills Drive City/State/Zip: Riverview, Florida 33569
TWN-RN-SEC: 30-20-35 Folio(s): 076828-6090 Zoning: RSC-2 Future Land Use: R-4 Property Size: 0.98

Property Owner Information

Name: Eric and LaJoyce Houston Daytime Phone: (813)376-3698/(813)499-8897
Address: 11349 Andy Drive City/State/Zip: Riverview, Florida 33569
Email: houston884@msn.com / caldwell966@msn.com Fax Number: N/A

Applicant Information

Name: Eric and LaJoyce Houston Daytime Phone: (813)376-3698/(813)499-8897
Address: 11349 Andy Drive City/State/Zip: Riverview, Florida 33569
Email: houston884@msn.com / caldwell966@msn.com Fax Number: N/A

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.

Eric Houston, LaJoyce Houston
Signature of the Applicant

Eric Houston, LaJoyce Houston
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.

LaJoyce Houston, Eric Houston
Signature of the Owner(s) - (All parties on the deed must sign)

LaJoyce Houston, Eric Houston
Type or print name



**Hillsborough
County Florida**
Development Services

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: Eric and LaJoyce Houston Phone: 813-499-8897

Representative's Email: Caldwell966@msn.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)



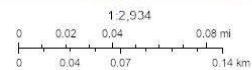
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-2
Description	Residential - Single-Family Conventional
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0509H
FIRM Panel	12057C0509H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120510C
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 013918 Block: 1004
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 76828.6090



October 30, 2025



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Hillsborough County Florida

Folio: 76828.6090
PIN: U-35-30-20-2T4-000014-00024.0

Eric D And Lajoyce Houston

Mailing Address:

11349 Andy Dr
null

Riverview, FL 33569

Site Address:

0 Lake Hills Dr
Riverview, FL 33569

SEC-TWN-RNG: 35-30-20

Acreage: 0.98

Market Value: \$89,566.00

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.