

**Variance Application:** 24-0428  
**LUHO Hearing Date:** May 20, 2024  
**Case Reviewer:** Wayne Doyon



**Applicant:** Jeff Larson/ Larson Communities No 3 LLC      **Zoning:** PD  
**Location:** Folios: 002680-1158, 002680-1160, 002680-1162, 002680-1164, 002677-0000 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 05-01-2024, is for the construction of a house, pool, and patio 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 for construction of a house, pool, and patio.  Lot 1, Block N = 14.3’ Lot 2, Block N = 23.5’ Lot 3, Block N = 23’ Lot 4, Block N = 23’	Remaining Setback  Lot 1, Block N = 15.7’ Lot 2, Block N = 6.5’ Lot 3, Block N = 7’ Lot 4, Block N = 7’

<b>Findings:</b>	<p>1. <input type="checkbox"/> The wetland setback compensation planting area will be reviewed and approved with the subdivision construction plans.</p> <p>2. <input type="checkbox"/> A retaining wall will be provided at the wetland line when the homes are constructed. This will be reviewed with the subdivision construction plans.</p>
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**Zoning Administrator Sign Off:**

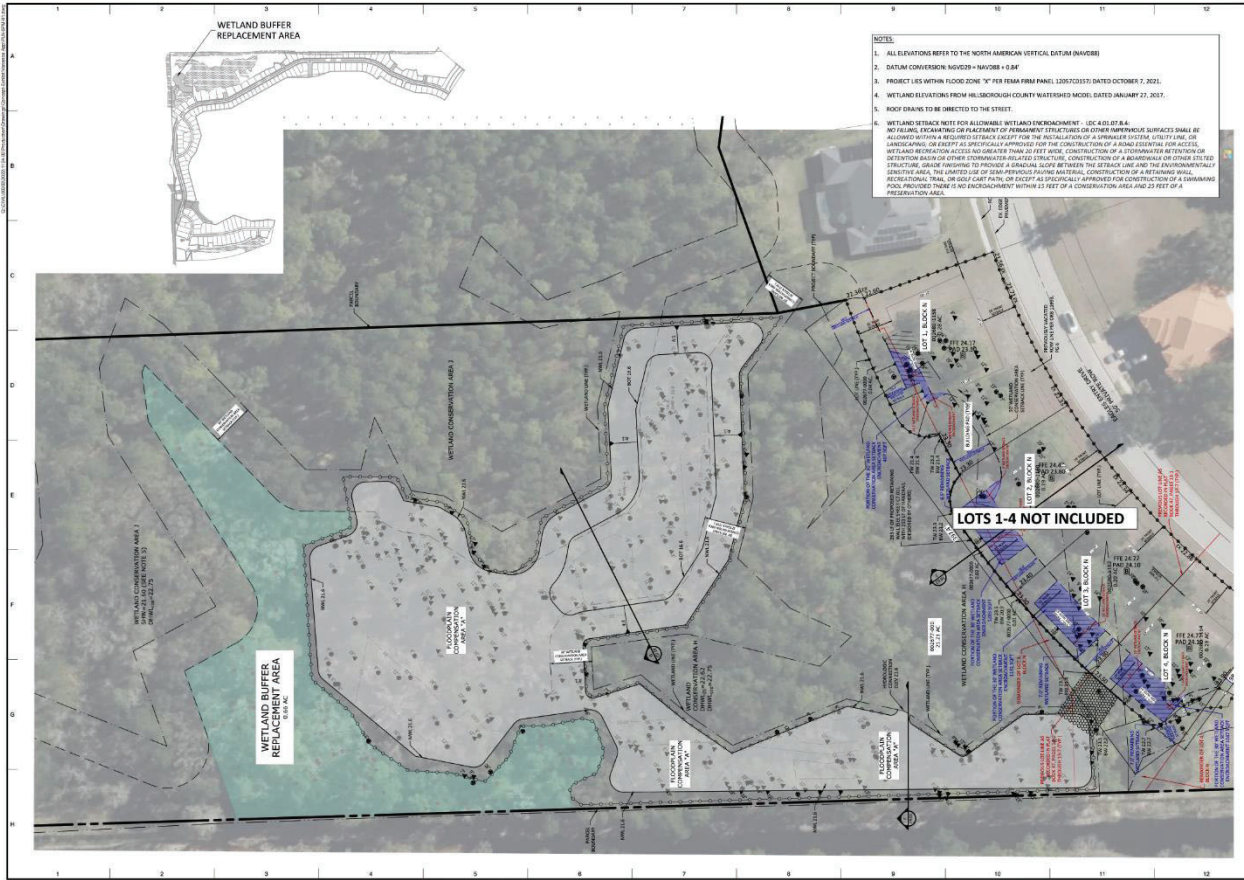
**DISCLAIMER:**

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**  
 4801 University Blvd, Suite 100  
 Tampa, Florida 33611  
 Phone: 813.288.8800  
 Fax: 813.288.8801  
 E-mail: info@ardurra.com

**LARSON COMMUNITIES**  
 NO 3 LLC  
 4801 NE LAMAR OAK LANE  
 ST. PETERSBURG, FL 33705

**LARSON NINE EAGLES**  
**WETLAND BUFFER COMPLETION & PLANTING PLAN**

TUYEN L. TRAN  
 FL PE NO 54099

**2**



# Additional / Revised Information Sheet

<b>Application Number:</b> 24-0428	<b>Office Use Only</b>	<b>Received Date:</b> 4/30	<b>Received By:</b> <i>Clare Odell</i>
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Application Number: 24-0428 Applicant's Name: Tuyen L. Tran, P.E.

Reviewing Planner's Name: Wayne Doyon Date: 04/23/2024

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): 05/20/2024

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***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.***

  
Signature

4/25/2024  
Date



**Hillsborough  
County Florida**  
Development Services

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

I hereby confirm that the material submitted with application 24-0428

Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

Does not include sensitive and/or protected information.

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Signature:  4/25/2024  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: Clare Odell Date: 05/01



# Additional / Revised Information Sheet

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

Included	Submittal Item
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- |    |                                     |   |
|----|-------------------------------------|---|
| 1  | <input type="checkbox"/>            | <b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included |
| 2  | <input checked="" type="checkbox"/> | <b>Revised Application Form**</b>   |
| 3  | <input type="checkbox"/>            | <b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added                                    |
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| 5  | <input type="checkbox"/>            | <b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added                             |
| 6  | <input type="checkbox"/>            | <b>Property Information Sheet**</b>   |
| 7  | <input type="checkbox"/>            | <b>Legal Description of the Subject Site**</b>  |
| 8  | <input checked="" type="checkbox"/> | <b>Close Proximity Property Owners List**</b>   |
| 9  | <input checked="" type="checkbox"/> | <b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.                     |
| 10 | <input type="checkbox"/>            | <b>Survey</b>   |
| 11 | <input type="checkbox"/>            | <b>Wet Zone Survey</b>  |
| 12 | <input type="checkbox"/>            | <b>General Development Plan</b>   |
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| 17 | <input type="checkbox"/>            | <b>Transportation Analysis</b>  |
| 18 | <input type="checkbox"/>            | <b>Sign-off form</b>  |
| 19 | <input type="checkbox"/>            | <b>Other Documents</b> (please describe):   |

Re-Noticing Package

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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.

We are requesting a Variance to LDC 4.01.07.B4 to encroach on the wetland setback on four lots for construction of a house, pool, and patio with maximum encroachment of 23.5 ft. Lot 1-4, Block N, was previously platted May 6, 1976, Nine Eagles Unit 1, Section I with construction of the existing infrastructure to serve these lots in 1980's. The existing platted lots were shallower in depth and needed to be extended in the rear to fit the house building pad and required building setbacks. The 30 ft wetland setback area defined at the new wetland impact limits that were approved under the EPC authorization to impact wetland area with mitigation, will be encroached in the rear house, pool and patio area as follows: Lot 1 by 14.3 ft, Lot 2 by 23.5 ft, Lot 3 by 23.0 ft and Lot 4 by 23 ft. The remaining wetland setbacks are as follows: Lot 1 is 5.7 ft, Lot 2 is 6.5 ft, Lot 3 is 7 ft and Lot 4 is 7 ft. The retaining wall along the rear of the lot at the new wetland limits provides a demarcation between the wetland and lot area. As mitigation for the wetland setback encroachment of total of 3788 sf (.09 acres) a wetland buffer replacement area of .66 acres is provided.

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





# Additional / Revised Information Sheet

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Reviewing Planner's Name: Wayne Doyon      Date: 04/23/2024

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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 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 EPC and SWFWMD have approved the proposed wetland impact areas and the new 30 ft wetland setback area is defined from the new wetland impact **+**

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 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 encroachment of a maximum of 23.5 ft of the 30 ft wetland setback (3788 SF) will allow for construction of the house product, pool, pool cage and fence that are typical in 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 encroach a maximum of 23.5 ft into the 30 ft wetland setback (3788 sf) that 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 and SWFWMD. 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 a maximum of 23.5 ft encroachment into the 30 ft wetland setback (3788 sf) 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, an encroachment into the 30 ft setback is required 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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# Property/Applicant/Owner Information Form

**Official Use Only**

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

**Property Information**

Address: Eagles Entry Drive, Red Cardinal Dr. & Starling Dr. City/State/Zip: Odessa, FL 33556  
 TWN-RN-SEC: 27 S - 17 E - SEC 30 Folio(s): 002680-1158, 002677-0000,  
002680-1160, 002680-1162, Zoning: PD 08-1329 Future Land Use: ASC-1 Property Size: 0.92 AC  
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 *Tuyen Tran*  
\_\_\_\_\_  
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



# Affidavit to Authorize Agent

(If applicant is other than owner)

State of Florida  
County of Hillsborough

Jeff Larson

(Name of all property owners), being first duly sworn, depose(s) and say(s):

- That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit: 002677-0000, 002680-1158, 002680-1160, 002680-1162, 002680-1164  
Address or general location: Eagles Entry Drive, Red Cardinal Dr. & Starling Dr., Odessa, FL 33556 Folio No(s)
- That this property constitutes the property for which a request for a: Variance Application  
(Nature of request)  
is being applied to the Board of County Commissioners, Hillsborough County.
- That the undersigned (has/have) appointed Tuyen L. Tran, P.E. / Ardurra Group, Inc.  
as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.
- That this affidavit has been executed to induce Hillsborough County, Florida, to consider and act on the above-described property;
- That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

*[Signature]*  
Signed (Property Owner)

Jeff Larson

Type or Print Name

Signed (Property Owner)

Type or Print Name

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of January, 2025, by

(name of person acknowledging)

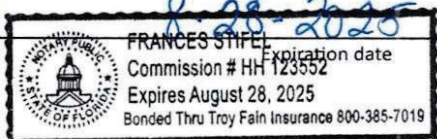
Personally Known OR  Produced Identification

Type of Identification Produced \_\_\_\_\_

*Frances Stifel*  
(Signature of Notary taking acknowledgment)

*Frances Stifel*  
Type or Print Name of Notary Public

HH 123552  
Commission number



STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by

(name of person acknowledging)

Personally Known OR  Produced Identification

Type of Identification Produced \_\_\_\_\_

(Signature of Notary taking acknowledgment)

Type or Print Name of Notary Public

Commission number

Expiration date



# Property/Project Information Sheet

**Official Use Only**

Application No: \_\_\_\_\_

Proposed Project Name (If applicable): Larson Nine Eagles Related Applications: PID 6803

Proposed Utilities:    Public water            Private Well            Public Wastewater            Septic Tank

Service Area:            Urban Service Area    City of Tampa            City of Temple Terrace

Is subject parcel (s) subject to foreseen lot splitting?            Yes                                No

Code Enforcement/Building Code violation No. (if applicable): N/A

List each folio within the proposed project along with the corresponding information for each (Use additional sheets if necessary).

Folio Number	Owner(s) Name(s) as listed on the deed	Acreage	Current Zoning	Future Land Use Category	S/T/R**
002680-1158	Larson Communities No 3 LLC	.28	PD 08-1329	ASC-1	30 / 27S / 17E
002680-1160	Larson Communities No 3 LLC	.19	PD 08-1329	ASC-1	30 / 27S / 17E
002680-1162	Larson Communities No 3 LLC	.19	PD 08-1329	ASC-1	30 / 27S / 17E
002680-1164	Larson Communities No 3 LLC	.19	PD 08-1329	ASC-1	30 / 27S / 17E
002677-0000	Larson Communities No 3 LLC	.07	PD 08-1329	ASC-1	30 / 27S / 17E
Total Acreage:		<b>0.92</b>			

\* If Current Zoning is PD, list PD application number as well.  
\*\* Section / Township / Range



# 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 to LDC 4.01.07.B4 to encroach on the wetland setback on four lots for construction of a house, pool, and patio with maximum encroachment of 23.5 ft. Lot 1-4, Block N, was previously platted May 6, 1976, Nine Eagles Unit 1, Section I with construction of the existing infrastructure to serve these lots in 1980's. The existing platted lots were shallower in depth and needed to be extended in the rear to fit the house building pad and required building setbacks. The 30 ft wetland setback area defined at the new wetland impact limits that were approved under the EPC authorization to impact wetland area with mitigation, will be encroached in the rear house, pool and patio area as follows: Lot 1 by 14.3 ft, Lot 2 by 23.5 ft, Lot 3 by 23.0 ft and Lot 4 by 23 ft. The remaining wetland setbacks are as follows: Lot 1 is 5.7 ft, Lot 2 is 6.5 ft, Lot 3 is 7 ft and Lot 4 is 7 ft. The retaining wall along the rear of the lot at the new wetland limits provides a demarcation between the wetland and lot area. As mitigation for the wetland setback encroachment of total of 3788 sf (.09 acres) a wetland buffer replacement area of .66 acres is provided.

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



## 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 EPC and SWFWMD have approved the proposed wetland impact areas and the new 30 ft wetland setback area is defined from the new wetland impact **+**

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 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 encroachment of a maximum of 23.5 ft of the 30 ft wetland setback (3788 SF) will allow for construction of the house product, pool, pool cage and fence that are typical in 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 encroach a maximum of 23.5 ft into the 30 ft wetland setback (3788 sf) that 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 and SWFWMD. 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 a maximum of 23.5 ft encroachment into the 30 ft wetland setback (3788 sf) 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, an encroachment into the 30 ft setback is required 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 **+**

# Attachment A – To Be Completed For All Wetland Setback Variance Requests

Application No: \_\_\_\_\_

Variance requests that include a variance to encroach into the Wetland Setback require additional information to be submitted and reviewed by the Natural Resources staff prior to processing the application. A review fee of \$260.00 is also required in addition to the Variance application fee.

Email this completed form and all documents to be submitted to [NaturalResources@HCFLGov.net](mailto:NaturalResources@HCFLGov.net) for a sufficiency check. Natural Resources staff will sign the form and return it within 3 business days. **PLEASE NOTE:** This signed form must be included in the submittal made to [zoningintake-dsd@hcflgov.net](mailto:zoningintake-dsd@hcflgov.net). Submittal to Natural Resources and subsequent processing time must be taken into account when considering cut-off dates. Only final, complete submissions to [zoningintake-dsd@hcflgov.net](mailto:zoningintake-dsd@hcflgov.net) by the necessary cut-off date will secure a hearing date.

## Additional Submittal Requirements

- Any correspondence from other jurisdictional agencies pertinent to the request.
- Scaled tree survey showing trees 5 inches DBH (trunk diameter at 4 ½ feet above grade) located within 30 feet of the proposed encroachment. Any trees proposed for removal must be marked with an “X”
- Site Plan Requirements (must be to scale):
  - o Official approval by the Environmental Protection Commission (EPC) of the wetland line. A survey of the wetland line signed by EPC and dated no less than 5 years ago must be provided unless the property is in a platted subdivision and the plat shows an approved wetland setback line that is not deemed expired. The administrator may require a new approved EPC wetland delineation even if the existing delineation has not expired if the site conditions appear to have changed and the wetland line location appears to have shifted.
  - o Wetland setback line clearly identified.
  - o A cross-section of the Wetland Conservation/Preservation Area setback identifying proposed improvements, existing grade elevations, proposed finished grade elevations & any special design (i.e., retaining walls) to minimize encroachments into the setback (see example below).
    - Label each area of the encroachment into the wetland setback, providing the maximum depth and width of encroachment and the total square footage of encroachment.
    - Identify the type of vegetation within the setback.

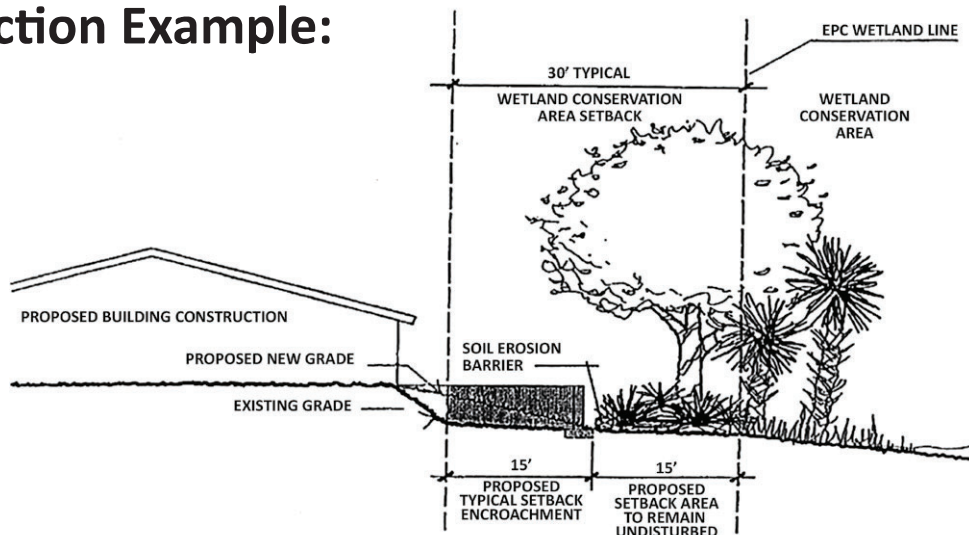
## Specific Variance Requested:

We are requesting a Variance to LDC 4.01.07.B4 to encroach on the wetland setback on four lots for construction of a house, pool, and patio with maximum encroachment of 23.5 ft.

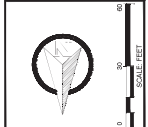
Preliminary Review and Site Plan Sufficiency Check Conducted By: Wayne Doyon  
(Signature of Natural Resources Staff Member)

Digitally signed by Wayne Doyon  
DN: cn=Wayne Doyon, o=Hillsborough County, c=US, st=Florida, postalCode=34604, email=Wayne.Doyon@hillsboroughcounty.org  
Reason: I am the holder of this document.  
Date: 2022.04.08 09:14:01

## Cross Section Example:







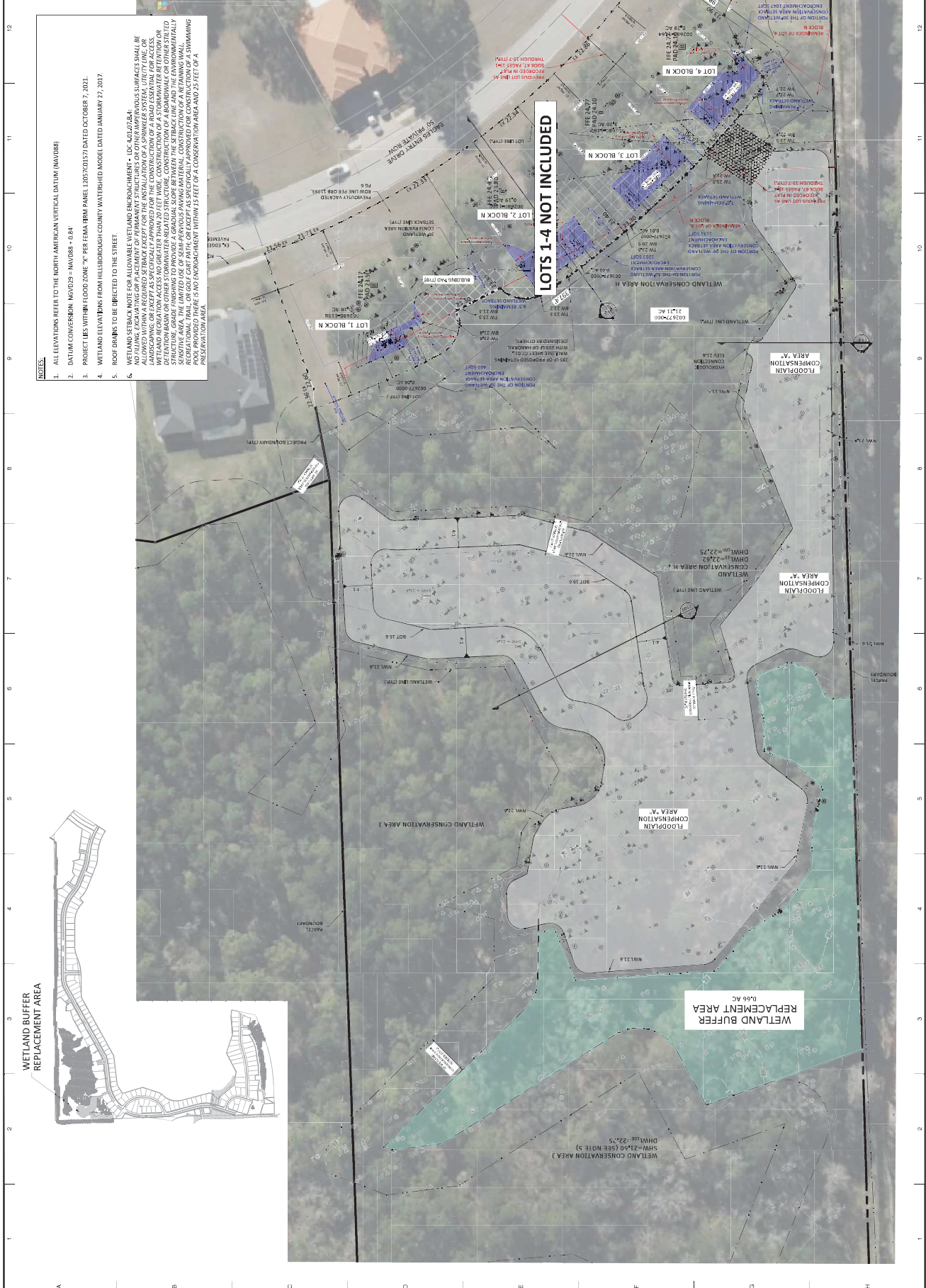
LARSON COMMUNITIES  
 10301 BELLE OAK LANE  
 ST. PETERSBURG, FL 33703

NO.	DATE	REVISION

LARSON NINE EAGLES  
 WETLAND BUFFER COMPENSATION & PLANTING PLAN

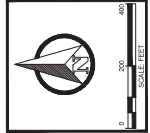
TUYEN L. TRAN  
 FL PE NO 54099

DATE: 08/08/2020  
 20200602



- NOTES:**
1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88)
  2. DATUM CORRECTION: NAVD88 - NAVD83 = 0.84
  3. PROJECT USES WITHIN FLOOD ZONE "X" PER FEMA HWF PANEL 1305703157 DATED OCTOBER 7, 2021.
  4. WETLAND ELEVATIONS FROM HILLSBOROUGH COUNTY WATERSHED MODEL DATED JANUARY 27, 2021.
  5. ROOF DRAINS TO BE DIRECTED TO THE STREET.
  6. WETLAND BUFFER NOTE FOR ALLOWABLE WETLAND ENCROACHMENT - LOC A-G, 02/8A: NO FILING, EXCAVATING OR PLACEMENT OF PERMANENT STRUCTURES OR OTHER IMPERVIOUS SURFACES SHALL BE ALLOWED WITHIN A BUFFER EXCEPT FOR THE INSTALLATION OF A SPRINKLER SYSTEM, UTILITY LINE, OR WETLAND REGENERATION ACCESS NO GREATER THAN 20 FEET WIDE, CONSTRUCTION OF A STORMWATER DETENTION OR OTHER STORAGE-RELATED STRUCTURE, CONSTRUCTION OF A STORMWATER DETENTION OR OTHER SENSITIVE AREA, THE LIMITED USE OF SEMI-PERVIOUS PAVING MATERIAL, CONSTRUCTION OF A RETAINING WALL, RECREATIONAL TRAIL, OR GOLF CART PATH, OR EXCEPT AS SPECIFICALLY APPROVED FOR CONSTRUCTION OF A SWIMMING POOL OR ENCROACHMENT WITHIN 50 FEET OF A CONSERVATION AND 50 FEET OF A PRESERVATION AREA.





LARSON COMMUNITIES  
 10 S. LINDSEY LANE  
 4881 NE LINDSEY LANE  
 ST. PETERSBURG, FL 33703

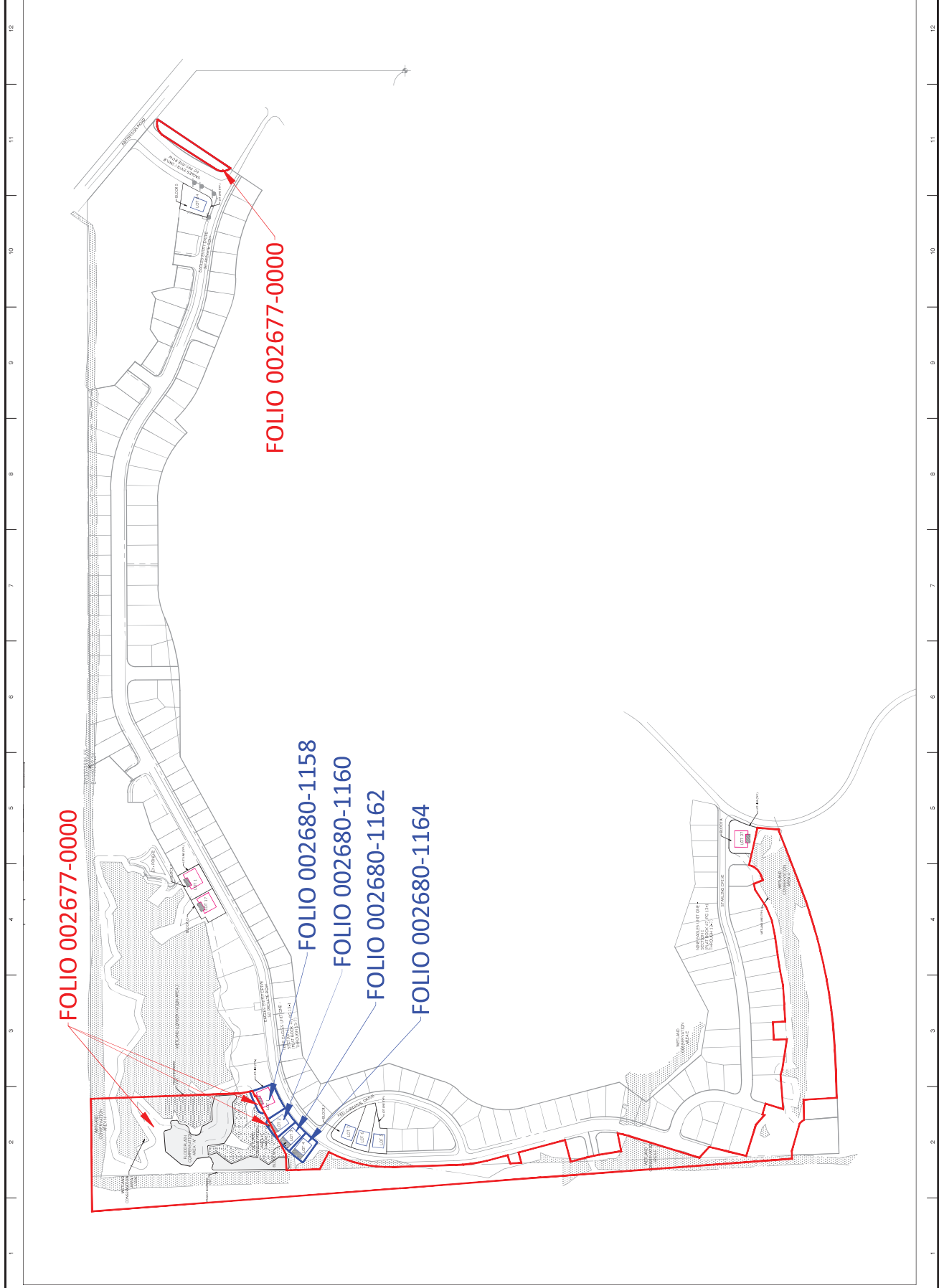
NO.	DATE	PERSON

LARSON NINE EAGLES  
 LOTS 1-4, BLOCK N

TUYEN L. TRAN  
 FL PE NO 54099

JOB NO: 2022-2024-1134-03  
 DATE: 2024-06-21

**3**





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

**Folio: 002677-0000**

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 25<sup>th</sup> 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

CWD Incorporated, a Florida corporation

By: [Signature]  
Walter I Larson, President

[Signature]  
Print Name: Kenneth G. Arsenault Jr

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

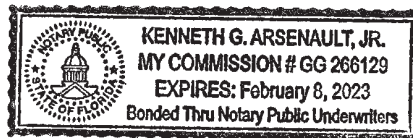
[Signature]  
Print Name: Kenneth Arsenault

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 28<sup>th</sup> 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.

[Signature]  
NOTARY PUBLIC  
My Commission Expires:

[SEAL]



## EXHIBIT "A"

A tract of land situated in the Northeast  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{2}$  of Section 30, Township 27 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows: Commencing at the East  $\frac{1}{4}$  corner of said Section 30, run thence along the East section line North  $00^{\circ}16'52''$  West 936.86 feet to the intersection of said East section line and the Southwesterly right-of-way line of Patterson Road; run thence along said Southwesterly right-of-way line North  $50^{\circ}19'37''$  West 283.37 feet to a point of beginning; Run thence South  $33^{\circ}34'52.8''$  West 577.00 feet; run thence along a curve to the left having a radius of 700.00 feet, a central angle of  $34^{\circ}10'39.8''$ , an arc distance of 417.56 feet, a chord distance of 411.40 feet, and a chord bearing of North  $73^{\circ}30'27''$  West; run thence along a curve to the right having a radius of 391.40 feet, a central angle of  $22^{\circ}00'00''$ , an arc distance of 150.29 feet, a chord distance of 149.37 feet, and a chord bearing of North  $79^{\circ}35'47''$  West; run thence North  $68^{\circ}35'47''$  West 333.62 feet; run thence along a curve to the right having a radius of 900.00 feet, a central angle of  $25^{\circ}00'00''$ , an arc distance of 218.17 feet, a chord distance 216.44 feet, and a chord bearing of North  $56^{\circ}05'47''$  West; run thence South  $48^{\circ}24'13''$  West 80.00 feet; run thence along a curve to the left having a radius of 420.00 feet, a central angle of  $47^{\circ}00'00''$ , an arc distance of 344.53 feet, a chord distance of 334.95 feet, and a chord bearing of North  $67^{\circ}05'47''$  West; run thence South  $89^{\circ}24'13''$  West 380.00 feet; run thence along a curve to the left having a radius of 350.00 feet, a central angle of  $23^{\circ}00'00''$ , an arc distance of 144.51 feet, a chord distance of 143.55 feet, and a chord bearing of South  $77^{\circ}54'13''$  West; run thence along a curve to the right having a radius of 840.00 feet, a central angle of  $23^{\circ}00'00''$ , an arc distance of 337.20 feet; a chord distance of 334.94 feet, and a chord bearing of South  $77^{\circ}54'13''$  West; run thence South  $89^{\circ}24'13''$  West 300.00 feet; run thence South  $60^{\circ}37'10''$  West 1023.51 feet; run thence South  $83^{\circ}00'00''$  West 450.00 feet; run thence South  $57^{\circ}00'00''$  West 150.00 feet; run thence South  $17^{\circ}00'00''$  East 320.00 feet; run thence South  $18^{\circ}00'00''$  West 630.00 feet; run thence South  $15^{\circ}00'00''$  East 450.00 feet; run thence South  $36^{\circ}00'00''$  West 150.00 feet; run thence South  $41^{\circ}00'00''$  East 325.00 feet; run thence South  $81^{\circ}00'00''$  East 200.00 feet; run thence North  $62^{\circ}00'00''$  East 450.00 feet; run thence South  $83^{\circ}11'21''$  East 567.00 feet; run thence South  $11^{\circ}32'50''$  West 444.29 feet; run thence South  $68^{\circ}30'00''$  West 314.95 feet; run thence along a curve to the right having a radius of 2,438.65 feet, a central angle of  $19^{\circ}26'52''$  an arc distance of 827.75 feet, a chord distance of 823.78 feet, and a chord bearing of South  $78^{\circ}13'26''$  West; run thence South  $87^{\circ}56'52''$  West 409.73 feet; run thence along a line 600.00 feet East of and parallel to the West line of the Southwest  $\frac{1}{4}$  of said Section 30 North  $02^{\circ}03'08''$  West 3,327.14 feet to a point in the South line of the North  $\frac{1}{4}$  of said Section 30; run thence along said South line of the North  $\frac{1}{4}$  North  $89^{\circ}29'18''$  East 2,184.28 feet to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 30; run thence along said South line of the North  $\frac{1}{4}$  North  $89^{\circ}24'13''$  East 2,194.59 feet to a point on the said Southwesterly right-of-way line of Patterson Road; run thence along said Southwesterly right-of-way line South  $50^{\circ}19'37''$  East 480.00 feet to the point of beginning.

less all of Nine Eagles Unit One-Section I, as more fully described in Plat Book 47, Pages 13-1 through and including 13-7 of the Public Records of Hillsborough County, Florida;

and less all of Larson Nine Eagles as recorded in Plat Book 123, Pages 118 through 123, Public Records of Hillsborough County, Florida;

And less all of Larson Property At The Eagles as recorded in Plat Book 127, Pages 115 through 122, Public Records of Hillsborough County, Florida;

And Less: Nine Eagles Sewage Treatment Plant Site as recorded in O.R. Book 7347, Page 519, Hillsborough County, Records

A parcel of land located in Section 30, Township 27 South, Range 17 East, Hillsborough County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 30, N 01°46'04"W, 897.41 feet to a point; thence N 88°13'56"E, 599.78 feet to a point being the southwest corner of those lands described in O.R. Book 3696, Page 51, Hillsborough County Records and the point of beginning; thence parallel with said westerly line, N 01°46'04"W, 208.75 feet to a point; thence N 88°13'56"E, 34.11 feet to a point; thence S 72°58'19"E, 122.02 feet to a point on the arc of a non-tangent circular curve concave to the Northeast, thence along the arc of said curve having a radius of 75.00 feet, a central angle of 18°21'39", an arc length of 24.03 feet, the chord for which bears S 36°54'25"E, a chord distance of 23.93 feet to a point; thence along a line parallel to the said westerly line of Section 30, S 01°46'04"E, 150.00 feet to a point on the northerly line of those lands described in O.R. Book 4096, Page 291, Hillsborough County Records; thence along said Northerly line, S 88°16'43"W, 163.39 feet to the point of beginning

And Less: Nine Eagles Lift Station One as recorded in O.R. Book 5081, Page 004-005, Public Records of Hillsborough County, Florida, more particularly described as follows:

**DESCRIPTION OF LIFT STATION NO. 1 TRACT**

A tract of land being situated in the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 27 South, Range 17 East, Hillsborough County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Lot 3, Block H of the Nine Eagles Unit One-Section I subdivision, as depicted in Plat Book 47, Page 13, of the Official Records of Hillsborough County, Florida, said point also lying on the westerly right-of-way of Kiwi Drive of said subdivision; thence North 15°00'00" West along said westerly right-of-way and along the westerly boundary of said subdivision a distance of 215.70 feet to a point; thence South 75°00'00" West a distance of 49.41 feet to an intersection with the westerly boundary of the lands described in O.R. Book 3696, Page 51 of the Official Records of Hillsborough County, Florida; thence North 01°46'04" West along said westerly boundary a distance of 51.30 feet; thence North 75°00'00" East a distance of 37.93 feet to an intersection with the said westerly boundary line and said westerly right-of-way; thence South 15°00'00" East along said westerly boundary and said westerly right-of-way a distance of 50.00 feet to the POINT OF BEGINNING and end of said description. Said tract contains 0.050 acres.

And Less: Nine Eagles Lift Station Two as recorded in O.R. Book 5081, Page 006-007, Public Records of Hillsborough County, Florida, more particularly described as follows:

**DESCRIPTION OF LIFT STATION NO. 2 TRACT**

A tract of land located in the South 1/2 of the Northwest 1/4 of Section 30, Township 27 South, Range 17 East Hillsborough County, Florida, said tract being wholly situated in and a portion of the lands previously platted as Nine Eagles Unit One-Section I, as depicted in Hillsborough County Plat Book 47, Page 13, being more particularly described as follows:

Commencing at the Northwest corner of Lot 25, Block M of the said Nine Eagles Unit One-Section I subdivision; thence South 07°00'00" East along the southwesterly property line of said Lot 25 a distance of 55.60 feet to a POINT OF BEGINNING. From said POINT OF BEGINNING, run thence North 83°00'00" East a distance of 16.00 feet to a point; thence South 07°00'00" East a distance of 20.00 feet to an intersection with the northerly right-of-way of Kiwi Drive, thence South 83°00'00" West along said northerly right-of-way a distance of 16.00 feet to the Southwest corner of said Lot 25, said point also being the Southeast corner of Lot 26, Block M of the said Nine Eagles Unit One-Section I subdivision; thence continue South 83°00'00" West along said northerly right-of-way of Kiwi Drive a distance of 16.00 feet to a point; thence North 07°00'00" West a distance of 20.00 feet to a point; thence North 83°00'00" East a distance of 16.00 feet to the POINT OF BEGINNING and end of said description. Said tract contains 0.015 acres.

And Nine Eagles Drive Less-Out

Less that portion lying within Nine Eagles Drive (Exhibit "B") as recorded in Official Records Book 5577, Pages 1061 through 1070, inclusive, of the Public Records of Hillsborough County, Florida

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# Additional / Revised Information Sheet

<b>Application Number:</b> 24-0428	<b>Office Use Only</b>	<b>Received Date:</b> 4/30	<b>Received By:</b> <i>Clare Odell</i>
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The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 24-0428 Applicant's Name: Tuyen L. Tran, P.E.

Reviewing Planner's Name: Wayne Doyon Date: 04/23/2024

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): 05/20/2024

### Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

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.

Will this revision remove land from the project?    Yes    No   *- Correction on Acreage and Folio#.*


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

**Email this form along with all submittal items indicated on the next page in pdf form to:**  
**[ZoningIntake-DSD@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.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@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.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.***

  
\_\_\_\_\_  
Signature

4/25/2024  
\_\_\_\_\_  
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

I hereby confirm that the material submitted with application 24-0428

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:  4/25/2024  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: Clare Odell Date: 05-01-24





# Additional / Revised Information Sheet

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

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



# Property/Applicant/Owner Information Form

**Official Use Only**

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

**Property Information**

Address: Eagles Entry Drive, Red Cardinal Dr. & Starling Dr. City/State/Zip: Odessa, FL 33556  
 TWN-RN-SEC: 27 S - 17 E - SEC 30 Folio(s): 002680-1158, 002677-0000,  
002680-1160, Zoning: PD 08-1329, Future Land Use: ASC-1 Property Size: 0.92 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 *Tuyen Tran*  
\_\_\_\_\_  
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