



**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 22-1530	
<b>LUHO HEARING DATE:</b> January 23, 2023	<b>CASE REVIEWER:</b> Carla Shelton Knight

**REQUEST:** The applicant is requesting a variance from the 30-foot Wetland Conservation Area setback requirement, Section 4.01.07B of the Land Development Code (LDC). The applicant’s specific request, as shown on the site plan submitted on November 17, 2022, is to allow for the already-constructed paver area and 6’ tall privacy fence to remain within the 30-foot Wetland Conservation Area setback.

**SUMMARY OF VARIANCE(S):**

**Wetland Setback**

- 1) Per LDC Sec. 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. The applicant requests after-the-fact approval for the construction of a paver area and a 6’ high PVC privacy fence within the 30-foot wetland conservation area setback. The applicant requests a 24.5-foot encroachment into the setback to allow for a remaining setback of 5.5 feet.

**Findings**

- 1) A wetland setback compensation planting plan has been provided on the site plan dated December 13, 2022, that provides compensation planting equivalent to 50% of the square footage of the amount of encroachment. This site has a limited area of remaining wetland setback area for planting. A portion of the yard area outside of the wetland setback area will be utilized for compensation planting. Natural Resources approved this planting plan.
- 2) A Notice of Violation, Code Enforcement Case #CE227556, has been issued by Hillsborough County for unpermitted activity in a wetland setback for this property. Approval of this variance request will resolve the outstanding enforcement issues.

**DISCLAIMER:**

The variance 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.

Attachments: Site Plan

**ADMINISTRATOR'S SIGN-OFF**

A handwritten signature in black ink, appearing to read "Chris Slater". The signature is written in a cursive style with a large initial "C".



# Additional / Revised Information Sheet

**Office Use Only**

Application Number: 22-1530      Received Date: 10/18/2022      Received By: Clare Odell

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: 22-1530      Applicant's Name: Luisa Alonso

Reviewing Planner's Name: Clare Odell      Date: 11/17/2022

- 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): 12/19/2022

### 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.

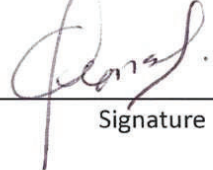
Will this revision remove land from the project?       Yes       No  
If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

**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

11/17/2022  
\_\_\_\_\_  
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 22-1530

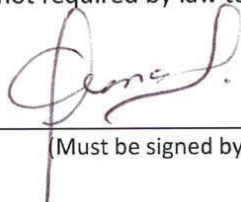
Includes sensitive and/or protected information.

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:   
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Hillsborough  
County Florida**  
Development Services

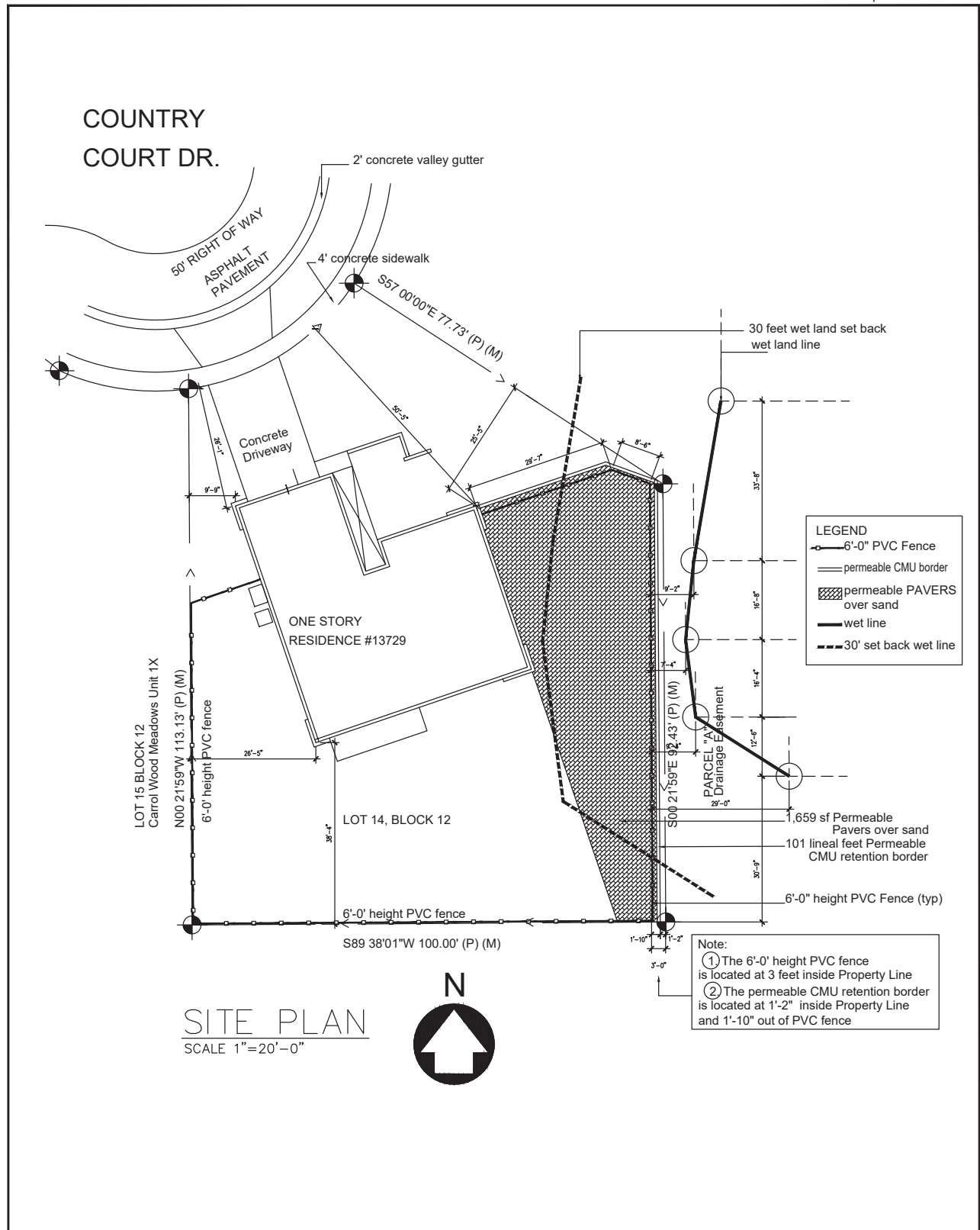
# Additional / Revised Information Sheet

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 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 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 checked="" 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 checked="" type="checkbox"/> <b>Other Documents</b> (please describe): <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">                     Wetland Conservation/ Preservation Area Cross Section                 </div>

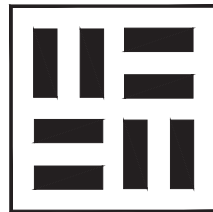
\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

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



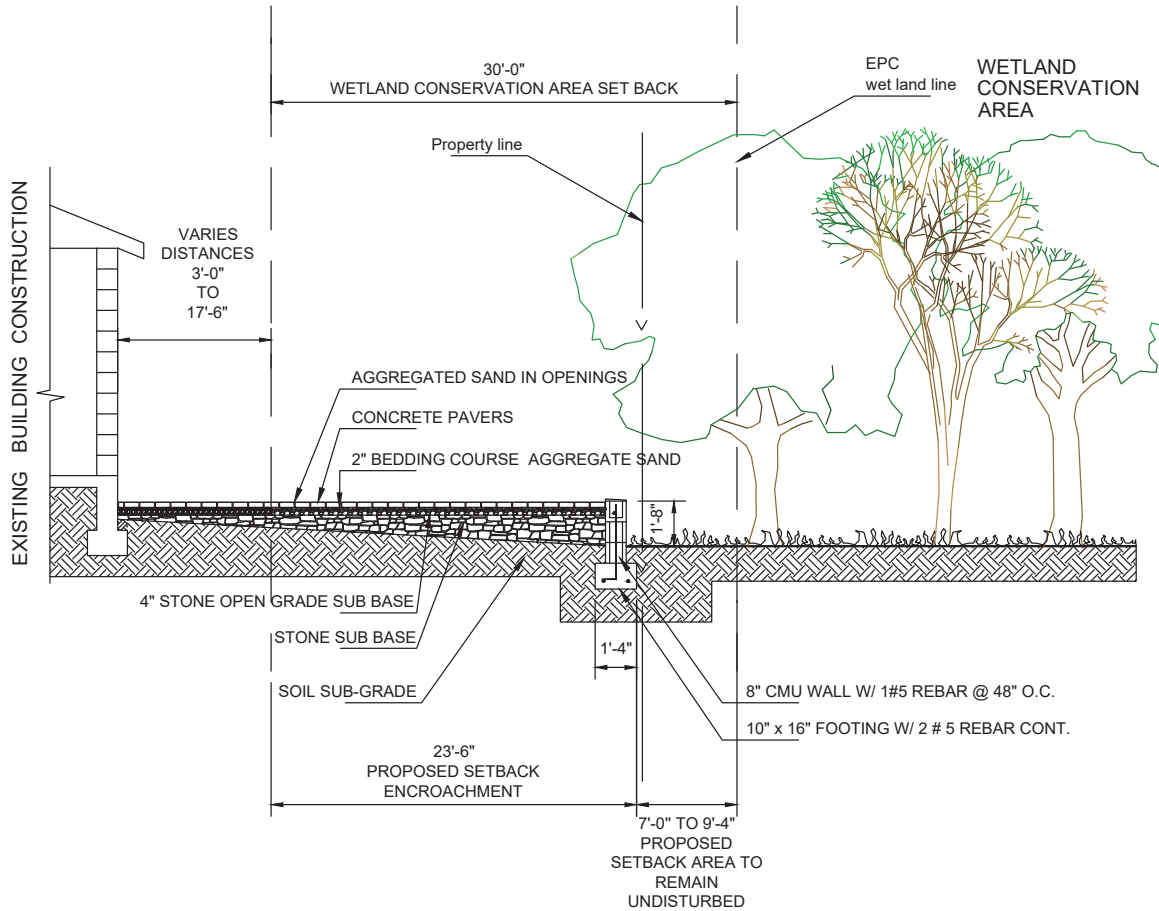
**FENCE AND PERMEABLE PAVERS FOR:**  
**MR. YOSVANY RUIZ**  
**13729 COUNTRY COURT DR. TAMPA, FL. 33625**

**FLOOD ZONE: "AE"**  
COMMUNITY NUMBER: Hillsborough County/ 120112  
PANEL NUMBER: 12057C0183  
SUFFIX: H  
DATE OF FIRM INDEX: 09/27/2013  
BFE= 35.4' NAVD88  
DATE OF FIELD WORK: 05/18/2022  
Current Flood Zone Designation (effective 8/28/2008): Zone: X



**LUISA ALONSO & ASSOCIATES, LLC.**  
LIC. No. CGC #1513685.  
**1024 W HILLSBOROUGH AVE, TAMPA, FL 33603**  
Ph: (813)-735-8398  
e-mail: laalassociates@yahoo.com

**LEGAL DESCRIPTION**  
LOT 14, BLOCK 12, CARROLL WOOD MEADOWS  
UNIT IX, ACCORDING PLAT BOOK 49,  
PAGE 51, AS RECORDED IN THE PUBLIC  
RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



CROSS SECTION A-A  
SCALE 1/8"=1'-0"

**FENCE AND PERMEABLE PAVERS FOR:**  
**MR. YOSVANY RUIZ**  
**13729 COUNTRY COURT DR. TAMPA, FL. 33625**

FLOOD ZONE: "AE"

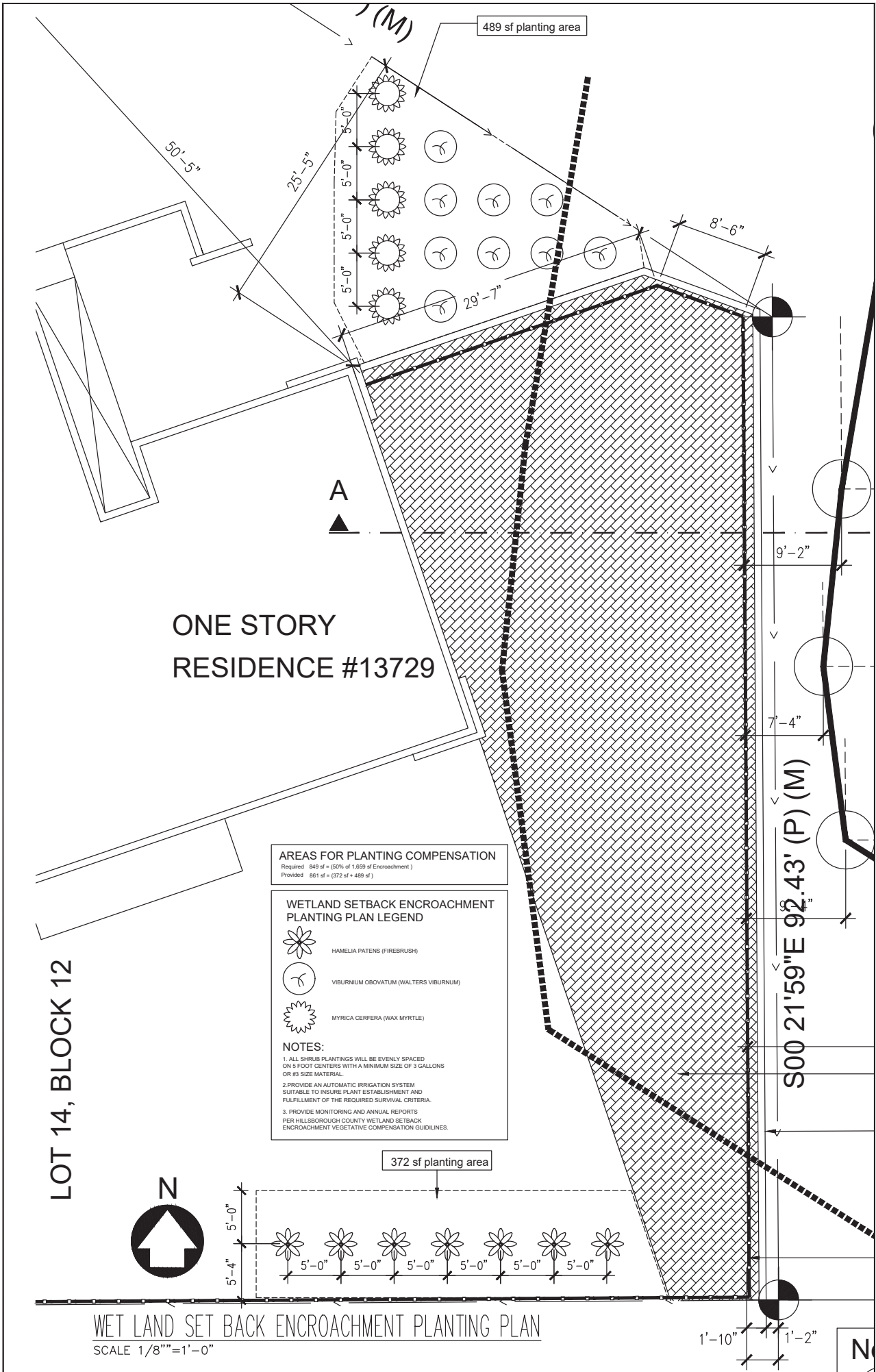
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LOT 14, BLOCK 12, CARROLL WOOD MEADOWS  
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PAGE 51, AS RECORDED IN THE PUBLIC  
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489 sf planting area

**AREAS FOR PLANTING COMPENSATION**  
 Required 849 sf = (50% of 1,659 sf Encroachment)  
 Provided 861 sf = (372 sf + 489 sf)

**WETLAND SETBACK ENCROACHMENT PLANTING PLAN LEGEND**

-  HAMELIA PATENS (FIREBRUSH)
-  VIBURNUM OBOVATUM (WALTERS VIBURNUM)
-  MYRICA CERIFERA (WAX MYRTLE)

**NOTES:**  
 1. ALL SHRUB PLANTINGS WILL BE EVENLY SPACED ON 5 FOOT CENTERS WITH A MINIMUM SIZE OF 3 GALLONS OR #3 SIZE MATERIAL.  
 2. PROVIDE AN AUTOMATIC IRRIGATION SYSTEM SUITABLE TO INSURE PLANT ESTABLISHMENT AND FULFILLMENT OF THE REQUIRED SURVIVAL CRITERIA.  
 3. PROVIDE MONITORING AND ANNUAL REPORTS PER HILLSBOROUGH COUNTY WETLAND SETBACK ENCROACHMENT VEGETATIVE COMPENSATION GUIDELINES.

372 sf planting area

LOT 14, BLOCK 12

ONE STORY RESIDENCE #13729



WET LAND SET BACK ENCROACHMENT PLANTING PLAN  
 SCALE 1/8" = 1'-0"

S00 21'59"E 92.43' (P) (M)

1'-10" 1'-2"

N





# 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.

See attached

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

LDC Sec. 4.01.07 (B)

## 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

## Written Statement

Mr. Ruiz, the owner of the subject property, hereby requests a variance to the LDC Sec. 4.01.07 (B) to bring into compliance an existing 6' privacy fence and pavers encroaching into the required 30' wetland conservation setback as shown on the attached site plan.

Mr. Ruiz purchased his property last May 2022. This is the first property he ever bought. He indicates that he is not from Florida and that he wasn't familiar with wetland regulations. He wasn't aware that he couldn't install a 6' privacy fence or install pavers along the east side of his property because of the presence of a wetland conservation setback. He was aware that a building permit was not required for this installation, but, again, he had no idea about the wetland setback. Mr. Ruiz installed the fence as a safety measure for his family. He was afraid that his children could walk inside the wetland and the retention pond next to it, which would be very hazardous. He was also afraid that someone could trespass on his property or that animals such as an alligator could come onto his property. He installed the pavers to create a flat outdoor surface where his family could sit to relax, and the kids could play. He placed the pavers along the east side yard since his plans are to build a pool in the rear yard and an outdoor kitchen on the west side of the backyard.

Mr. Ruiz received a violation after he installed the fence and place the pavers. He immediately started the process to rectify this. He hired someone to help him to prepare the variance application and submitted a wetland delineation request to EPC.

The fence secures Mr. Ruiz's property and allows the flow of water thereby not disrupting the drainage pattern. The pavers are placed on sand allowing water filtration through them. The blocks around these pavers are permeable. No other structures will be placed in this area with pavers. The closest distance between the fence and the wetland line is 7' 4". The average distance of the fence to the wetland line is approximately 15 feet.

Mr. Ruiz's property is very unique with respect to most properties in his neighborhood are not adjacent to a wetland area and part of the wetland conservation setback area actually encompasses some of his property. Having part of the property within a wetland setback makes it difficult to have on-site improvements. Most property owners in the neighborhood do not have to worry about this. They have a privacy fence around their yards and can place pavers in their backyard without a variance relief.

Multiple variance requests have been granted in this neighborhood; however, three of them within a quarter of a mile from the subject property did involve a variance to allow an encroachment to the wetland setback. These variances were 13704 Country Court Dr. (VAR 06-0853), 13418 Canopy Creek Dr. (VAR 15-0790), and 13429 Canopy Creek Dr. (VAR 17-0411). Granting, respectably, an addition to the house, part of a new house, and a lanai encroaching into the wetland conservation setback. See the location of approved sounding variances on the attached map titled Other Variances Map.

Approval of Mr. Ruiz's variance would represent substantial justice being done since he was only trying to address the safety and comfort of his family and provide them with a better quality of life. Approval of this variance will have no adverse effects on anyone in his neighborhood and won't impact the adjacent wetland. Thanks in advance for your consideration.

## 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 properties similarly located?**

This is a variance request to LDC Sec. 4.01.07 to bring into compliance the existing pavers and fence located within the wetland conservation area setback along the east side of the subject property. The encroachment is shown on the attached site plan.

The subject property presents a unique hardship since it is located adjacent to a wetland. Part of the wetland setback encompasses a portion of Mr. Ruiz's property. Most properties in his neighborhood do not include wetland setbacks that prevent them from having pavers and a 6' privacy fence on their side and rear yard. Most of the properties in this neighborhood have a fence around their side and backyards and many of them have pavers. They can have these without the need for variance relief.

- 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 literal requirements of the LDC would deprive Mr. Ruiz of keeping his current fence and pavers, which most of the property owners in his neighborhood can have without the need for variance relief.

Most of the properties in this neighborhood can have a fenced yard and install pavers on their yard since their properties are not adjacent to a wetland. Having a fence surrounding Mr. Ruiz's yard represents a critical safety measure for his family. The fence will not only serve to keep children in his family safe but also from preventing unwanted access to the property including animals, such as alligators from the adjacent wetland and retention area. Having part of the property within a wetland setback makes it difficult to have on-site improvements.

Regarding the pavers, these provide a flat surface for the children to play. No permanent structures will be placed on these pavers. The pavers were installed on sand which allows for stormwater filtration and the blocks used around these also allow for water filtration. The fence allows the flow of water in the area adjacent to the wetland.

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

The subject fence and pavers are located on the east side of the property, adjacent to a wetland area; therefore, approval of these variances will not interfere with or injure the rights of others.

The fence and the pavers will not have any impact on the wetland area since the pavers are set on sand allowing the water to filtrate through these. Spatial type of blocks that allow for water filtration were used around the area with pavers. The fence allows the flow of water in the area adjacent to the wetland.

**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 a description of intent/purpose)**

The proposed variance is in harmony with the intent and purpose of the LDC and Comprehensive Plan. The fence and pavers do not cross the wetland line and do not cause any impact on the wetland conservation area or other property owners in the area.

The fence secures Mr. Ruiz's property and allows the flow of water thereby not disrupting the drainage pattern. The pavers are placed on sand allowing water filtration through them. This will allow a flat surface for the family to gather and the kids to play. The blocks around these pavers are permeable. No structures will be placed in this area with pavers.

**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.**

Mr. Ruiz purchased his property last May 2022. The wetland setback existed before Mr. Ruiz purchased the property.

This is the first property he has purchased. He indicates that he is not from Florida, he wasn't familiar with wetland regulations and was unaware that his property was subject to such regulations. He didn't know that he couldn't install a 6' privacy fence or install pavers because of the presence of a wetland conservation wetland. He knew that a building permit was not required for the fence and pavers and installed this to protect his family and provide a flat surface area where the family could sit down, and the children could play. He placed the pavers along the east side yard since his plans are to build a pool in the rear yard and an outdoor kitchen on the west side setback.

After he installed the fence and place the pavers on sand, he received a violation notice. He immediately started the process to rectify this through a variance process. He hired a professional to help him prepare his variance and requested a wetland delineation to EPC.

**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**

A 6' privacy fence would ensure the safety of Mr. Ruiz's family and reasonable use of his yard. This is something most of the families in the neighborhood enjoy without the need for variance relief. They can also have pavers in their yard without any relief.

Multiple variance requests have been granted in this neighborhood; however, three of them within a quarter of a mile from the subject property did involve a variance to allow an encroachment to the wetland setback. These variances were 13704 Country Court Dr. (VAR 06-0853), 13418 Canopy Creek Dr. (VAR 15-0790), and 13429 Canopy Creek Dr. (VAR 17-0411). Granting, respectfully, an addition to the house, part of a new house, and a lanai encroaching into the wetland conservation setback. See the location of approved sounding variances on the attached map titled Other Variances Map.

In this case, it is only a fence and pavers encroaching into the wetland conservation setback that will not impact the adjacent wetlands since the fence allows the flow of water into these and the pavers were installed on sand which allows for stormwater filtration. Denial of this variance would represent the loss of a large investment he made without knowing that a variance was required for this. Moreover, Mr. Ruiz's family won't have the privacy and safety other properties in the area enjoy without the need for variance relief.

Approval of this variance will result in substantial justice being done since this will not affect the right of others in the area and was built for the safety and comfort of his family. In addition, this approval will not impact the adjacent wetland area and will provide security to the property and a flat surface for the family to gather and kids to play.

Prepared by:  
Suzanne Bracewell  
Westchase Title, LLC  
12029 Whitmarsh Lane  
Tampa, Florida 33626

File Number: 2022177

1-2

## Warranty Deed

Made this May 27, 2022 A.D. By **Andres Rosa and Elena De Rossi, husband and wife**, whose post office address is: 6251 SW 42nd Street, Miami, Florida 33155, hereinafter called the grantor, to **Yosvany Ruiz Capote**, whose post office address is: 13729 Country Court Drive, Tampa, Florida 33625, 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 \$463,000.00 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 14, Block 12, CARROLLWOOD MEADOWS UNIT IX, according to the map or plat thereof, as recorded in Plat Book 49, Page 51, 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.**

Parcel ID Number: **A0030305058**

**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

**Subject to current taxes, reservations, restrictions and easements of record, if any.**

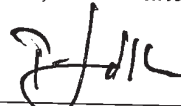
*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*


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

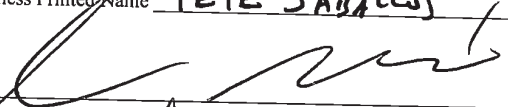
Prepared by:  
Suzanne Bracewell  
Westchase Title, LLC  
12029 Whitmarsh Lane  
Tampa, Florida 33626


File Number: 2022177

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Signature  
Witness Printed Name PETE SABALLOS



  
\_\_\_\_\_  
Andres Rosa (Seal)  
Address: 6251 SW 42nd Street, Miami, Florida 33155

  
\_\_\_\_\_  
Witness Signature  
Witness Printed Name Carmen Gonzalez

  
\_\_\_\_\_  
Elena De Rossi (Seal)  
Address: 6251 SW 42nd Street, Miami, Florida 33155

State of Florida County of MIAMI - Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of May, 2022, by Andres Rosa and Elena De Rossi, husband and wife, who is/are personally known to me or who has produced DRIVER LICENSE - FL as identification.

  
\_\_\_\_\_  
 Notary Public  
Notary Public, State of Florida  
Commission# GG 276265  
My comm. expires Nov. 13, 2022  
Print Name: Gissel Angeles  
My Commission Expires: NOV 13, 2022



**Hillsborough  
County Florida**  
Development Services

# Property/Applicant/Owner Information Form

**Official Use Only**

Application No: 22-1530 Intake Date: 10/18/2022  
Hearing(s) and type: Date: 12/19/2022 Type: LUHO Receipt Number: 208990  
Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Clare Odell

### Property Information

Address: 13729 Country Court Dr. City/State/Zip: Tampa, FL 33625  
TWN-RN-SEC: 28-17-01 Folio(s): 3030.5058 Zoning: RSC-6 Future Land Use: R-4 Property Size: 0.25 acreage

### Property Owner Information

Name: Yosvany Ruiz Capote Daytime Phone 813-679-8004  
Address: 13729 Country Court Dr. City/State/Zip: Tampa, FL 33625  
Email: yosvanyr1987@gmail.com Fax Number -

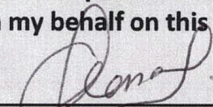
### Applicant Information

Name: Luisa Alonso Daytime Phone 813-394-4125  
Address: 1024 W. Hillsborough Ave. City/State/Zip: Tampa, FL 33603  
Email: luisaines\_taq@yahoo.es Fax Number \_\_\_\_\_

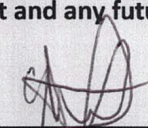
### Applicant's Representative (if different than above)

Name: NA Daytime Phone \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ Fax Number \_\_\_\_\_

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

  
\_\_\_\_\_  
Signature of the Applicant  
Luisa Alonso  
Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

  
\_\_\_\_\_  
Signature of the Owner(s) - (All parties on the deed must sign)  
Yosvany Ruiz Capote  
Type or print name

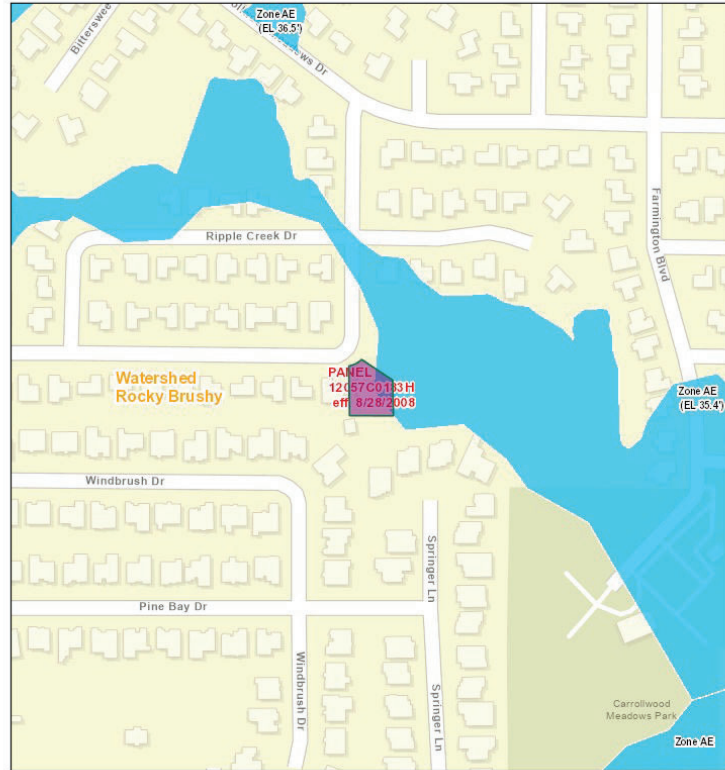




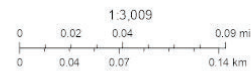
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
INFL	i
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 35.4 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0183H
FIRM Panel	12057C0183H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011413 Block: 1007
Census Data	Tract: 011413 Block: 1002
Future Landuse	R-4
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
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO

Folio: 3030.5058



October 18, 2022



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hillsborough County Florida

**Folio: 3030.5058**  
**PIN: U-01-28-17-03K-000012-00014.0**  
**YOSVANY RUIZ CAPOTE**  
**Mailing Address:**  
 13729 COUNTRY COURT DR  
 TAMPA, FL 33625  
**Site Address:**  
 13729 COUNTRY COURT DR  
 TAMPA, FL 33625  
**SEC-TWN-RNG: 01-28-17**  
**Acreage: 0.25351599**  
**Market Value: \$321,906.00**  
**Landuse Code: 0100 SINGLE FAMILY**

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Or

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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