

**Variance Application:****VAR 25-1163****LUHO Hearing Date:**

September 22, 2025

**Case Reviewer:**

Cierra James

**Hillsborough  
County Florida****Development Services Department****Applicant:** Melva Rodriguez**Zoning:**

RSC-6

**Location:** 511 Julie Ln, Brandon FL 33511; Folio # 72678.0000**Request Summary:**

The applicant is requesting a variance to the side yard setbacks for the primary dwelling and the accessory structure on the property.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	The minimum side yard setback for property zoned RSC-6 is 7.5 feet.	1 foot	6-foot 6-inch side yard setback
6.11.04	Accessory structures may occupy the required side yards provided they are three feet from any side lot line, including architectural features.	11 inches	2-foot 1-inch side yard setback

**Findings:**

The property is under Code Compliance violation (HC-CMP-25-0000012) for failure to obtain a Residential New Construction and Additions Permit.

**Zoning Administrator Sign Off:**Colleen Marshall  
Tue Sep 9 2025 11:17:03**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.



Hillsborough  
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# Additional / Revised Information Sheet

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Application Number: VAR 25-1163 Applicant's Name: Melva Rodriguez  
 Reviewing Planner's Name: Cierra James Date: 8/14/25

Application Type:

- ☐ Planned Development (PD)    ☐ Minor Modification/Personal Appearance (PRS)    ☐ Standard Rezoning (RZ)  
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Current Hearing Date (if applicable): \_\_\_\_\_

## Important Project Size Change Information

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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.

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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

8/14/2025  
 Date





**Hillsborough  
County Florida**  
Development Services

## Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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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 \_\_\_\_\_

☐ 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 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): _____ _____ _____

\*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.

**Project Description and Variance Request: Converting Patio to Living Space at 511 Julie Ln, Brandon, FL**

**Property Address:** 511 Julie Lane, Brandon, FL

**Current Zoning:** RSC-6

**Variance Request:** Side Yard Setback

The property located at 511 Julie Lane in Brandon, Florida, is zoned **RSC-6**.<sup>1</sup> This zoning district mandates a **side yard setback of 7 feet 6 inches (7'6")**. The current site plan, however, depicts an existing structure with a **side yard setback of 6 feet 6 inches (6'6")**.

This variance is being requested to accommodate the **conversion of an existing patio into enclosed living space**. By enclosing the patio, it becomes an integral part of the primary building, thereby necessitating its compliance with all primary building setbacks, including the side yard setback. Due to the existing footprint of the patio, adhering to the standard 7'6" setback would be infeasible without significant structural modifications that would negate the purpose of the conversion.

The proposed variance seeks to permit the existing 6'6" side yard setback for the newly enclosed living area. This will allow for the expansion of habitable space within the existing structural footprint while acknowledging the pre-existing proximity of the patio to the property line. The applicant believes this variance is consistent with the intent of the zoning regulations, as it optimizes the use of existing space without adverse impacts on neighboring properties or the overall character of the neighborhood.

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



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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.

**\*\*ATTACHED**

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

A variance is requested from the setback requirements outlined in the Hillsborough County Land Development Code, specifically within the regulations pertaining to the RSC-6 zoning district, which mandates a 7.5-foot side yard setback for primary structures.

A variance is requested from LDC Section 6.01.01 and Section 6.11.04

## 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): BUILDING DEPT- HC-BLD-25-0068863
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



## Project Description (Variance Request)

1. We are requesting a **variance of 0 feet 12 inches (12")** from the required 7.5-foot side yard setback for the property located at 511 Julie Ln, Brandon, which is zoned RSC-6. The existing structure, specifically the portion of the building that includes the converted patio, currently sits at a side yard setback of 6 feet 6 inches (6' 6"), as depicted on the site plan.

There is a storage structure that is located in the back of the property that has a space between property line of 2'-1". That is in the setback space. That the variance is 11 inches and structure height is 7 feet.

This variance is specifically requested because the conversion of an existing, enclosed patio into a conditioned living space has resulted in this area being classified as a "new structure" in terms of its zoning requirements. Consequently, primary building setbacks are now required for this portion of the dwelling. The patio, in its original form, was constructed at the current 6'6" setback, which was permissible under previous regulations or for its original use. However, its conversion into habitable space necessitates adherence to the 7.5-foot primary building setback, resulting in the current nonconformity.

The hardship in meeting the required setback stems from the fact that this "new structure" (the converted patio) utilizes an existing foundation and roofline. To achieve the 7.5-foot setback would require significant demolition and reconstruction of a substantial portion of the existing dwelling, including its foundation and structural elements. This would be an economically unfeasible and structurally challenging undertaking, creating an undue burden on the property owner.

Granting this variance will allow for the beneficial and practical expansion of the home's usable living area without altering the existing footprint of the structure on the lot. The lateral dimensions of the building will remain unchanged, ensuring that there will be no new or increased impact on the adjacent property or the neighborhood's visual character.

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## Variance Criteria Response

*\*ATTACHMENT W/ ANSWER*

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?

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.

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.

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).

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.

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.

## Variance Criteria Response

1. The hardship in meeting the required setback stems from the fact that this "new structure" (the converted patio) utilizes an existing foundation and roofline. To achieve the 7.5-foot setback would require significant demolition and reconstruction of a substantial portion of the existing dwelling, including its foundation and structural elements. This would be an economically unfeasible and structurally challenging undertaking, creating an undue burden on the property owner.

This hardship is **unique and singular** to the subject property and is not one suffered in common with other properties similarly located for the following reasons:

1. **Pre-existing, Legally Established Non-Conformity (for original use):** The patio was constructed at its current 6'6" setback at a time when it was either compliant for its original open or enclosed patio use, or it was built prior to the current setback regulations being strictly applied to such structures. This is not a case of a homeowner attempting to build a *new* structure closer to the setback line than permitted. Instead, it is the reclassification of an *existing, long-standing element* of the home that triggers the new setback requirement.
2. **Structural Integration and Economic Impracticality:** The patio is structurally integrated into the existing dwelling, sharing foundational elements and a continuous roofline. The practical difficulty lies in the immense cost and structural complexity of altering this existing, sound construction to meet a new setback requirement. Unlike a vacant lot or a property where an entirely new addition is being planned, this property faces the specific challenge of adapting a pre-existing, non-conforming (under the new classification) element without incurring prohibitive demolition and reconstruction costs that would render the project economically unviable.
3. **No Expansion of Non-Conformity:** The request does not seek to expand the non-conforming footprint. The dimensions of the converted space remain entirely within the existing, established footprint of the original patio. This distinguishes it from situations where property owners seek to build new structures or additions that would encroach further into required setbacks. The variance simply seeks to recognize the existing physical reality of the structure and allow for its internal reclassification.

Therefore, the practical difficulty is not a general limitation on development common to all RSC-6 properties, but rather a specific consequence of attempting to re-purpose a pre-existing, integrated structural component of the home under new zoning interpretations, which would necessitate disproportionate and unreasonable expense and effort to comply.

Granting this variance will allow for the beneficial and practical expansion of the home's usable living area without altering the existing footprint of the structure on the lot. The lateral dimensions of the building will remain unchanged, ensuring that there will be no new or increased impact on the adjacent property or the neighborhood's visual character.



2. The literal requirements of the Land Development Code (LDC), if strictly applied in this specific circumstance, would **deprive the subject property of rights commonly enjoyed by other properties in the same RSC-6 district and area** in the following ways:

- **Right to Reasonable Home Improvement and Expansion:** Property owners in the RSC-6 district commonly enjoy the right to make reasonable improvements and expand their homes to meet evolving family needs, including converting existing underutilized spaces into habitable living areas. Strict application of the LDC here would effectively deny this property owner the ability to convert an existing, structurally sound patio into conditioned living space without undertaking an economically prohibitive and structurally disruptive demolition and reconstruction, a burden not typically faced by neighbors seeking similar functional expansions.
- **Right to Maximize Property Value and Utility:** Other property owners are generally able to enhance the value and utility of their homes through common renovation projects. By forcing the demolition of a portion of the existing structure for a minor 9-inch setback difference, the LDC's literal interpretation would prevent this property from realizing the full practical and economic potential of its existing footprint, a right generally afforded to other properties.
- **Right to Equitable Treatment for Pre-existing Conditions:** Properties in established neighborhoods often have pre-existing features that may not perfectly align with current code. While new construction must adhere strictly, other property owners are often able to adapt or re-purpose existing structures without being penalized by an arbitrary reclassification that demands costly and unnecessary structural changes for a minimal setback discrepancy. Denying this variance would treat this property inequitably by imposing a disproportionate burden due to a pre-existing condition that poses no new adverse impact.

In essence, the strict application of the LDC, in this unique context of converting a pre-existing, integrated patio, would impose an extraordinary and unreasonable financial and logistical burden that effectively denies the property owner the ability to undertake a common and beneficial home improvement. This places the subject property at a significant disadvantage compared to other properties in the RSC-6 district that can achieve similar functional expansions without such disproportionate hardship.

Granting this variance will allow for the beneficial and practical expansion of the home's usable living area without altering the existing footprint of the structure on the lot. The lateral dimensions of the building will remain unchanged, ensuring that there will be no new or increased impact on the adjacent property or the neighborhood's visual character.

3. The variance, if allowed, **will not substantially interfere with or injure the rights of others** whose property would be affected by its allowance for the following critical reasons:
  1. **No Change to Existing Footprint or Visual Impact:** The proposed conversion of the patio to living space does not involve any expansion of the existing building footprint.

The structure's dimensions and proximity to the side property line will remain exactly as they are today. Therefore, there will be no new or increased impact on neighboring properties regarding light, air, privacy, or visual aesthetics. The view from adjacent properties will not change.

2. **Maintenance of Neighborhood Character:** The allowance of this variance will not alter the established character of the neighborhood. It is an internal reclassification of an existing structure, not the construction of a new, encroaching element that would be out of character with the surrounding homes.
3. **No Adverse Impact on Property Values:** Since there is no physical expansion or negative external impact, the allowance of this variance is highly unlikely to adversely affect the property values of neighboring parcels. In fact, improving the subject property's functionality could contribute positively to overall neighborhood desirability.
4. **Existing Conditions Remain:** Neighbors have long coexisted with the patio at its current setback. The internal conversion of this space does not introduce any new conditions that would infringe upon their rights to quiet enjoyment of their property. There will be no new shadows, obstructed views, or increased noise due to this internal conversion.

In summary, because the variance solely pertains to the reclassification of an existing, non-expanding structure, it presents no new external impacts that would injure or interfere with the rights of adjacent property owners. The physical relationship between the subject property and its neighbors will remain unchanged.

4. The variance is in **harmony with and serves the general intent and purpose of the Land Development Code (LDC) and the Comprehensive Plan**, as described in Sections 1.02.02 and 1.02.03 of the LDC, for the following reasons:
  - **Promoting Public Health, Safety, and General Welfare (LDC 1.02.02.A):** This variance allows for the conversion of an existing, structurally sound space into a code-compliant living area, which will be subject to all necessary building inspections to ensure public health and safety standards are met. It provides for more efficient use of existing housing stock without creating new hazards.
  - **Orderly and Efficient Development (LDC 1.02.02.B):** By permitting the reclassification of an existing structure, the variance supports orderly development by allowing for the practical evolution of a residential property. It avoids the inefficient and wasteful demolition of a functional part of a home for a minor setback discrepancy that poses no new external impact.
  - **Protection of Property Values (LDC 1.02.02.C):** Allowing this variance enables the property owner to improve and enhance their home, which can contribute to the overall maintenance and enhancement of property values within the neighborhood. Denying the variance would hinder this improvement, potentially limiting the property's utility and value without providing a commensurate benefit to adjacent properties.
  - **Provision for Adequate Housing (LDC 1.02.02.D):** The conversion of the patio into living space directly contributes to providing more adequate and functional housing within an existing residential structure, aligning with the broader goal of ensuring sufficient and suitable housing options for residents.



- **Consistency with Comprehensive Plan (LDC 1.02.03):** The Comprehensive Plan generally seeks to guide growth, protect resources, and promote the well-being of the community. This variance, by facilitating the efficient use of existing developed land, supporting housing improvements, and maintaining neighborhood character without adverse impact, is consistent with the overarching goals of a well-planned and sustainable community. It allows for flexibility in applying regulations where strict adherence would create an undue hardship without serving a clear public benefit.

In essence, this variance is not a deviation that undermines the LDC's core principles but rather a practical application of its intent to promote responsible land use, protect property rights, and allow for reasonable improvements that enhance the quality of life within the community, especially when dealing with pre-existing conditions that do not create new adverse impacts.

5. The situation sought to be relieved by this variance **does not result from an illegal act or from the actions of the applicant resulting in a self-imposed hardship.**
  - **No Illegal Act:** The patio, in its original form and at its current setback of 6'8", was constructed legally and in accordance with the codes and regulations in place at the time of its construction. There was no violation of setback requirements when the patio was initially built.
  - **Not a Self-Imposed Hardship:** The hardship arises not from a deliberate attempt to violate current setback rules, but from the reclassification of an *existing, legally constructed structure*. The applicant is not creating a new encroachment; rather, they are seeking to make a reasonable and common improvement (converting a patio to living space) to an existing, pre-conforming structure. The "hardship" is imposed by the literal interpretation of the LDC requiring primary building setbacks for a space that already exists at a minor, pre-existing non-conformity, and which would necessitate economically unfeasible demolition and reconstruction to comply. This is distinct from a self-imposed hardship, which typically involves a property owner knowingly building in violation of current regulations or creating a situation that directly causes their own difficulty. This situation is a consequence of evolving code interpretations applied to an established feature.

Therefore, the request for a variance is a legitimate response to an unforeseen practical difficulty stemming from the reclassification of a pre-existing, legally constructed element, and not from any illegal act or self-imposed hardship by the applicant.

6. Allowing this 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.
  - **Balancing Public Benefit and Individual Hardship:** The LDC's setback requirements are generally intended to ensure adequate light, air, privacy, and orderly development. In this specific case, granting the variance for a 9-inch setback difference on a pre-existing footprint will not diminish these public benefits. There will be no new adverse impacts on light, air, privacy, or the aesthetic character of the neighborhood. Conversely, denying the



variance would impose a severe and disproportionate individual hardship on the applicant, forcing them to incur economically unfeasible demolition and reconstruction costs for a negligible gain in public benefit.

- **Promoting Rational Land Use:** Substantial justice is served by allowing for the rational and efficient use of existing residential property. Forcing the demolition of a sound, pre-existing structure for a minor technical non-compliance, when the structure's physical relationship to the property line remains unchanged, is an unreasonable outcome that does not align with the spirit of the LDC.
- **Avoiding Arbitrary Hardship:** The variance process exists precisely to provide relief from the arbitrary application of code requirements where unique circumstances create undue hardship without a corresponding public benefit. Granting this variance ensures that the property owner is not unfairly penalized by a reclassification that was unforeseen and not a result of their own negligence or illegal action.
- **Equitable Treatment:** Substantial justice dictates that property owners should be treated equitably. As discussed, denying this variance would place an uncommon and severe burden on this property owner compared to others in the district who can make similar improvements without such extraordinary costs. Allowing the variance ensures a more equitable application of the LDC.

In conclusion, granting this variance represents a just and reasonable outcome. It upholds the broader intent of the LDC to promote public welfare while providing necessary relief from an undue and unique hardship that would otherwise prevent a beneficial and non-impacting improvement to an existing home.

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Prepared by:  
Paramount Title  
Michele Brock  
604 Robin Road  
Lakeland, FL 33803  
incidental to the issuance of a title insurance policy  
File No.: LK17-31063

#### GENERAL WARRANTY DEED

Made this March 30, 2017, A.D. by Jorge P. Catusus and Kathleen Catusus, husband and wife, whose address is: 2445 Stockton Drive, Marietta, GA 30066 hereinafter called the grantor, to Samuel Adrian Espin Lopez, husband and wife Iliana Barbara Allue Rodriguez, whose post office address is: 511 Julie Lane, Brandon, FL 33511, 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:

The East 54 feet of Lot 21 and the West 29.01 feet of Lot 22, Avis Homes Unit No.1, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 80, of the Public Records of Hillsborough County, Florida.

Parcel ID No.: 726780000

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**GRANTORS HEREIN do hereby covenant and agree that they have been continuously married to each other without interruption from the date they first acquired title up to and including the date of this conveyance.**

**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, 2016



Prepared by:  
Paramount Title  
Michele Brock  
604 Robin Road  
Lakeland, FL 33803  
incidental to the issuance of a title insurance policy  
File No.: LK17-31063

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

*Signed and Sealed in Our Presence:*

*Angeline Jones*  
Witness Printed Name: Angeline Jones

*Nisarg Shah*  
Witness Printed Name: Nisarg Shah

*Jorge P. Catusus*  
Jorge P. Catusus  
*Kathleen Catusus*  
Kathleen Catusus

Address:

2445 Stockton Drive  
Marietta, GA 30066

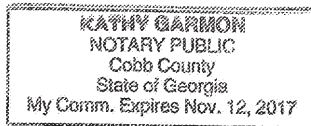
State of Georgia  
County of Cobb

The foregoing instrument was acknowledged before me this 30 of March, 2017, by Jorge P. Catusus and Kathleen Catusus, husband and wife, who is/are personally known to me or who has produced a valid driver's license as identification.

*Kathy Gannon*  
Notary Public

My Commission Expires: 11.12.2017

(SEAL)





Hillsborough  
County Florida  
Development Services

## Property/Applicant/Owner Information Form

### Official Use Only

Application No: 25-1163

Intake Date: 07/25/2025

Hearing(s) and type: Date: 09/22/2025

Type: LUHO

Receipt Number: 503031

Date:

Type:

Intake Staff Signature:

Charles Phillips

### Property Information

Address: 511 JULIE LN City/State/Zip: BRANDON, FL 33511  
TWN-RN-SEC: 35-29-20 Folio(s): 072678-0000 Zoning: RSC-0 Future Land Use: R-4 Property Size: 0.27 acres  
11,761 sq ft.

### Property Owner Information

Name: SAMUEL A. ESPIN LOPEZ & LLIANA B. Daytime Phone: ALIURE RODRIGUEZ  
Address: 511 JULIE LN City/State/Zip: BRANDON, FL 33511  
Email: Fax Number:

### Applicant Information

Name: MELVA RODRIGUEZ Daytime Phone: 863-279-9275  
Address: 4201 W. HAMILTON AVE City/State/Zip: TAMPA, FL 33614  
Email: melvix79@gmail.com Fax Number:

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

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

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

Signature of the Applicant

Melva Rodriguez  
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)

Type or print name



## 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: Melva Rodriguez Phone: 843-279-9275

Representative's Email: melix79@gmail.com

The following information is used by reviewing agencies for their comments and should remain constant, with very few exceptions, throughout the review process. Additional reviews, such as legal description accuracy, compatibility of uses, agency reviews, etc., will still be conducted separately and may require additional revisions.

The following ownership information must be provided and will be verified upon submission initial submittal. If you are viewing this form electronically, you may click on each underlined item for additional information.

### Part A: Property Information & Owner Authorization Requirements

Included	N/A	Requirements
1	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Applicant/Owner Information Form</u>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/> <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	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Sunbiz Form</u> (if applicable). This can be obtained at <a href="http://Sunbiz.org">Sunbiz.org</a> .
4	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Property/Project Information Sheet</u> All information must be completed for each folio included in the request.
5	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Identification of Sensitive/Protected Information and Acknowledgement of Public Records</u>
6	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Current Recorded Deed(s)</u>
7	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Close Proximity Property Owners List</u>
8	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Legal Description</u> for the subject site
9	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.





## Specific Submittal Requirements for Variances

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

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

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

### Part B: Project Information

#### Additional Submittal Requirements for a Variance

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



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0392H
FIRM Panel	12057C0392H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120395E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 013313 Block: 1003
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 72678.0000



July 25, 2025

1:1,940  
0 0.01 0.03 0.05 mi  
0 0.02 0.04 0.09 km

Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

**Folio:** 72678.0000  
**PIN:** U-35-29-20-2JT-000000-00021.0  
**Samuel A Espin Lopez And Lliana B Allue Rodriguez**  
**Mailing Address:**  
 511 Julie Ln  
 null  
 Brandon, FL 33511-  
**Site Address:**  
 511 Julie Ln  
 Brandon, FL 33511  
**SEC-TWN-RNG:** 35-29-20  
**Acreage:** 0.27  
**Market Value:** \$341,767.00  
**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.