

Variance Application: VAR 26-0774
LUHO Hearing Date: June 15, 2026
Case Reviewer: Chris Grandlienard, AICP



Applicant: Glen Ottley **Zoning:** AS-1
Location: 13318 Jaudon Ranch Rd; Folio: 84867.3014

Request Summary:

The applicant requests to reduce the minimum required side yard setback within the AS-1 zoning district to allow for the construction of a three-vehicle attached garage addition to the residence.

Requested Variances:

LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	Within the AS-1 zoning district, the minimum required side yard setback is 15 feet.	8 Feet	7-foot side yard setback to the northwest property line

Findings:	None.
------------------	-------

Zoning Administrator Sign Off:	 <small>Colleen Marshall Mon Jun 1 2026 09:50:02</small>
---------------------------------------	---

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.

SURVEY/SITE PLAN
 Page 1

New 3 Car Garage @ 13318 Jaudon Ranch

LOCATION:
 13318 JAUDON RANCH RD
 DOVER, FLORIDA 33527

CODE REFERENCE:
 ALL CONSTRUCTION TO COMPLY WITH CURRENTLY
 APPLICABLE CITY, COUNTY, STATE AND FEDERAL
 REGULATIONS AND ORDINANCES. THE 2021
 FLOOR BUILDING CODE 89 SECTION 16.02.01, 2020
 N.E.C.

PROPOSED OCCUPANCY:
 UNAPPORTIONED GARAGE / NON-SPRINKLERED
 BUILDING TYPE 08

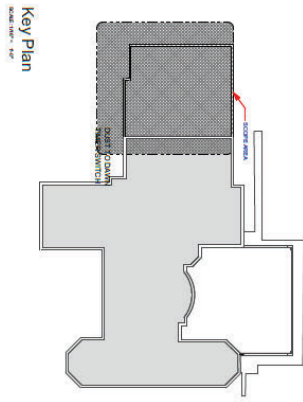
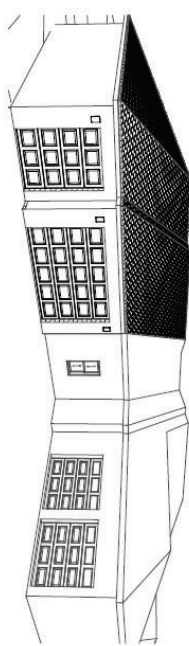
LEGAL DESCRIPTION:
 LOT 7
 SECTION 28
 TOWNSHIP 36 N
 RANGE 21 E

SCOPE OF WORK:
 1. CONSTRUCTION NEW GARAGE 3 CAR

AREA: 3,311 SF
EXISTING FOOTPRINT: 0 SF
EXISTING GARAGE: 0 SF
EXISTING DRIVE: 7,200 SF
NEW DRIVE: 0 SF

SHEET INDEX:

General Details	G-001	Cover Sheet
Architectural Site Plan	A3-001	Architectural Site Plan
Structural Drawings	S-001	Foundation Plan
Floor Plans	A-101	Floor Plan
Roof Plans	A-102	Roof Plan
Elevations	A-201	Exterior Elevations
Sections	A-301	Building Sections



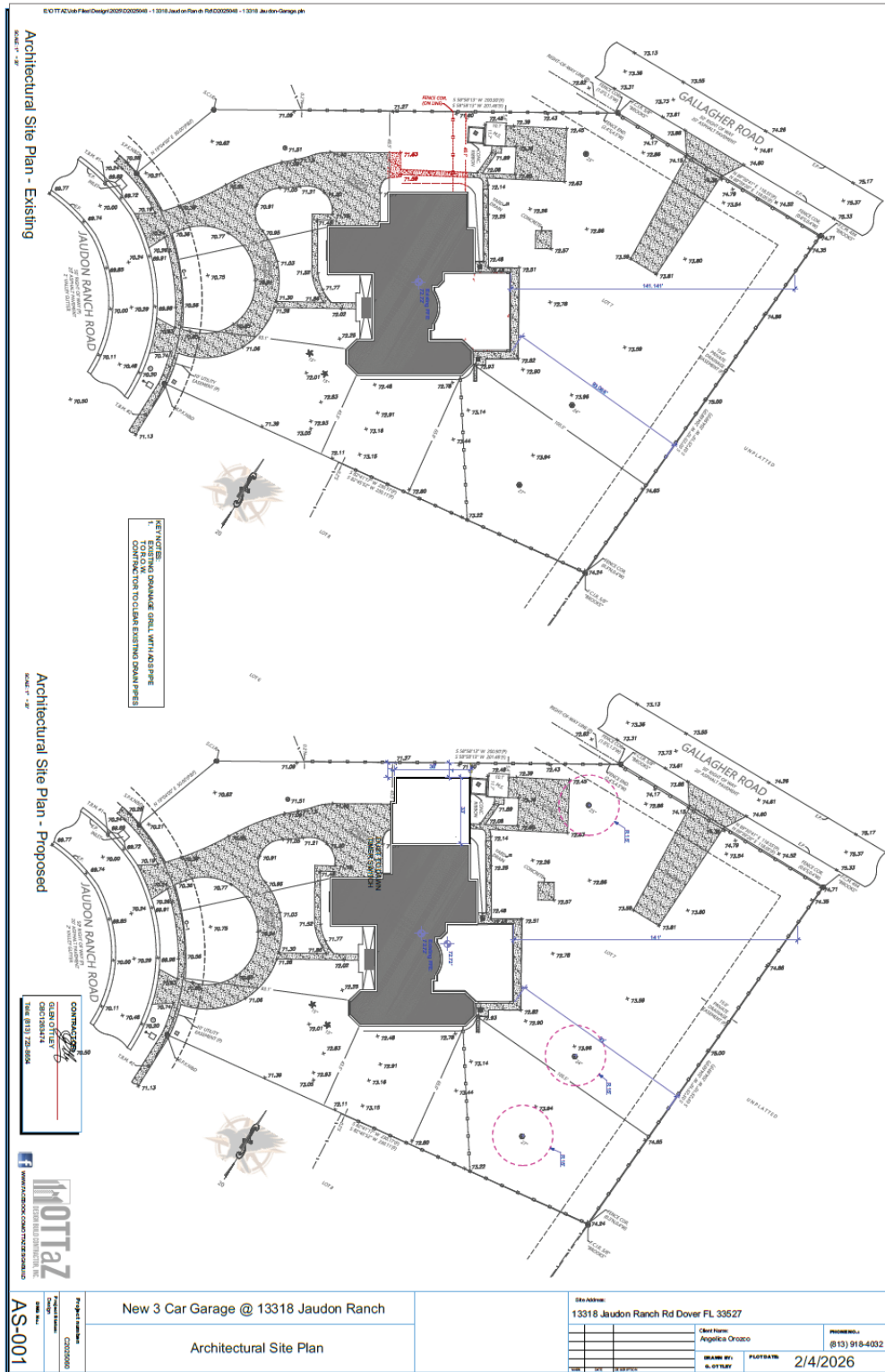
CONTRACTOR:
 GLEN O'NEILL
 ARCHITECT
 (813) 726-8866



Project Name New 3 Car Garage @ 13318 Jaudon Ranch	Site Address: 13318 Jaudon Ranch Rd Dover FL 33527	Client Name: Angelica Orozco	Phone No.:((813) 919-4032
	Project No.:	Drawn By: S. STUBB	Plot Date: 2/4/2026
Sheet No.:	Scale:	Project Status:	Revision:
G-001			

SURVEY/SITE PLAN

Page 2



New 3 Car Garage @ 13318 Jaudon Ranch

Architectural Site Plan

Site Address: 13318 Jaudon Ranch Rd Dover FL 33527

Client: Angelica Orozco

Phone: (813) 918-4032

Drawn by: G. O'NEIL

PLATTING: 2/4/2026

Project Name: New 3 Car Garage @ 13318 Jaudon Ranch
Drawing No: AS-001
Date: 2/4/2026
Scale: 1/8" = 1'-0"

MOTT
ARCHITECTURAL
13318 Jaudon Ranch Rd
Dover, FL 33527
www.mottaz.com

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

The area use to be agricultural however it has evolved into a very wonderful residential community.

The variance is to reduce the current 15ft side setback on the Northwest (Left) side of the residence to 7ft, this will allow a 3 vehicle garage to the home added to the house. The intent is to keep the design so that it wouldn't look as an after thought addition, hence increasing the property value of the neighborhood.

This is also to avoid having marked advertisement and utility vehicles parked around the home creating an eyesore for neighbors.

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

HC-LDC Sec. 6.01.01

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

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



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 owner of the property operates a service business that most times needs quick response and because of the age of the young kids a lot of time is needed at home. The marked vehicles can be hidden by parking them in an enclosed garage to avoid any issues with the neighbors and community groups.

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.

Since the FLU is R-1 most residential homes enjoys a 5 to 7ft set back. The community has change drastically and no longer is agricultural.

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.

If allowed there would be not issues or rights to adjacent property. Consulting with existing neighbors encouraged the variance because the addition garage enhances the curb appeal of the residence

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 FLU is to be changed from Agricultural to Residential.

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.

There is no illegal activity in any way associated or link to this request.

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 allowance of the variance will result in justice to the community by keeping the driveway/front yard free of clutter. Failure to grant will cause the owner to extensive storage fees and less family time by excessive commute multiple times per day.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

Prepared by & Return to:
Rebecca Gullick
All American Title Pros, LLLP
679 West Lumsden Road
Brandon, Florida 33511

File Number: T210672P

General Warranty Deed

Made this **November 5, 2021** A.D. By **Xibel Virela-Regtuyt aka Xibel Virella Regtuyt and Ryan Regtuyt, a married couple**, whose address is: 91 Deerwood Lane, Pinehurst, North Carolina 28374, hereinafter called the grantor, to **Angelica Orozco and Alfredo Cruz, a married couple**, whose post office address is: 13318 Jaudon Ranch Road, Dover, Florida 33527, 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 and no cents, (10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

Lot 7, Jaudon Ranch Estates, as per the plat thereof, as recorded in Plat Book 96, Page 50, of the Public Records of Hillsborough County, Florida.

Parcel ID Number: **A0848673014**

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, 2021.

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

Prepared by & Return to:
Rebecca Gullick
All American Title Pros, LLLP
679 West Lumsden Road
Brandon, Florida 33511

File Number: T210672P

Signed, sealed and delivered in our presence:

Jean Garcia

Witness #1 signature Jean Garcia
Witness #1 Printed Name _____

Xibel Virella Regtuyt

(Seal)
Xibel Virela-Regtuyt aka Xibel Virella Regtuyt
Address: 91 Deerwood Lane, Pinehurst, North Carolina
28374

Rachel Hrenko

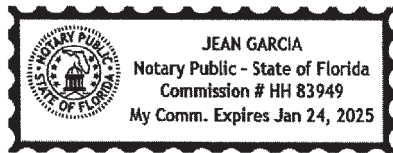
Witness #2 signature _____
Witness #2 Printed Name Rachel Hrenko

Ryan Regtuyt

(Seal)
Ryan Regtuyt
Address: 91 Deerwood Lane, Pinehurst, North Carolina
28374

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this October 27, 2021, by Xibel Virela-Regtuyt aka Xibel Virella Regtuyt and Ryan Regtuyt, a married couple, who are personally known to me or who has produced Driver's License as identification.



This notarial act involved the use of
online communication technology.

Jean Garcia

Notary Public Signature Jean Garcia
Printed Name: _____
My Commission Expires: 01/24/2025



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 26-0774 Intake Date: 04/06/2026
 Hearing(s) and type: Date: 06/15/2026 Type: LUHO Receipt Number: 583279
 Date: _____ Type: _____ Intake Staff Signature: Julie Boatright

Property Information

Address: 13318 JAUDON RANCH RD City/State/Zip: Dover, FL 33527-5321
 TWN-RN-SEC: 29-28-08 Folio(s): 084867-3014 Zoning: AS-1 Future Land Use: R-1 Property Size: 1.2 Acres

Property Owner Information

Name: ANGELICA OROZCO; ALFREDO CRUZ Daytime Phone 813-703-0249
 Address: 13318 JAUDON RANCH RD City/State/Zip: Dover, FL 33527-5321
 Email: angieoa19@gmail.com Fax Number _____

Applicant Information

Name: GLEN OTTLEY Daytime Phone 813-918-4032
 Address: 7011 ALAFIA DR. City/State/Zip: Riverview, FL 33578
 Email: gottley@ottaz.info 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.

Glen Ottley
 Signature of the Applicant

GLEN OTTLEY

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.

Angelica Orozco; Alfredo Cruz
 Signature of the Owner(s) – (All parties on the deed must sign)

ANGELICA OROZCO; ALFREDO CRUZ

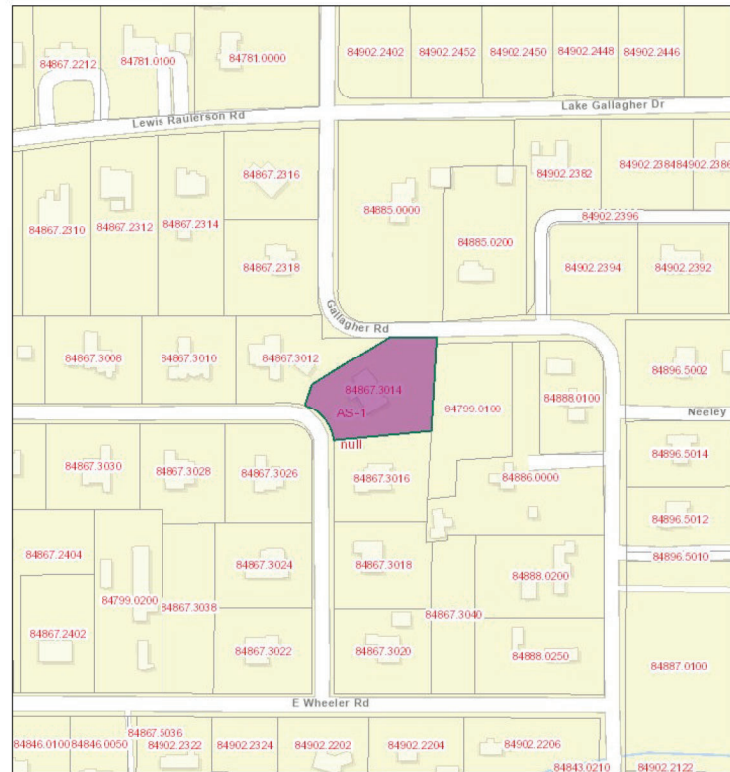
Type or print name



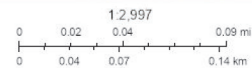
PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Overlay	null
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0405H
FIRM Panel	12057C0405H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120425C
County Wide Planning Area	East Rural
Census Data	Tract: 012209 Block: 1007
Future Landuse	R-1
Mobility Assessment District	Rural
Mobility Benefit District	3
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 84867.3014



April 6, 2026



EGIS, Esri Community Maps Contributors, University of South Florida, FDER, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Hillsborough County Florida

Folio: 84867.3014
PIN: U-08-29-21-70G-000000-00007.0
Angelica Orozco And Alfredo Cruz
Mailing Address:
 13318 Jaudon Ranch Rd
 null
 Dover, Fl 33527-5321
Site Address:
 13318 Jaudon Ranch Rd
 Dover, Fl 33527
SEC-TWN-RNG: 08-29-21
Acreage: 1.2
Market Value: \$648,910.00
Landuse Code: 0100 SINGLE FAMILY

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

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