

Variance Application: VAR 24-0118
LUHO Hearing Date: December 19, 2023
Case Reviewer: Chris Grandlienard, AICP



Hillsborough County Florida

Development Services Department

Applicant: Michelle and Ryan Harrolle **Zoning:** CG
Address/Location: 11612 Jefferson Road, Thonotosassa; Folio 61153.0000


Request Summary:

The applicant is requesting height and setback variances to accommodate a proposed rock wall climbing competition facility (Recreation, General Indoor/Outdoor Use).

Requested Variances:

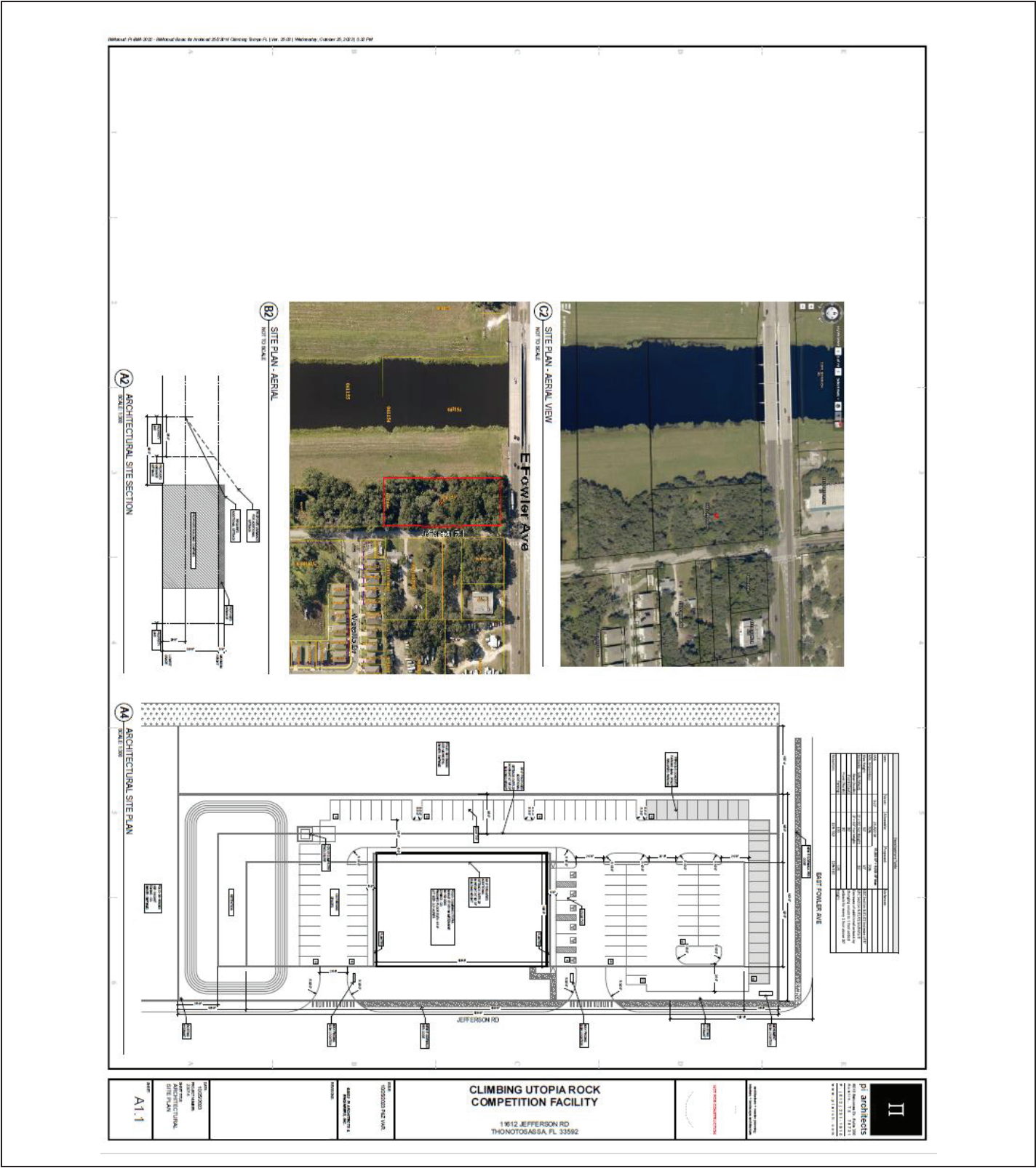
LDC Section:	LDC Requirement:	Variance:	Result:
6.01.01	Within the CG zoning district, the maximum height permitted is 50 feet.	5 Feet	55-Foot Building Height
6.01.01 Endnote 8	Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet. The additional setback shall be added to setbacks or buffers which function as a required rear and side yard. The proposed height of 55 feet requires a total side yard setback of 70 feet.	35 Feet	35-foot side yard setback for 55-foot-tall building

Findings:	None.
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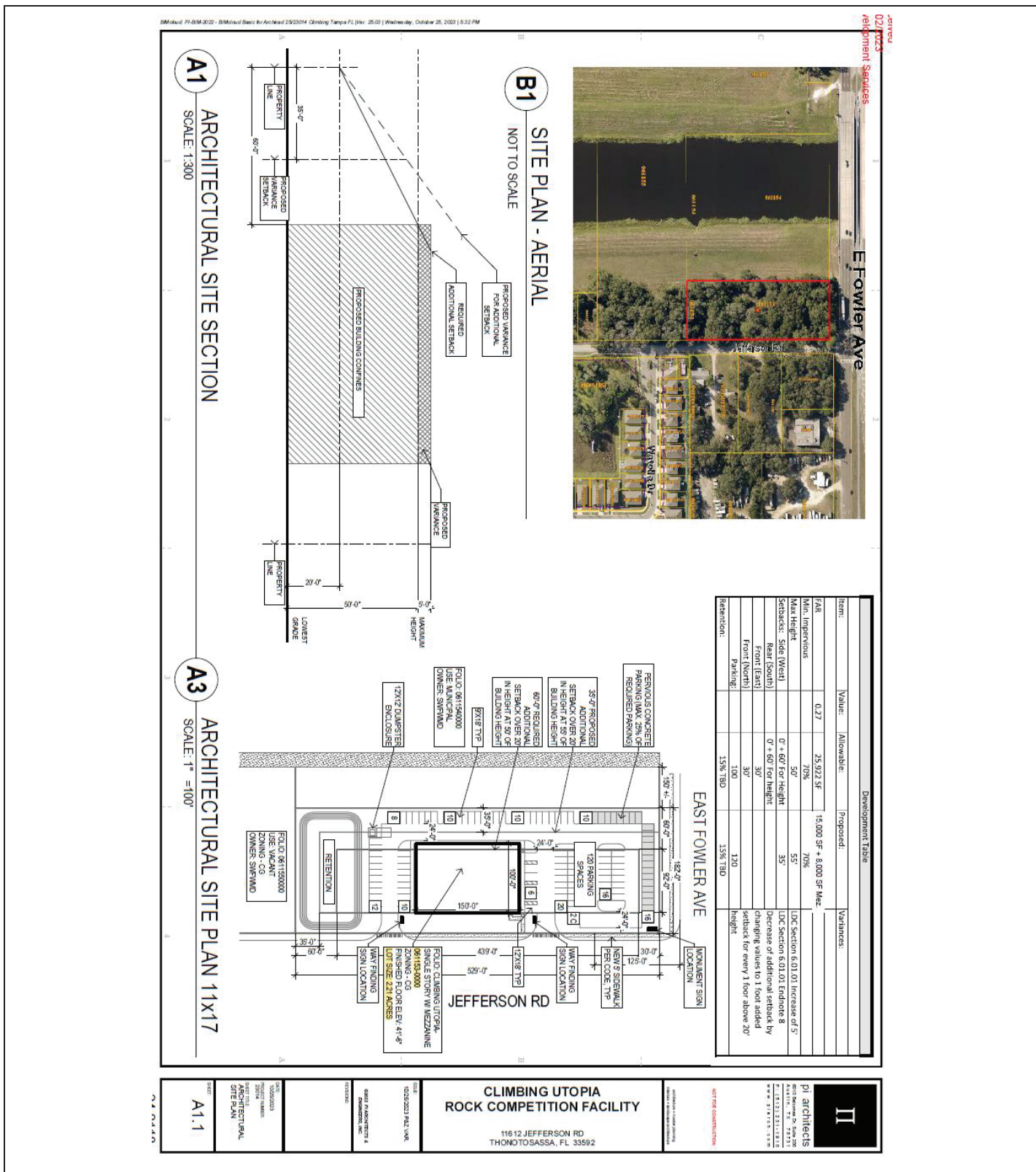
Zoning Administrator Sign Off:	 <small>Colleen Marshall Fri Dec 1 2023 12:31:48</small>
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DISCLAIMER:
The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the 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 1 of 2



SURVEY/SITE PLAN 2 of 2



A1

ARCHITECTURAL SITE SECTION
SCALE: 1:300

B1

SITE PLAN - AERIAL
NOT TO SCALE

A3

ARCHITECTURAL SITE PLAN 11X17
SCALE: 1" = 100'

CLIMBING UTOPIA
ROCK COMPETITION FACILITY

11612 JEFFERSON RD
THONOTOSASSA, FL 33592



pi architects
6012 Holladay Dr, Suite 200
Tampa, FL 33620
P: 813.251.1212
www.piarchitects.com

NOT FOR CONSTRUCTION

OWNER: CLIMBING UTOPIA
ARCHITECTURAL: pi architects
DATE: 12/19/23
SCALE: A1.1

11612 JEFFERSON RD
THONOTOSASSA, FL 33592

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Project Description (Variance Request)

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

The proposed use of the vacant lot is to be developed into a Rock Wall Climbing Competition

Facility. The proposed structure is 55'-0" tall which would require a 5'-0" height variance from 50'-0"

to 55'-0". In addition, a variance for increased setbacks of 2'-0" for every 1'-0" in height over 20'-0" to

1'-0" for every 1'-0" in height over 20'-0" is also required.

A pre-application was held with the county and correspondence was had with regard to the

setbacks and required variances pertinent to the site.

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

Sec. 6.01.01- Schedule of District Area, Height, Bulk, and Placement Regulations

LDC Sec. 6.01.01- , Endnote 8

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 Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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Variance Criteria Response

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

The Facility requires the height variance to stay competitive in the rock climbing market. The success of the business relies on having challenging and tall courses to bring recognition to the new establishment. This holds true for the width of the facility, and the width of the setback to create multiple courses and skill levels to draw participants to train and compete in this community.

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 requirements for this zone on this site discourage the opportunity for businesses to provide services and recreation at a professional level to this community.

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.

This particular site is immediately adjacent to municipal uses (SWFWMD) on the setback reduction at the west (side) and south (rear) for which the additional setback requirement applies. No interference or injure of rights or property is increased with this request due to the municipal use in perpetuity of these properties. The requested height does not reduce views, access to sunlight, airflow or create a condition that would invade privacy of neighboring property.

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).

Growth Management Strategy and Future Land Use found in the Comprehensive Plan seek to promote economic development with compatible uses and densities for recreational uses for which this development meets the intent. The required increased setbacks and limited height is a general requirement to allow proper scale and separations with mixed residential and commercial uses for which this site has no conflicts with due to its proximity to the canal.

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 requested variances for reduction in the increased setback for height and the overall height are not from a result of self imposed hardship or illegal act. The LDC has broad application uniformly to communities which at times does not apply to edge conditions, such as those adjacent to municipal functions which can fit better. The land owner did not chose for the canal to be built and as a result is not responsible for but, is making use of an edge condition.

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 request is to allow a recreational civic opportunity to a community that is under served with similar opportunities due to broad Land Development Code Restrictions for the area. The zoning for this site implies its use to promote recreational and entertainment opportunities. The variances requested do not appear to induce or create individual hardships but, instead promote the health and social opportunity for the community locally.

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Corporate Warranty Deed

This Indenture, made, July 5, 2018 A.D.

Between

McDill Columbus Corporation, a corporation existing under the laws of the State of Florida, Grantor and **Abacus Storage Riverview, LLC, a Florida Limited Liability Company and successors** whose post office address is: 111 N 12th St, #1324, Tampa, FL 33602, Grantee

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Hillsborough, State of Florida, to wit:

The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 28 South, Range 20 East, Hillsborough County, Florida, LESS the North 132 feet and the East 25 feet for road right-of-way and LESS the West 125.28 feet thereof.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **0611530000**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

McDill Columbus Corporation

By: *Maynard L. Fernandez*
Maynard L. Fernandez
Its: President
2700 N. MacDill Avenue, Suite 115, Tampa, FL 33607

Signed and Sealed in Our Presence:

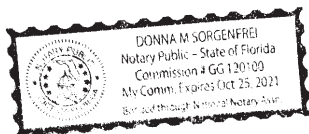
Donna M. Sorgenfrei
Witness Print Name: Donna M. Sorgenfrei

Mary L. Bishop
Witness Print Name: Mary L. Bishop

(Corporate Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 11th day of July, 2018, by Maynard L. Fernandez, the President of McDill Columbus Corporation A corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced driver's license as identification.



Donna M. Sorgenfrei (Seal)
Notary Public
Notary Printed Name: Donna M. Sorgenfrei
My Commission Expires::

Prepared by:
Donna M. Sorgenfrei, an employee of
Tampa Title Company,
3321 Henderson Boulevard, Suite 200
Tampa, Florida 33609

File Number: 18-0079

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**Hillsborough
County Florida**
Development Services

Submittal Requirements for Applications Requiring Public Hearings

Official Use Only

Application No: 24-0118 Intake Date: 11/02/2023
 Hearing(s) and type: Date: 12/19/2023 Type: LUHO Receipt Number: 317531
 Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Applicant/Representative: Darren Azdell, Pi Architects Phone: 1.813.597.8679

Representative's Email: dazdell@piarch.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 checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Sunbiz Form</u> (if applicable). This can be obtained at Sunbiz.org .
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Copy of Code Enforcement/Building Code Violation(s)</u> (if applicable)
10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Fastrack Approval</u> (if applicable)

Additional application-specific requirements are listed in Part B.



**Hillsborough
County Florida**
Development Services

Property / Applicant / Owner Information Form

Official Use Only

Application No: 24-0118 Intake Date: 11/02/2023
Hearing(s) and type: Date: 12/19/2023 Type: LUHO Receipt Number: 317531
Date: _____ Type: _____ Intake Staff Signature: Alejandra Prado

Property Information

Address: 11612 Jefferson Rd City/State/Zip: Thonotosassa, FL 33592
TWN-RN-SEC: 18-28-20 Folio(s): 061153-0000 Zoning: C-G Future Land Use: Suburban Property Size: 2.21 Acres
Mixed-Use-6

Property Owner Information

Name: Abacus Storage Riverview LLC Daytime Phone 813-340-2004
Address: 111 N12th St Unit 1406 City/State/Zip: Tampa, FL 33602
Email: rajpatel4@gmail.com Fax Number _____

Applicant Information

Name: Michelle & Ryan Harrolle Daytime Phone 813 390-7944
Address: 3137 Cordoba Ranch Blvd City/State/Zip: Wesley Chapel, FL 33559
Email: climbingutopia@gmail.com Fax Number _____

Applicant's Representative (if different than above)

Name: Darren Azdell, Pi Architects Daytime Phone 1.813.597.8679
Address: 1345 Virginia Lee Circle City/State/Zip: Brooksville, FL 34602
Email: dazdell@piarch.com 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.

Michelle & Ryan Harrolle
Signature of the Applicant

Michelle & Ryan Harrolle
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.

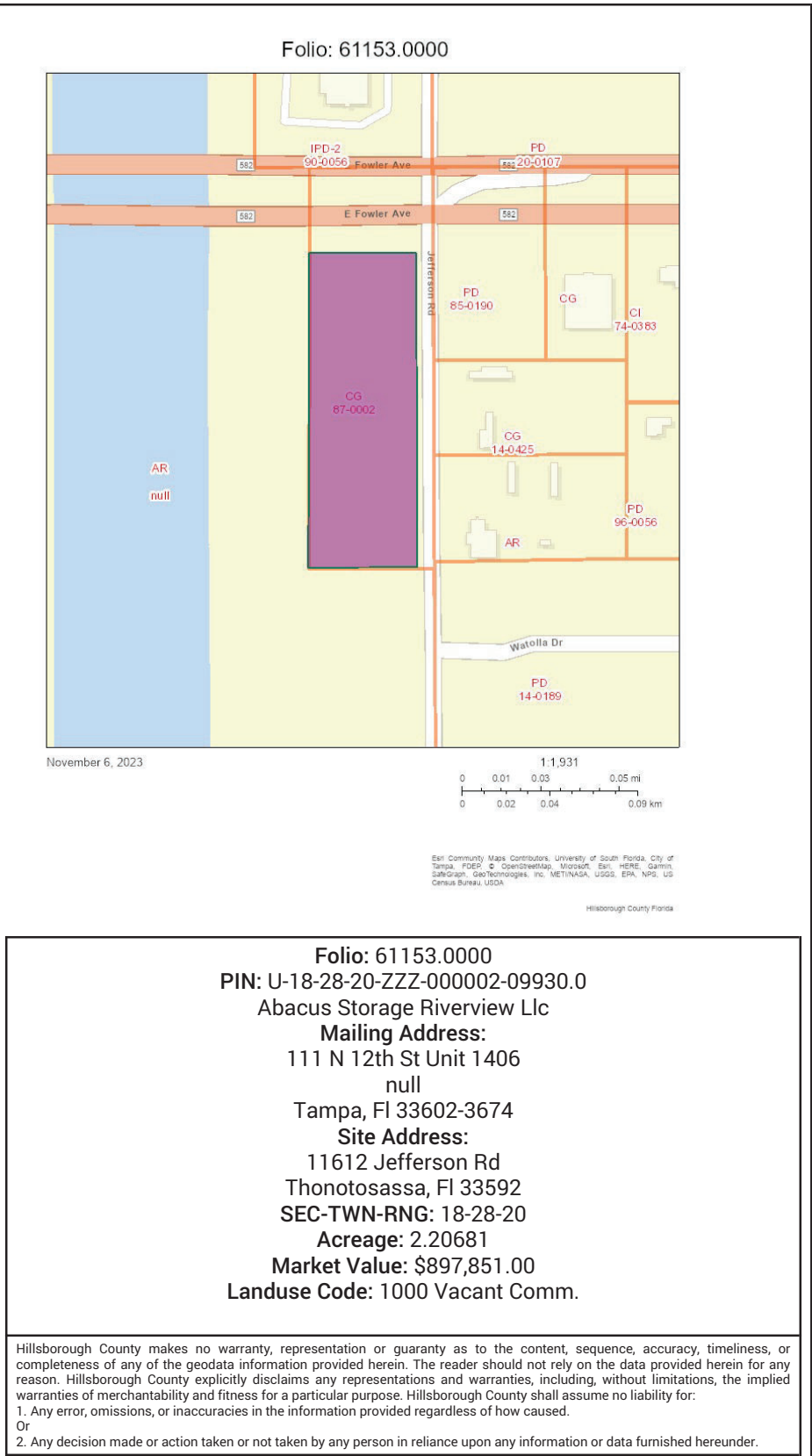
Signature of the Owner(s) – (All parties on the deed must sign)

Type or print name



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
RZ	87-0002
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0240H
FIRM Panel	12057C0240H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0236H
FIRM Panel	12057C0236H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120236C
County Wide Planning Area	Thonotosassa
Community Base Planning Area	Thonotosassa
Census Data	Tract: 010203 Block: 1013
Future Landuse	SMU-6
Future Landuse	SMU-6
Future Landuse	SMU-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 2
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	130' AMSL
Competitive Sites	NO
Redevelopment Area	NO



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