

PD Modification Application: PRS 25-1213

BOCC Land Use Meeting Date:

October 7, 2025



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Michelle Bach

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 11.38 acres

Community Plan Area: Riverview, Gibsonton & Southshore Systems

Overlay: None

Request: Minor Modification to PD 16-0549



Existing Approvals:

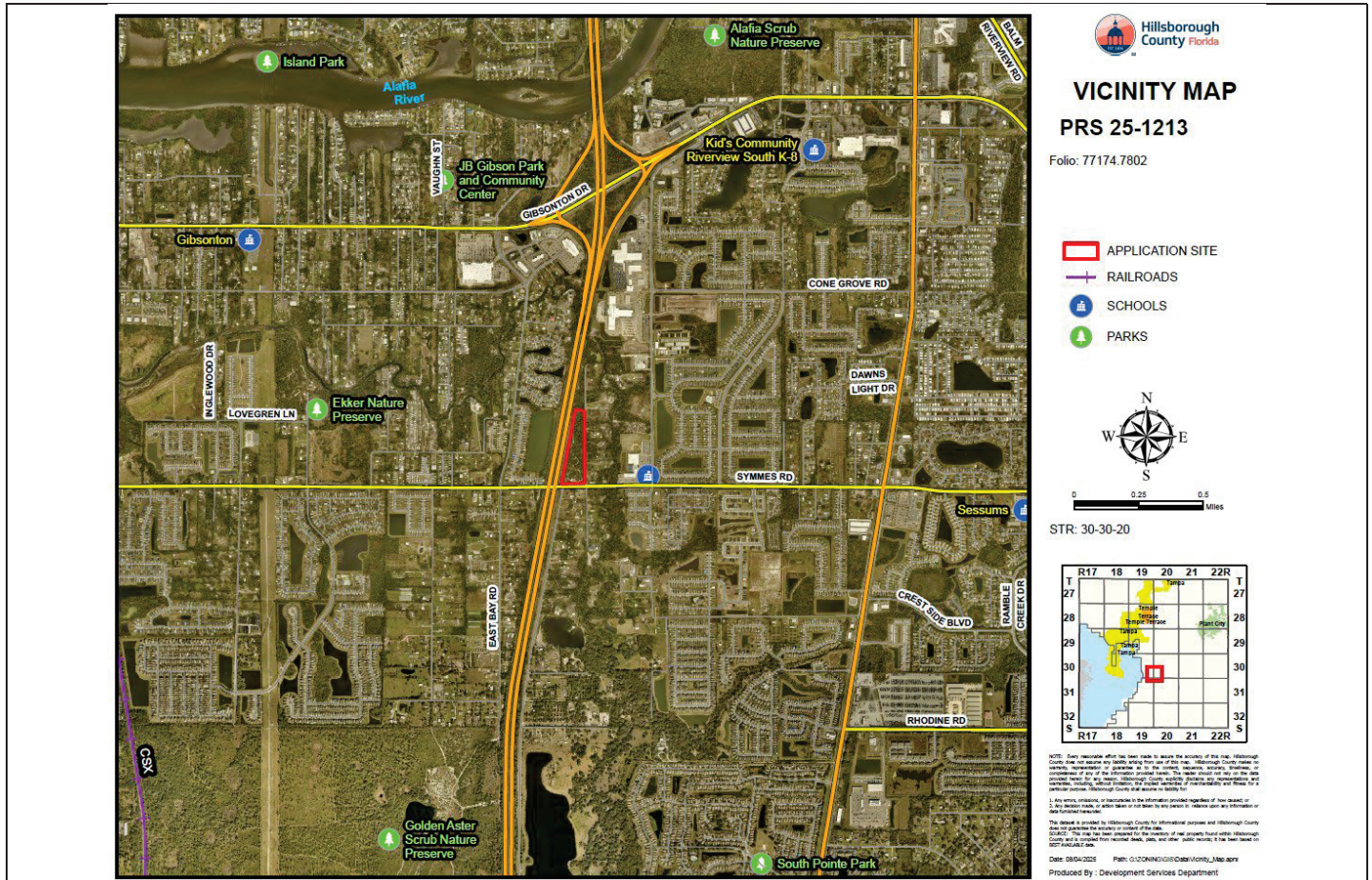
PD 16-0549 (as mostly recently modified by PRS 24-0914) is approved for an outdoor storage facility to allow for the development of a storage facility with enclosed storage and open storage of recreational vehicles (RV), pleasure craft, and hobby vehicles (including but not limited to motorbikes and ATVs on trailers, classic cars, and exotic cars).

Proposed PRS 25-1213: Increase in building height less than 15 feet for the addition of a manager's apartment above the leasing office to add a second story to the existing approved office building.

Existing Approval(s): Maximum building height: 21 feet		Proposed Modification(s): Increase in building height by five feet to a building height of 26 feet for a manger’s apartment (commercial apartment) above the leasing office adding a second story to the existing approved office building,	
Additional Information:			
PD Variation(s):		None Requested	
Waiver(s) to the Land Development Code:		None Requested.	
Planning Commission Recommendation: N/A		Development Services Recommendation: Approvable, subject to proposed conditions	

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

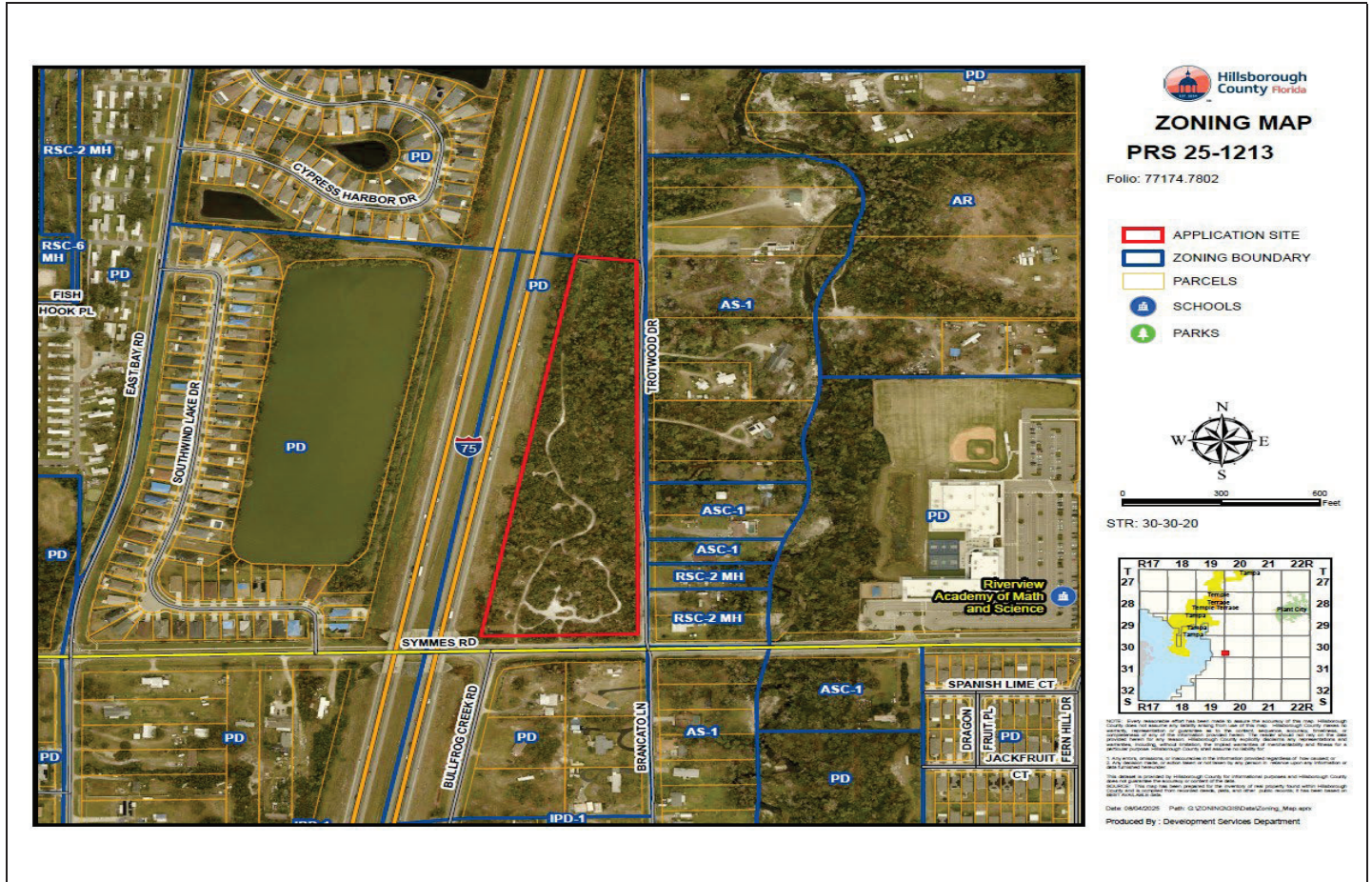


Context of Surrounding Area

The 11.65-acre site is located adjacent to Interstate Hwy 75 and at the northwest corner of the intersection of Symmes Rd and Trotwood Dr in Gibsonton, FL. Uses in the immediate area include residential (single-family homes), institutional uses and some commercial uses closer to Hwy. 301.

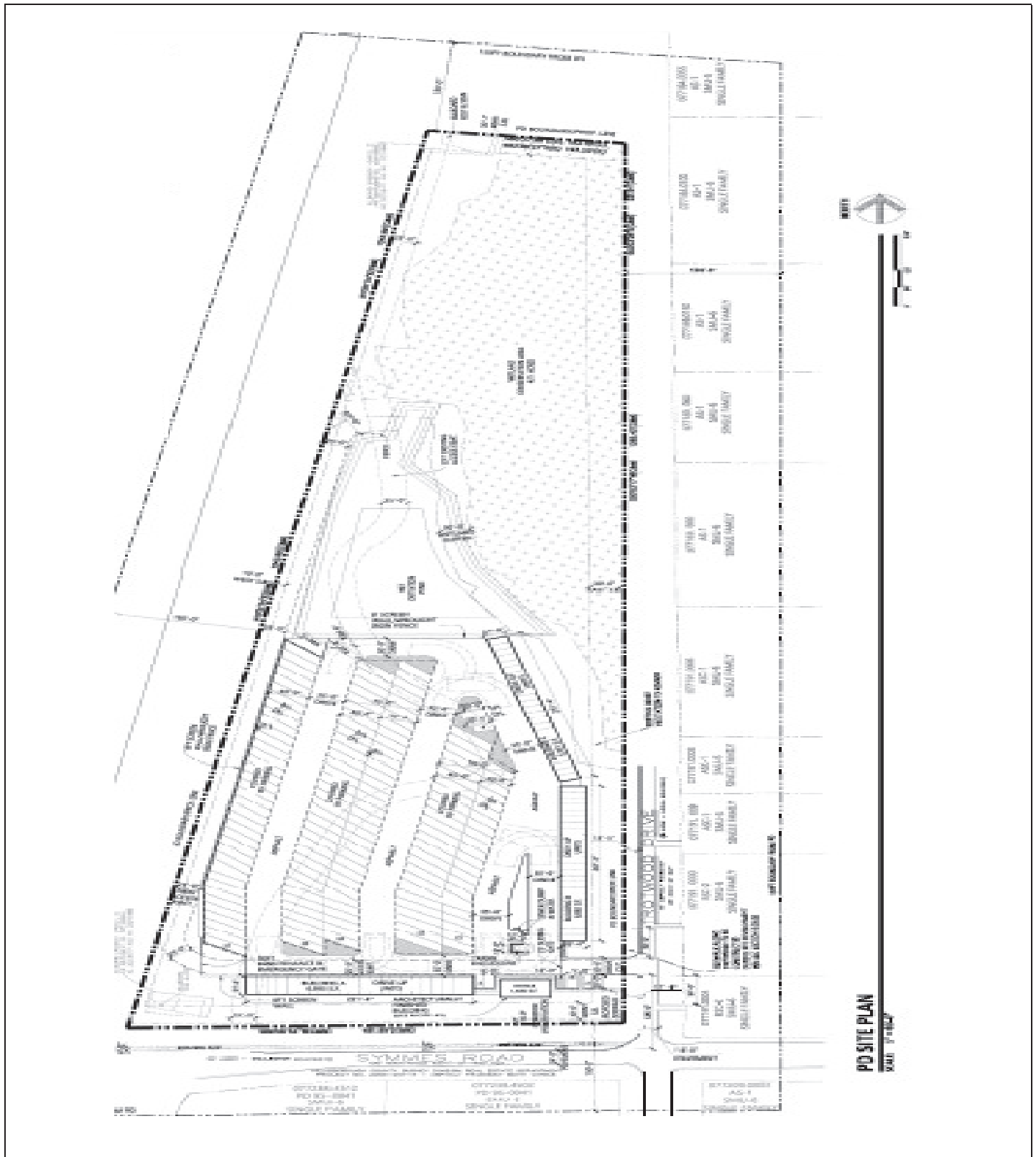
2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



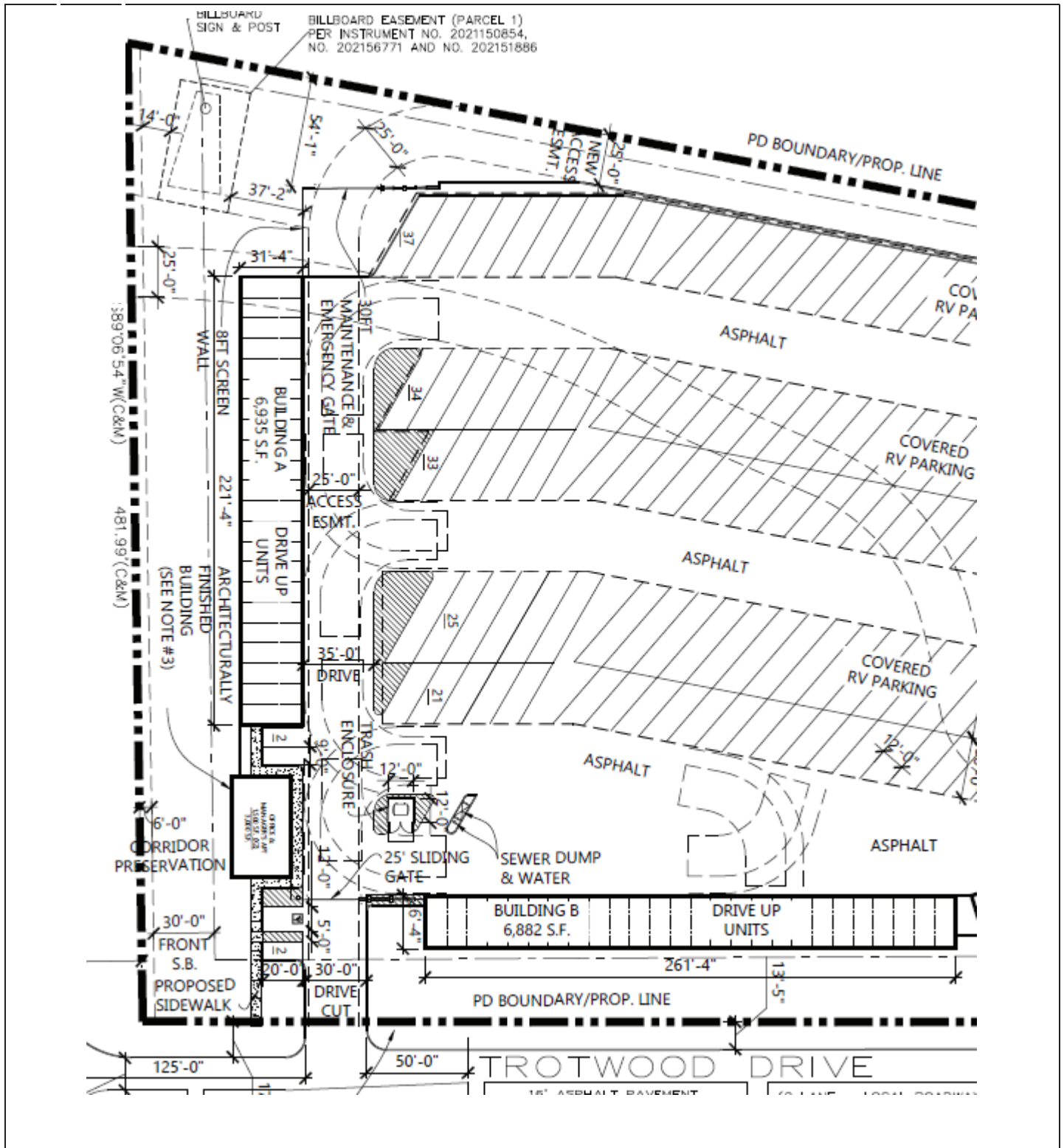
Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 01-0287	2 DU per GA/FAR: NA	Single-Family, Conventional	Undeveloped
South	PD 95-0041	1 DU per GA/FAR: NA	Single-Family, Conventional or Mobile Home	Dwelling, Single-Family
East	RSC-2	2 DU per GA/FAR: NA	Single-Family, Conventional	Single-Family
	ASC-1	1 DU per GA/FAR: NA	Agriculture and Single-Family, Conventional	Single-Family
	AS-1	1 DU per GA/FAR: NA	Agriculture and Single-Family, Conventional and Mobile Home	Single-Family and Undeveloped
West	PD 96-0295	6 DU per GA/FAR: NA	Single-Family, Conventional	Single-Family and I-75



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (Partial)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Symmes Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Trotwood Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Interstate 75 N	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	138	9	15
Proposed	144	9	16
Difference (+/-)	+6	+0	+1

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	X	Pedestrian & Vehicular	None	Meets LDC
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Trotwood Dr. – Substandard Road	Deminimis Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <div> <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Surface Water Resource Protection Area </div>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input checked="" type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Staff Report.
Service Area/ Water & Wastewater				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees No comments.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

Staff finds that the Planned Development allows commercial use. A commercial apartment can be constructed, which does not count toward the FAR until commercial apartments exceed 6,000 square feet. In this case, only 1,500 square feet is proposed. The commercial apartment will be internal to the site and separated by right-of-way to the east, west and south.

Commercial Apartment uses are permitted in the specified standard zoning districts of BPO, CN, CG, SPI-UC-1 and SPI-UC-2, as well as in Planned Developments which generally permit district uses pursuant to LDC Section 6.11.16. The subject PD permits office and mini warehouse uses (permitted in CG zoning); therefore, commercial apartments are a permitted use. Under LDC Section 6.11.16, the commercial apartment is not counted towards FAR when the commercial apartment is 6,000 sf in size or lower. The entire first floor of the structure containing the commercial apartment is to be developed with a non-residential use. The commercial apartment will be located above the leasing office for the site.

5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions**

Requirements for Certification:

1. Site plan to correct the maximum building height to 21 feet except for the office building which shall permit a maximum building height of 26 feet/2 storeis.
2. Site plan to clarify in the Site Plan Data that the 3,000 sf office office with manager's apartment square footage includes a 1,5000 sf office and 1,500 commerical apartment. The commercial does not toward maximum FAR.
3. Site plan to remove sheet A.202.

6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted July 31, 2025.

1. The project shall be limited to an outdoor storage facility with a 1,5000 square-foot office as shown on the General Development Plan. The office building shall permit a 1,500-sf commercial apartment on the second floor with a maximum building height of 26 feet / 2-stories. Land Development Code Section 6.11.16 shall apply to commercial apartment use. The storage facility is permitted a fenced in playground area of 86,840 square feet of covered RV storage page and 19,178 square feet of drive-up mini-storage units as an accessory use to the outdoor storage facility. The facility shall be limited to the storage of the following in fully enclosed and/or covered (canopy) storage only:
 - Recreation Vehicles;
 - Private Pleasure Crafts;
 - Hobby Vehicles, including but not limited to motorbikes (on trailers); ATVs (on trailers), classic cars, exotic cars; and
 - Various goods belonging to the individual lessees of the drive-up mini-storage units accessible to the lessees through individual doors.
2. The project may be permitted a maximum of 20,678 square feet of enclosed buildings that include a ~~3,200~~ 1,500 square-foot office as shown on the General Development Plan. The placement of the drive-up mini storage building as shown on the General Development Plan is a means of screening the permitted use of the project from rights-of-way and adjacent properties. Any change in the size and/or location of the enclosed buildings not required by Hillsborough County may be subject to a minor modification to the approved plan.
3. All exterior building walls visible to public right-of-way shall have a textured finish consisting of either CMU, EIFFS, or Stucco and metal and be architecturally finished.
4. Buffering and screening shall be provided in accordance with the Land Development Code unless otherwise provided for herein.
 - 4.1 Along Trotwood Drive and Symmes Road, the drive-up mini-storage buildings and landscaping are proposed as screening. The landscaping shall have a minimum 90% opacity at maturity using new plantings and the existing vegetation. Where 90% opacity is not achieved, there shall be evergreen shade trees not less than ten (10) feet in height at the time of planting, a minimum of 2" caliper and spaced less than twenty (20) feet on center within (10) feet of the property line. Shrubs shall be placed between the trees to achieve a minimum 90% opacity within two years of planting.
 - 4.2 Along Symmes Road, screening shall include the drive-up mini-storage buildings and shade trees not more than 20' apart with the low-lying ornamental ground cover shall be required.
 - 4.3 An eight-foot (8') wall may be constructed as depicted on the site plan.

5. Natural Resources staff identified a number of significant trees on the site. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
6. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. This statement should be identified as a condition of rezoning.
7. Wetlands or other surface waters are considered Environmentally Sensitive Areas are subject to Conservation area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
8. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
9. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
10. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
11. If PRS ~~24-0914~~ 25-1213 is approved, the County Engineer will approve a de minimus exception to the previously approved Design Exception (dated August 5, 2024) which was ~~found approvable~~ approved by the County Engineer (on ~~August 19, 2024~~ January 2, 2025) for the Trotwood Dr. substandard road and improvements. As Trotwood Dr. is a substandard local roadway, the developer will be required to make certain improvements to Trotwood Dr. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct improvements to Trotwood Dr. from Symmes Rd to the northern side of the site access driveway connection as follows:
 - 11.1 Widen to 24 feet (12-foot lanes) with appropriate tie-in to the existing cross-section to the north.
 - 11.2 Mill and resurface the entire roadway width with the referenced limits.
 - 11.3 Provide 6-foot stabilized shoulders (unpaved) on both sides of the road.
 - 11.4 Provide appropriate roadside swales/drainage.
 - 11.5 Construct a sidewalk on the west side of Trotwood Drive in accordance with the Land Development Code.

Approval of the de minimus exception will allow the previously approved Design Exception to stand as is.

12. Consistent with the Hillsborough County Corridor Preservation Plan, up to 6 feet of additional right-of-way shall be preserved along the project's Symmes Road frontage, as measured from the edge of the existing right-of-way line, in order to accommodate a future 2-lane enhanced roadway within 76 feet of right-of-way.
13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
14. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
15. Approval of this application does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
16. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
17. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
18. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line," and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
19. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries approval by the appropriate regulatory agencies.
20. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or The Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned Otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
21. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
22. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

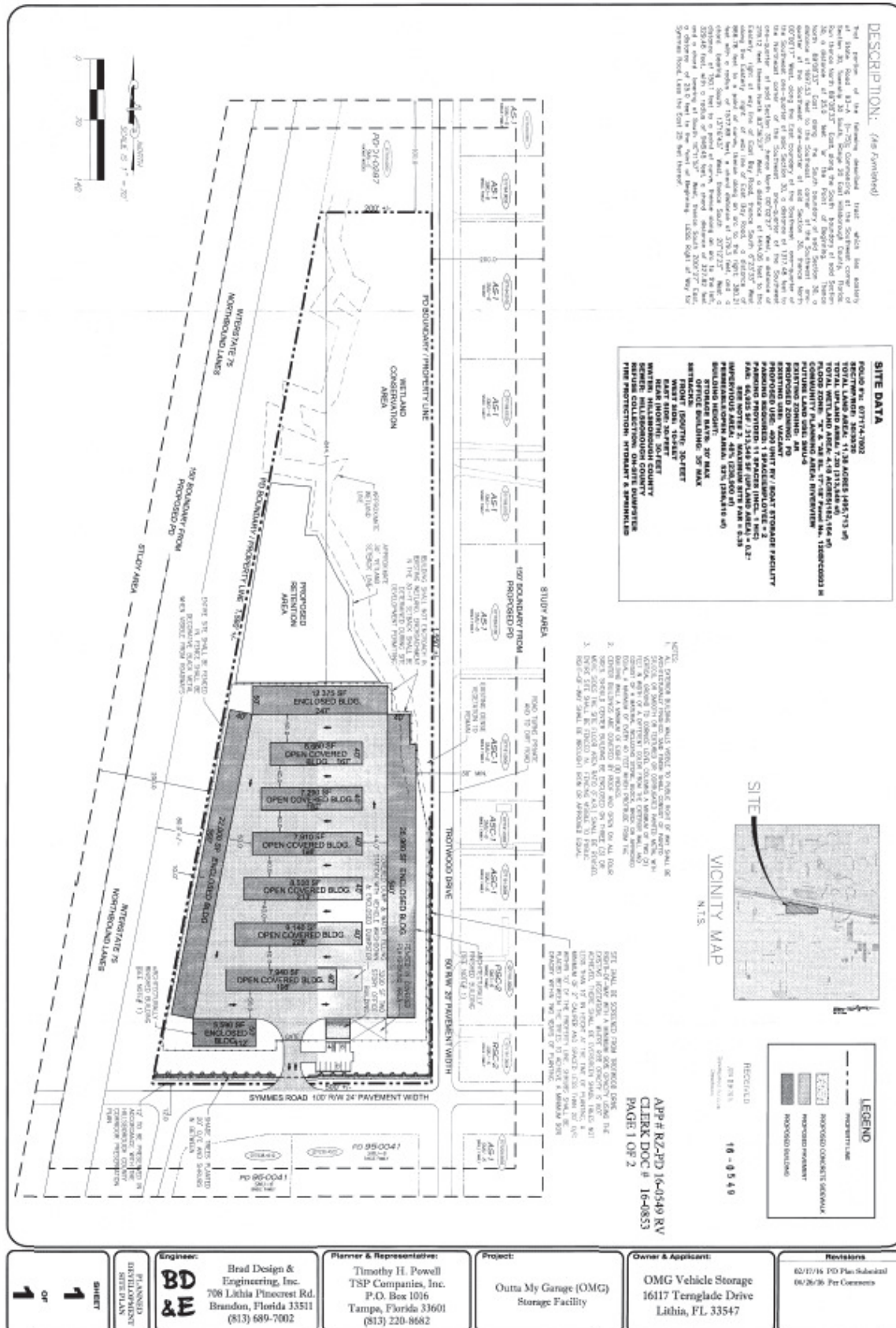
J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

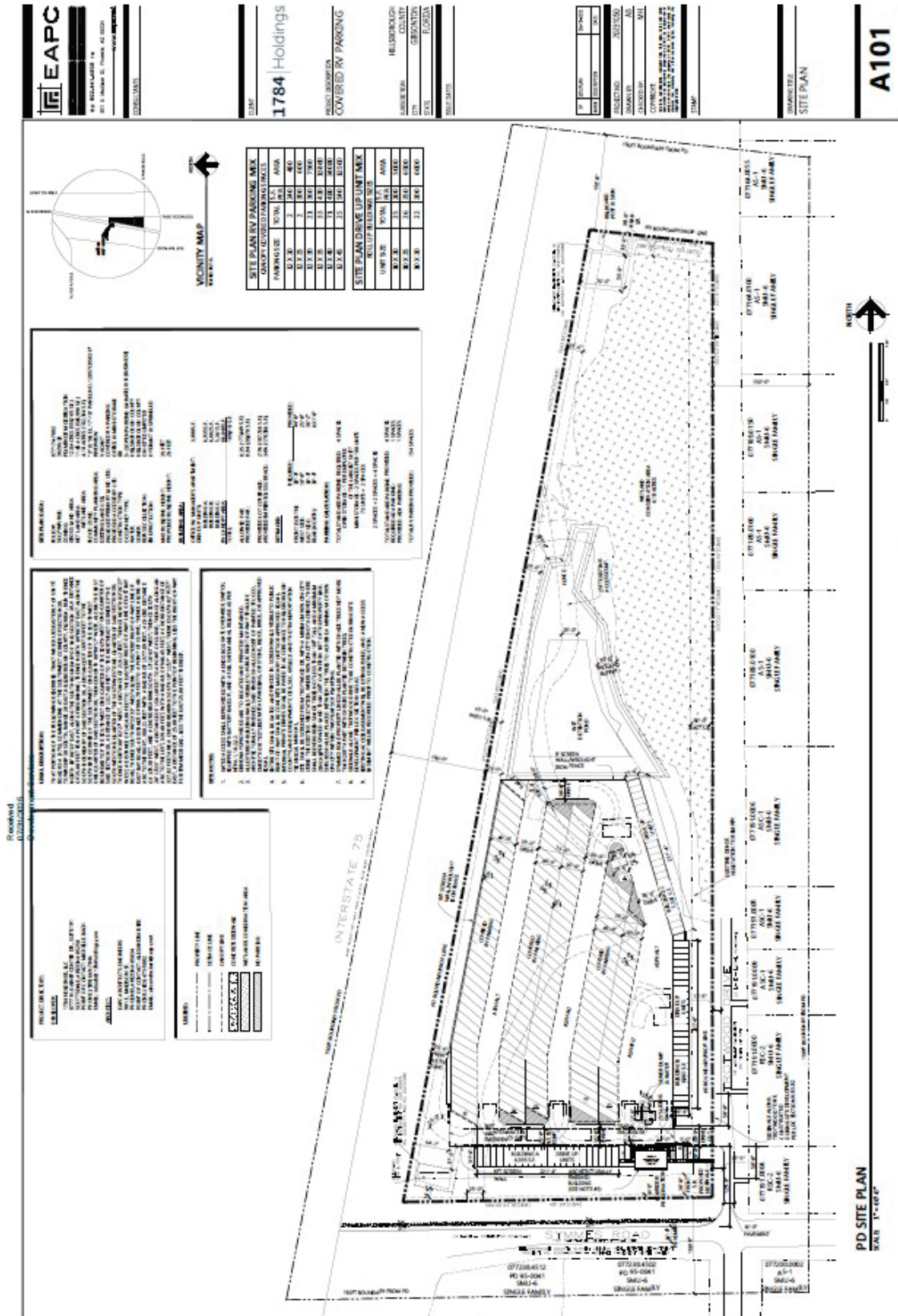
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION

8.1 Approved Site Plan (Full)



8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 09/19/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Riverview

PETITION NO: 25-1213

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

1. The subject site shall be permitted and limited to one full access connection onto Trotwood Dr.

Revised Conditions

11. If PRS ~~24-0914~~ 25-1213 is approved, the County Engineer will approve a de minimus exception to the previously approved Design Exception (date August 5, 2024) which was ~~found approvable~~ approved by the County Engineer (on ~~August 19, 2024~~ January 2nd, 2025) for the Trotwood Dr. substandard road improvements. As Trotwood Dr. is a substandard local roadway, the developer will be required to make certain improvements to Trotwood Dr. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct improvement to Trotwood Dr. from Symmes Rd to the northern side of the site access driveway connection as follows:

- 11.1 Widen to 24 feet (12-foot lanes), with appropriate tie-in to the existing cross-section to the north.
- 11.2 Mill and resurface the entire roadway width with the referenced limits.
- 11.3 Provide 6-foot stabilized shoulders (unpaved) on both sides of the road.
- 11.4 Provide appropriate roadside swales/drainage.
- 11.5 Construct a sidewalk on the west side of Trotwood Drive in accordance with the Land Development Code.

[Approval of this de minimus exception will allow the previously approved Design Exception to stand as is.](#)

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 16-0549, which was most recently modified by PRS 24-0914, which is currently approved for an outdoor storage facility with a 1,500sqft office, 86,840sqft of covered RV storage space, and 19,178sqft of drive-up mini storage units as an accessory to the outdoor storage facility. The facility is limited to the enclosed and/or covered storage of recreational vehicles, private pleasure crafts, hobby vehicles, and various persona goods belonging to the individual lease holders of the drive-up mini storage units. With this modification, the applicant is requesting approval to increase the height of the leasing office less than 15ft in order to accommodate a manager's apartment. The future land use is Suburban Mixed Use – 6 (SMU-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Mini-Warehouse (ITE Code 151) 20,678sqft	26	2	3
PD, RV Parking/Storage (ITE Code 151) 86,840sqft	112	7	12
Total	138	9	15

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Mini-Warehouse (ITE Code 151) 20,678sqft	26	2	3
PD, RV Parking/Storage	112	7	12

(ITE Code 151) 86,840sqft			
PD, Security Residence (ITE Code 220) 1 Unit	6	0	1
Total	144	9	16

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+6	+0	+1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Symmes Rd., Trotwood Dr., and Interstate 75 N.

Symmes Rd. is a 2-lane, divided, substandard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 5ft sidewalks along the northern side of the roadway, and a right of way width that varies between +/- 100ft and +/- 124ft. Pursuant to the Hillsborough County corridor preservation plan Symmes Rd. is designated for a future 2-lane enhancement. The appropriate right-of-way width is presently being preserved to accommodate the future expansion in accordance with the right-of-way width requirements of Section TS-4 of the Hillsborough County Transportation Technical Manual.

Trotwood Dr. is a 2-lane, divided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 17ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 50ft of the right of way.

Interstate 75 N is a 6-lane, divided, standard FDOT maintained, urban arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 9ft paved shoulders along both sides of the roadway, and within +/- 350ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan, Interstate 75 N is designated for a future 10-lane enhancement. The appropriate right-of-way width to preserve to accommodate this future expansion was identified by staff concurrent with the approval of the currently approved Planned Development (PD 24-0914) in accordance with FDOT PD&E study WPI Segment No. 419235-2.

SITE ACCESS

The currently approved Planned Development is approved for one full access connection onto Trotwood Dr. This application does not propose any modifications to the project's approved access.

PREVIOUSLY APPROVED DESIGN EXCEPTION REQUEST (AND DEMINIMIS REQUEST) – TROTWOOD DR. SUBSTANDARD RD.

Given that Trotwood Dr. is a substandard local roadway, the applicant's Engineer of Record (EOR) previously submitted a Design Exception request (dated August 5th, 2024) for Trotwood Dr. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception (on January 2nd, 2025). The deviations from the Hillsborough County Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-lane Rural Local and Collector Roadways) include the following:

- The developer shall be able to utilize a 50-foot-wide right-of-way in lieu of the 96-foot-wide right-of-way required per TTM TS-7.
- The developer shall mill and resurface the entire roadway width from Symmes Road to the northern side of the site access driveway connection.
- The developer shall widen the roadway to accommodate 12-foot-wide travel lanes as required by TTM TS-7, with appropriate tie-in to the existing cross-section to the north.
- The developer shall provide appropriate roadside swales and drainage as required by TTM TS-7.
- The developer shall be permitted to provide 6-foot-wide-stabilized but unpaved shoulders in lieu of the 8-foot-wide stabilized shoulders, of which 5-feet are required to be paved per TTM TS-7; and,
- The developer shall be permitted to provide a 5-foot-wide sidewalk along the western side of the roadway in lieu of 5-foot-wide sidewalks along both sides of the roadway as required by TTM TS-7.

No changes to this Design Exception were proposed by the applicant. The County Engineer found the requested zoning changes will have no effect on this Design Exception. As such, the County Engineer will approve a de minimis exception to the previously approved Design Exception in the event PRS 25-1213 is approved.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Trotwood Dr. and Interstate 75 N. is not a regulated roadway and is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for Symmes Rd. is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Symmes Rd.	US Hwy 41	US Hwy 301	D	D

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, August 19, 2024 6:13 PM
To: Michael D. Raysor (mdr@raysor-transportation.com) [mdr@raysor-transportation.com]
CC: David Wright [david@tspco.net]; Jason Kendall [kendall34@gmail.com]; Ball, Fred (Sam) [BallF@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]
Subject: FW: PRS 24-0914 - Design Exception Review
Attachments: 24-0914 DEREQ 08-16-24.pdf

Importance: High

Mike,

I have found the attached Design Exception (DE) for PD 24-0914 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: WilliamsM@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, August 19, 2024 5:46 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: PRS 24-0914 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is Approvable to me, please include the following people in your response email:

mdr@raysor-transportation.com
david@tspco.net
kendall34@gmail.com
ballf@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request	<input type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Existing Facilities <input type="checkbox"/> 2. <input type="checkbox"/> 3.		
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
Project Name/ Phase	Symmes Road RV Storage		
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>			
Folio Number(s)	077174.7802		
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers			
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>			
Name of Person Submitting Request	Michael D. Raysor, P.E.		
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>			
Current Property Zoning Designation	PD		
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcountv.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>			
Pending Zoning Application Number	PRS 24-0914		
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>			



TRAFFIC ENGINEERING
DEVELOPMENT SUPPORT

August 5, 2024

Michael J. Williams, P.E.
County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

SUBJECT: **SYMMES ROAD RV STORAGE (PRS 24-0914)**
DESIGN EXCEPTION – EXISTING FACILITIES
FOLIO No. 077174.7802

Dear Mr. Williams,

This letter documents a request for a **DESIGN EXCEPTION** per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (**EXISTING FACILITIES**) in association with Planned Development Rezoning (**PRS 24-0914**) for the proposed **SYMMES ROAD RV STORAGE** project.

INTRODUCTION

The subject project site is located at the northwest corner of the intersection of Symmes Road & Trotwood Drive, in Hillsborough County, Florida; as shown in **ATTACHMENT A**. The project site is currently vacant and is proposed for development consisting of 155 RV storage spaces and 73 self-storage units. Access to the site is planned to be provided via one full access driveway connection to Trotwood Drive. Refer to **ATTACHMENT B** for the Project Site Plan.

Pursuant to **LDC §6.04.03.L**, the following is applicable to Trotwood Drive in regard to the subject project:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

Per the Hillsborough County Local Functional Classification Map, Trotwood Drive is neither an arterial nor collector roadway, and thus is considered a local roadway.

A **DESIGN EXCEPTION** is requested for relief from the above-referenced requirement to improve Trotwood Drive to meet current roadway standards for a (TS-7) two-lane undivided rural collector roadway as a condition of zoning approval for the subject project; where in lieu of meeting the full TS-7 typical section, alternative improvements are proposed. The County typical section for a two-lane undivided rural roadway (TS-7) is provided as **ATTACHMENT C**.



CRASH HISTORY

A crash data evaluation has been prepared for Trotwood Drive *from* Symmes Road to the area proximate to the proposed site access driveway connection; as documented in [ATTACHMENT D](#). The crash data evaluation indicates that zero crashes have occurred on the subject roadway segment within the referenced limits within the prior five year period from January 1, 2019 to December 31, 2023. These findings indicate that the substandard roadway conditions identified for Trotwood Drive have not historically contributed to a safety deficiency, as evidenced by a lack of crashes attributable to those substandard conditions. Further, the referenced crash history does not exhibit any patterns that would indicate a potential for future safety concerns associated with development of the subject project in consideration of the proposed alternative improvements, as identified herein.

ROADWAY CHARACTERISTICS

The following summarizes the characteristics of Trotwood Drive, with supporting photographs provided in [ATTACHMENT E](#).

RIGHT-OF-WAY: Pursuant to the *Hillsborough County Property Appraiser* website, Trotwood Drive was found to have an existing right-of-way width of approximately 50' - 55' feet in the vicinity of the project site. This finding indicates that the subject roadway segment does not meet the standard right-of-way width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard right-of-way width is identified as 96 feet.

SPEED LIMIT: Trotwood Drive does not have a posted speed limit, and is presumed to operate under low-speed conditions; noting that the road has a "dead-end" condition at its northern terminus.

LANE WIDTH: Trotwood Drive has approximately 16 feet of pavement width (8 foot lanes) in the vicinity of the project site. These findings indicate that the subject roadway segment does not meet the standard lane width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard lane width is identified as 12 feet.

SIDEWALKS: Trotwood Drive does not have sidewalks on either side of the road. This finding indicates that the subject roadway segment has substandard sidewalk conditions, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, continuous sidewalks are required on both sides of the road.

SHOULDER WIDTH: Trotwood Drive does not have paved shoulders. This finding indicates that Trotwood Drive exhibits substandard shoulder conditions in consideration of the TS-7 typical section, which requires 5-foot paved shoulders.

In comparison to the applicable TS-7 typical section, the above characteristics indicate that Trotwood Drive is substandard.

PROJECT GENERATED TRAFFIC VOLUMES

The trip generation for the subject project site was estimated using trip characteristic data, as identified in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th edition), as documented in [ATTACHMENT F](#). The ITE *Trip Generation Manual*, does not contain a land use category (LUC) that is a direct match for the proposed RV storage facility, therefore, the MINI-WAREHOUSE land use category (LUC 151) was determined to best reflect the trip generation characteristics for the subject project; with each RV storage space being equivalent to one storage unit. It is noted that it is our professional opinion that the resulting trip generation reflects a worst case estimate.

RAYSOR Transportation Consulting

MICHAEL J. WILLIAMS, P.E.
SYMMES ROAD RV STORAGE (PRS 24-0914 | FOLIO NO. 077174.7802)
EXISTING FACILITIES DESIGN EXCEPTION
AUGUST 5, 2024
PAGE 3 OF 4



ALTERNATIVE IMPROVEMENTS

To address the subject project's impact to substandard road conditions, the applicant proposes to improve Trotwood Drive from Symmes Road to the northern side of the site access driveway connection as follows:

1. **WIDEN TO 24 FEET (12 FOOT LANES), WITH APPROPRIATE TIE-IN TO THE EXISTING CROSS-SECTION TO THE NORTH.**
2. **MILL AND RESURFACE ENTIRE ROADWAY WIDTH WITHIN THE REFERENCED LIMITS.**
3. **PROVIDE 6-FOOT STABILIZED SHOULDERS (UNPAVED) ON BOTH SIDES OF THE ROAD. PAVED SHOULDERS ARE NOT PROPOSED TO SPECIFICALLY AVOID THE "OVER-WIDENING" OF TROTWOOD DRIVE, WHERE WIDER TRAVEL WAYS CONTRIBUTE TO HIGHER SPEED TRAFFIC OPERATING CONDITIONS, WHICH SHOULD BE AVOIDED FOR TROTWOOD DRIVE DUE TO ITS GENERALLY RESIDENTIAL CHARACTER.**
4. **PROVIDE APPROPRIATE ROADSIDE SWALES/DRAINAGE.**
5. **CONSTRUCT A SIDEWALK ON THE WEST SIDE OF TROTWOOD DRIVE IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.**

In the event that the implementation of a rural cross section is found to not be feasible due to right-of-way or other constraints, an urban cross-section (closed drainage) may be required. If it is found that an urban cross-section is needed, the above-listed improvements would be modified to replace items #3 and #4 with curb & gutter, where it is understood that if an urban cross-section is implemented, curb & gutter would be required on both sides of the road.

RAYSOR Transportation Consulting

MICHAEL J. WILLIAMS, P.E.
SYMMES ROAD RV STORAGE (PRS 24-0914 | FOLIO NO. 077174.7802)
EXISTING FACILITIES DESIGN EXCEPTION
AUGUST 5, 2024
PAGE 4 OF 4



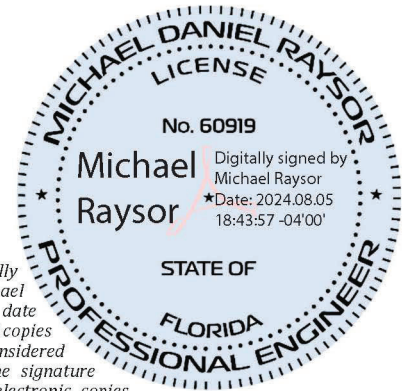
CONCLUSION

The foregoing documents a request for a **DESIGN EXCEPTION** per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (**EXISTING FACILITIES**) in association with a Planned Development Rezoning (**PRS 24-0914**) for the proposed **SYMMES ROAD RV STORAGE** project, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President



This item has been digitally signed and sealed by Michael Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY

APPROVED.....



APPROVED WITH CONDITIONS.....



DENIED.....



**Michael J.
Williams**

Digitally signed by Michael J.
Williams

Date: 2025.01.02 16:59:24 -05'00'

MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

date

The County Engineer has reviewed zoning modification application # 25-1213 and determined the changes to be de minimis. As such, the previous approval shall stand.

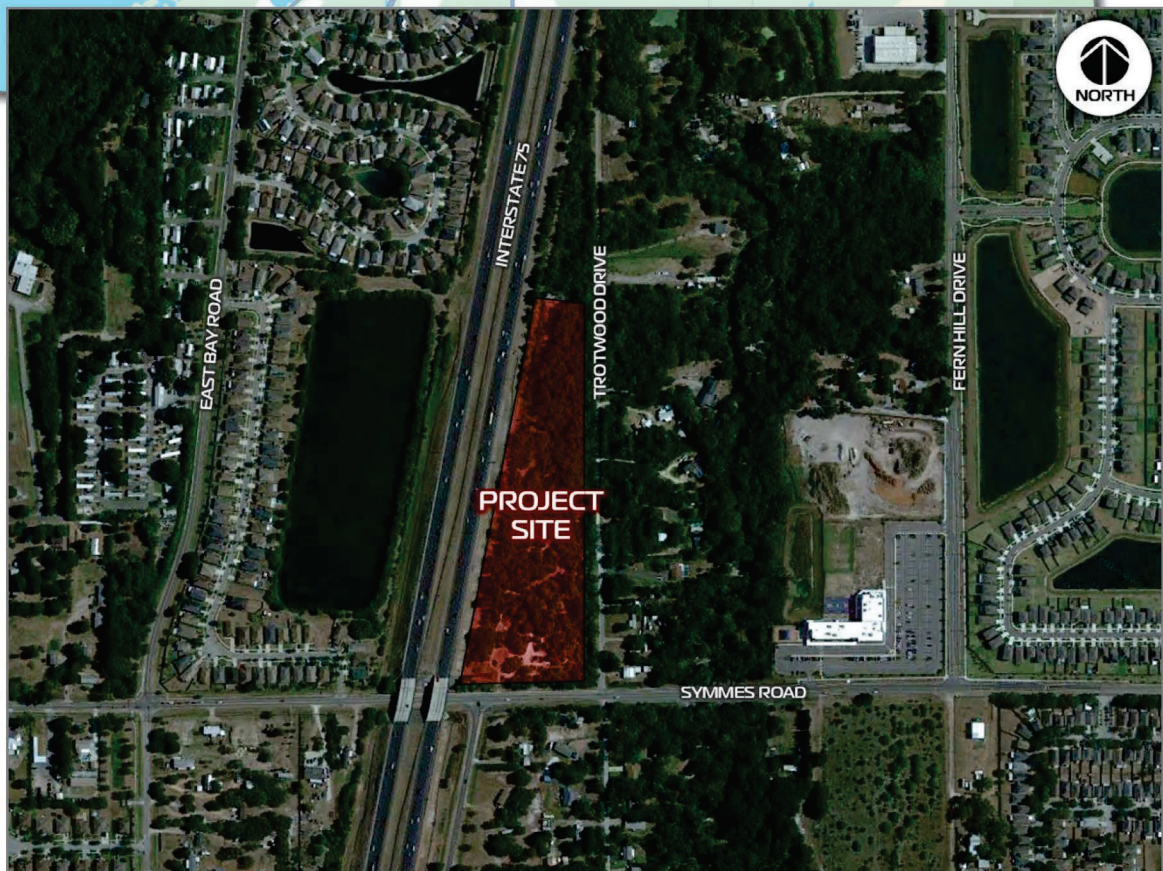
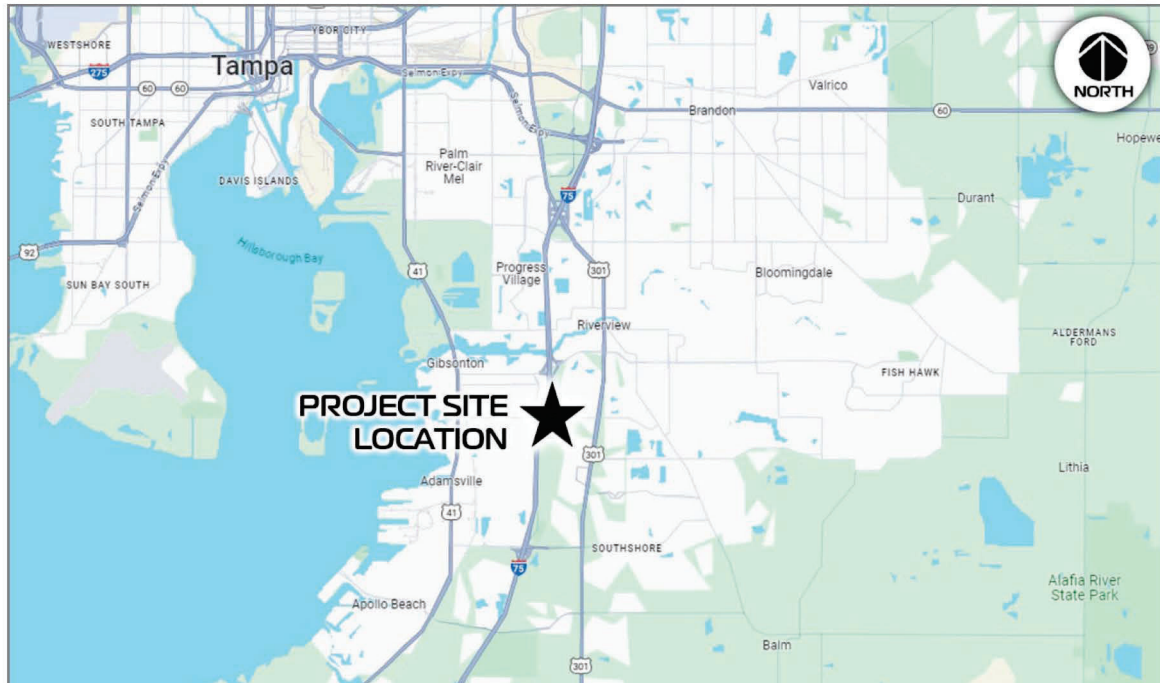
Michael J. Williams, P.E.

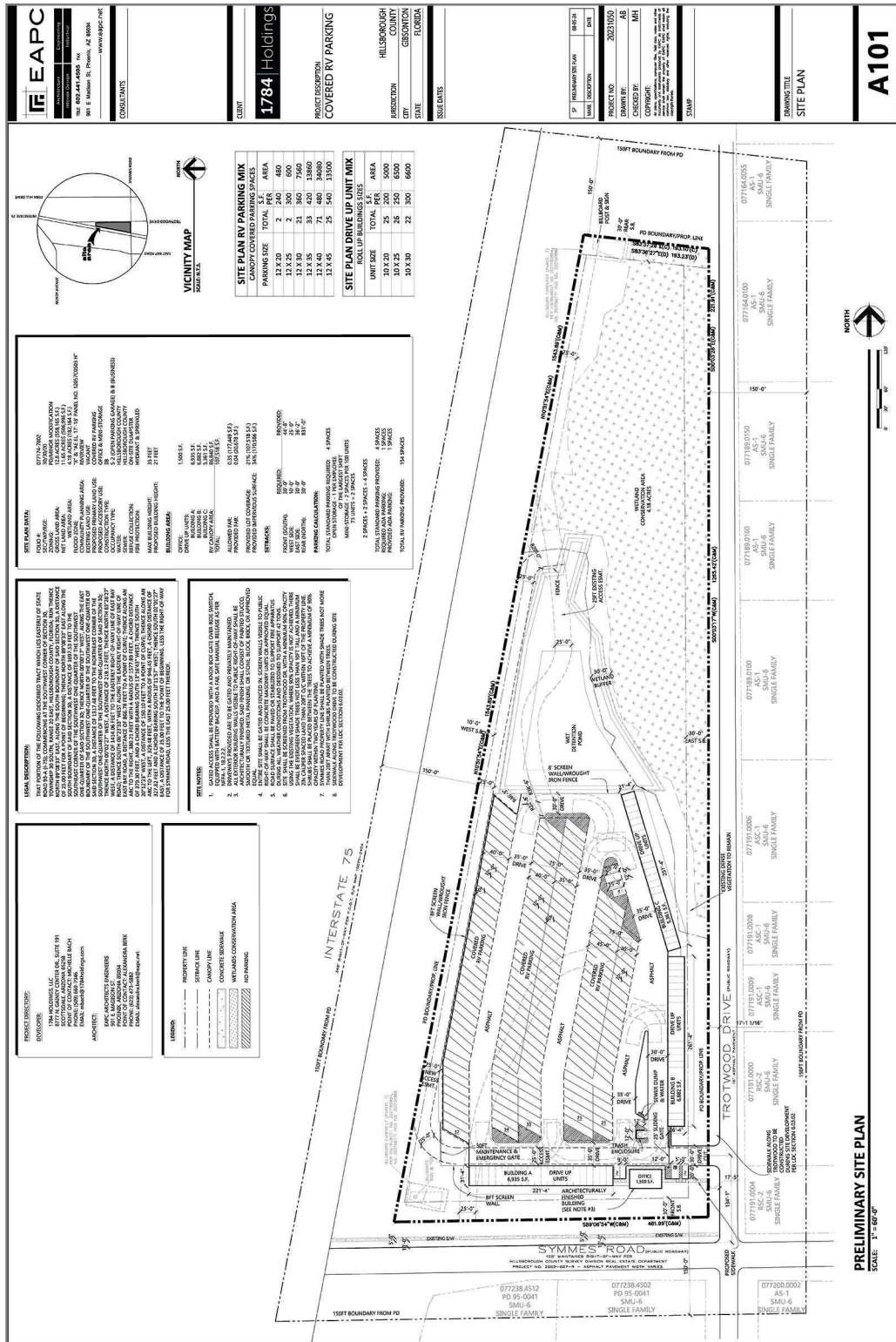
Hillsborough County Engineer on _____

ATTACHMENT A



SYMMES ROAD RV STORAGE Project Site Location Map

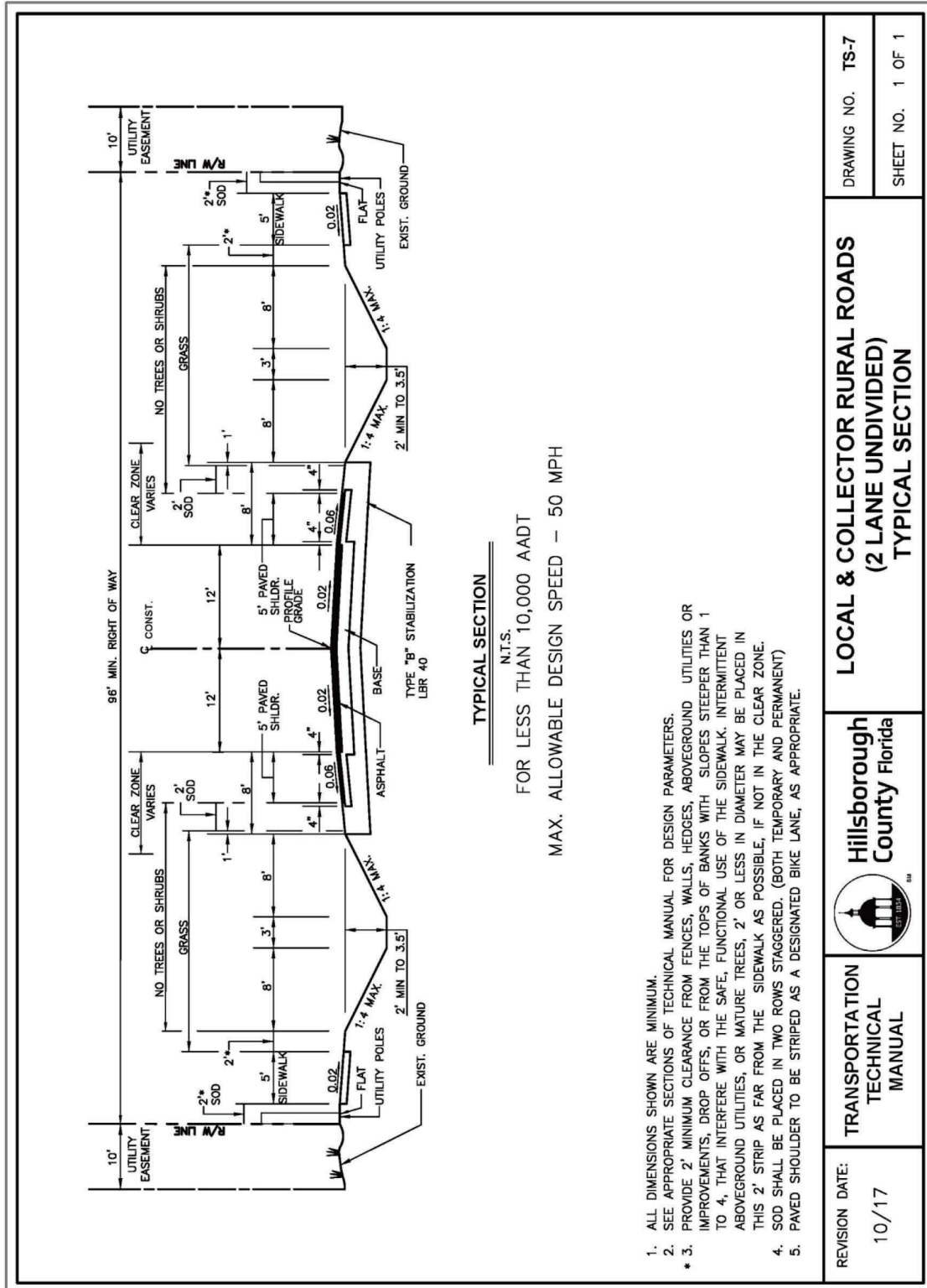




ATTACHMENT C



SYMMES ROAD RV STORAGE
Hillsborough County TS-7 Typical Section



ATTACHMENT D



SYMMES ROAD RV STORAGE Crash Data Evaluation (Trotwood Drive)

Hillsborough County Crash Data Management | [Data Report](#) | [Crash Downloads](#) | [Help](#)

Search

Top Locations Analysis

Crash Record Selection

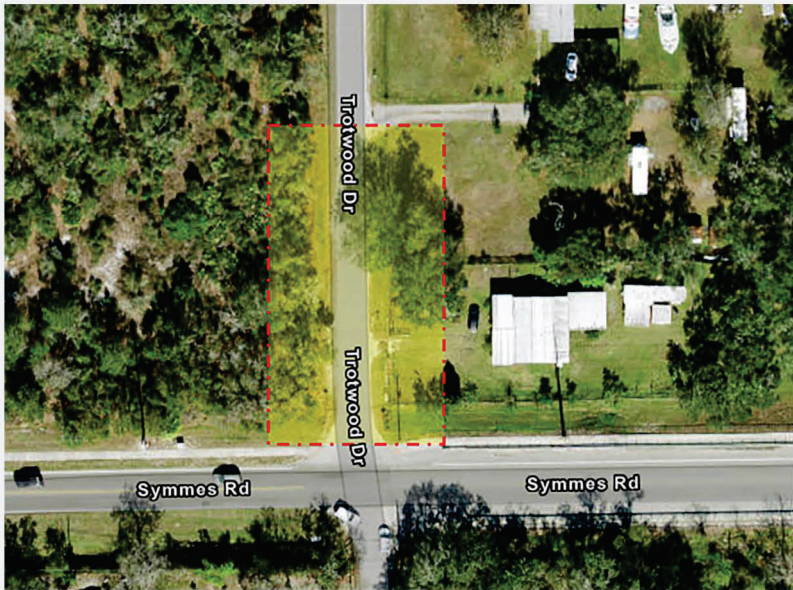
Results

Summary

No data records found. Please try your selections again

0 crash records returned. (0 mapped)

[View Selection Parameters](#) | [Clear Results](#)



The aerial map shows the intersection of Symmes Rd and Trotwood Dr. A red dashed rectangle highlights the intersection area. The map includes labels for 'Trotwood Dr' and 'Symmes Rd'.

Lat: 27.83623259616959, Lon: -82.34784572068249

ATTACHMENT E

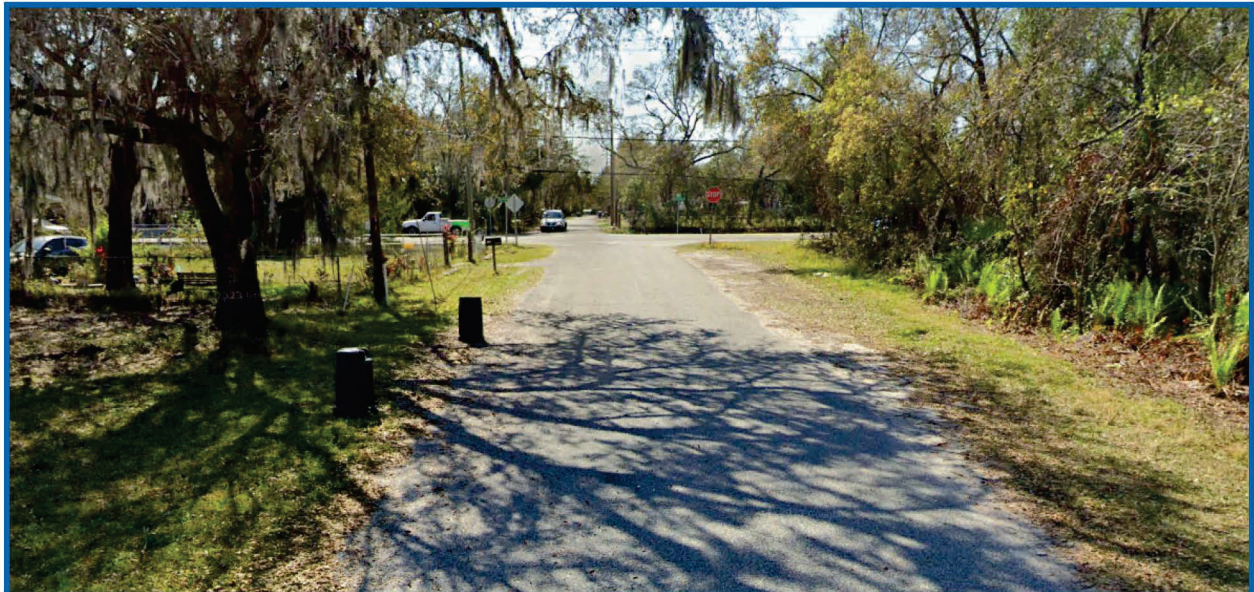


SYMMES ROAD RV STORAGE *Trotwood Drive Photographs*

TROTWOOD DRIVE, NORTH OF SYMMES ROAD, LOOKING NORTH



TROTWOOD DRIVE, NORTH OF SYMMES ROAD, LOOKING SOUTH



ATTACHMENT F



SYMMES ROAD RV STORAGE Project Site Trip Generation Estimate

ITE LUC	ITE LUC Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
	Project Description		Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
151	Mini-Warehouse	228 spaces	1.45	330	0.09	21	12	9	0.15	34	16	18
	RV Storage											

The trip generation for the subject project site was estimated using trip characteristic data, as identified in the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th edition)*, as summarized in the above table. The ITE *Trip Generation Manual*, does not contain a land use category (LUC) that is a direct match for the proposed RV storage facility, therefore, the MINI-WAREHOUSE land use category (LUC 151) was determined to best reflect the trip generation characteristics for the subject project; with each RV storage space being equivalent to one storage unit. It is noted that it is our professional opinion that the resulting trip generation reflects a worst case estimate.

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 18, 2024.

1. The project shall be limited to an outdoor storage facility with a 1,500 square-foot office as shown on the General Development Plan. The storage facility is permitted a fenced in playground area 86,840 square feet of covered RV storage space and 19,178 square feet of drive-up mini-storage units as an accessory use to the outdoor storage facility. The facility shall be limited to the storage of the following in fully enclosed and/or covered (canopy) storage only:
 - Recreational Vehicles;
 - Private Pleasure Crafts;
 - Hobby Vehicles, including but not limited to motorbikes (on trailers); ATV's (on trailers), Classic Cars, Exotic Cars; and
 - Various goods belonging to the individual lessees of the drive-up mini-storage units accessible to the lessees through individual doors.
2. The project may be permitted a maximum of square feet of enclosed buildings that includes a 3,200 1,500 square -foot office as shown on the General Development Plan. The placement of the enclosed buildings drive-up mini-storage buildings as shown on the General Development Plan is a means of screening the permitted use of the project from rights-of-ways and adjacent properties. Any change in the size and/or location of the enclosed buildings not required by Hillsborough County may be subject to a minor modification to the approved plan.
3. All exterior building walls visible to public right- of- way shall have a textured finish consisting of either CMU, EIFFS, or Stucco and metal.
4. Buffering and screening shall be provided in accordance with the Land Development Code unless otherwise provided for herein.
 - 4.1 Along Trotwood Drive and Symmes Road, the drive-up mini-storage buildings and landscaping are proposed as screening. site shall be screened from the right-of-way The landscaping shall be have a minimum 90% opacity at maturity using new plantings the existing vegetation. Where 90% opacity is not achieved, there shall be evergreen shade trees not less than ten (10) feet in height at the time of planting, a minimum of 2" caliper and spaced less than twenty (20) feet on center within ten (10) feet of the property line. Shrubs shall be placed between the trees to achieve a minimum 90% opacity within two years of planting.
 - 4.2 Along Symmes Road, screening shall include the drive-up mini-storage buildings and shade trees not more than 20' apart with low lying ornamental ground cover shall be required.
 - 4.3 An eight-foot (8') wall may be constructed as depicted on the site plan.
5. Natural Resources staff identified a number of significant trees on the site. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.

6. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. This statement should be identified as a condition of the rezoning.
7. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
8. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
9. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
10. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
11. If PRS 24-0914 is approved, the County Engineer will approve a Design Exception (dated August 5, 2024) which was found approvable by the County Engineer (on August 19, 2024) for the Trotwood Dr. substandard road improvements. As Trotwood Dr. is a substandard local roadway, the developer will be required to make certain improvements to Trotwood Dr. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct improvements to Trotwood Dr. from Symmes Rd to the northern side of the site access driveway connection as follows:
 - 11.1 Widen to 24 feet (12-foot lanes), with appropriate tie-in to the existing cross-section to the north.
 - 11.2 Mill and resurface entire roadway width with the referenced limits.
 - 11.3 Provide 6-foot stabilized shoulders (unpaved) on both sides of the road.
 - 11.4 Provide appropriate roadside swales/drainage.
 - 11.5 Construct a sidewalk on the west side of Trotwood Drive in accordance with the Land Development Code.

12. Consistent with the Hillsborough County Corridor Preservation Plan, up to 6 feet of additional right-of-way shall be preserved along the project's Symmes Road frontage, as measured from the edge of the existing right-of-way line, in order to accommodate a future 2-lane enhanced roadway within 76 feet of right-of-way.
13. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
14. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
15. Approval of this application does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
16. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
17. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
18. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
19. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
20. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or The Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
21. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
22. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 24-0914
MEETING DATE: December 10, 2024
DATE TYPED: December 10, 2024

of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 09/19/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Riverview

PETITION NO: 25-1213

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

1. The subject site shall be permitted and limited to one full access connection onto Trotwood Dr.

Revised Conditions

11. If PRS ~~24-0914~~ 25-1213 is approved, the County Engineer will approve a de minimus exception to the previously approved Design Exception (date August 5, 2024) which was ~~found approvable~~ approved by the County Engineer (on ~~August 19, 2024~~ January 2nd, 2025) for the Trotwood Dr. substandard road improvements. As Trotwood Dr. is a substandard local roadway, the developer will be required to make certain improvements to Trotwood Dr. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct improvement to Trotwood Dr. from Symmes Rd to the northern side of the site access driveway connection as follows:

- 11.1 Widen to 24 feet (12-foot lanes), with appropriate tie-in to the existing cross-section to the north.
- 11.2 Mill and resurface the entire roadway width with the referenced limits.
- 11.3 Provide 6-foot stabilized shoulders (unpaved) on both sides of the road.
- 11.4 Provide appropriate roadside swales/drainage.
- 11.5 Construct a sidewalk on the west side of Trotwood Drive in accordance with the Land Development Code.

[Approval of this de minimus exception will allow the previously approved Design Exception to stand as is.](#)

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 16-0549, which was most recently modified by PRS 24-0914, which is currently approved for an outdoor storage facility with a 1,500sqft office, 86,840sqft of covered RV storage space, and 19,178sqft of drive-up mini storage units as an accessory to the outdoor storage facility. The facility is limited to the enclosed and/or covered storage of recreational vehicles, private pleasure crafts, hobby vehicles, and various persona goods belonging to the individual lease holders of the drive-up mini storage units. With this modification, the applicant is requesting approval to increase the height of the leasing office less than 15ft in order to accommodate a manager's apartment. The future land use is Suburban Mixed Use – 6 (SMU-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Mini-Warehouse (ITE Code 151) 20,678sqft	26	2	3
PD, RV Parking/Storage (ITE Code 151) 86,840sqft	112	7	12
Total	138	9	15

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Mini-Warehouse (ITE Code 151) 20,678sqft	26	2	3
PD, RV Parking/Storage	112	7	12

(ITE Code 151) 86,840sqft			
PD, Security Residence (ITE Code 220) 1 Unit	6	0	1
Total	144	9	16

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+6	+0	+1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Symmes Rd., Trotwood Dr., and Interstate 75 N.

Symmes Rd. is a 2-lane, divided, substandard county maintained, urban collector roadway. The roadway is characterized by +/- 11ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 5ft sidewalks along the northern side of the roadway, and a right of way width that varies between +/- 100ft and +/- 124ft. Pursuant to the Hillsborough County corridor preservation plan Symmes Rd. is designated for a future 2-lane enhancement. The appropriate right-of-way width is presently being preserved to accommodate the future expansion in accordance with the right-of-way width requirements of Section TS-4 of the Hillsborough County Transportation Technical Manuel.

Trotwood Dr. is a 2-lane, divided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 17ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 50ft of the right of way.

Interstate 75 N is a 6-lane, divided, standard FDOT maintained, urban arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 9ft paved shoulders along both sides of the roadway, and within +/- 350ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan, Interstate 75 N is designated for a future 10-lane enhancement. The appropriate right-of-way width to preserve to accommodate this future expansion was identified by staff concurrent with the approval of the currently approved Planned Development (PD 24-0914) in accordance with FDOT PD&E study WPI Segment No. 419235-2.

SITE ACCESS

The currently approved Planned Development is approved for one full access connection onto Trotwood Dr. This application does not propose any modifications to the project's approved access.

PREVIOUSLY APPROVED DESIGN EXCEPTION REQUEST (AND DEMINIMIS REQUEST) – TROTWOOD DR. SUBSTANDARD RD.

Given that Trotwood Dr. is a substandard local roadway, the applicant's Engineer of Record (EOR) previously submitted a Design Exception request (dated August 5th, 2024) for Trotwood Dr. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer approved the Design Exception (on January 2nd, 2025). The deviations from the Hillsborough County Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-lane Rural Local and Collector Roadways) include the following:

- The developer shall be able to utilize a 50-foot-wide right-of-way in lieu of the 96-foot-wide right-of-way required per TTM TS-7.
- The developer shall mill and resurface the entire roadway width from Symmes Road to the northern side of the site access driveway connection.
- The developer shall widen the roadway to accommodate 12-foot-wide travel lanes as required by TTM TS-7, with appropriate tie-in to the existing cross-section to the north.
- The developer shall provide appropriate roadside swales and drainage as required by TTM TS-7.
- The developer shall be permitted to provide 6-foot-wide-stabilized but unpaved shoulders in lieu of the 8-foot-wide stabilized shoulders, of which 5-feet are required to be paved per TTM TS-7; and,
- The developer shall be permitted to provide a 5-foot-wide sidewalk along the western side of the roadway in lieu of 5-foot-wide sidewalks along both sides of the roadway as required by TTM TS-7.

No changes to this Design Exception were proposed by the applicant. The County Engineer found the requested zoning changes will have no effect on this Design Exception. As such, the County Engineer will approve a de minimis exception to the previously approved Design Exception in the event PRS 25-1213 is approved.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Trotwood Dr. and Interstate 75 N. is not a regulated roadway and is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for Symmes Rd. is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Symmes Rd.	US Hwy 41	US Hwy 301	D	D

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, August 19, 2024 6:13 PM
To: Michael D. Raysor (mdr@raysor-transportation.com) [mdr@raysor-transportation.com]
CC: David Wright [david@tspco.net]; Jason Kendall [kendall34@gmail.com]; Ball, Fred (Sam) [BallF@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]
Subject: FW: PRS 24-0914 - Design Exception Review
Attachments: 24-0914 DEREQ 08-16-24.pdf

Importance: High

Mike,

I have found the attached Design Exception (DE) for PD 24-0914 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: WilliamsM@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, August 19, 2024 5:46 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: PRS 24-0914 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is Approvable to me, please include the following people in your response email:

mdr@raysor-transportation.com
david@tspco.net
kendall34@gmail.com
ballf@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request	<input type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Existing Facilities <input type="checkbox"/> 2. <input type="checkbox"/> 3.		
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>			
Project Name/ Phase	Symmes Road RV Storage		
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>			
Folio Number(s)	077174.7802		
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers			
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>			
Name of Person Submitting Request	Michael D. Raysor, P.E.		
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>			
Current Property Zoning Designation	PD		
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcountv.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>			
Pending Zoning Application Number	PRS 24-0914		
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>			



TRAFFIC ENGINEERING
DEVELOPMENT SUPPORT

August 5, 2024

Michael J. Williams, P.E.
County Engineer/Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

SUBJECT: **SYMMES ROAD RV STORAGE (PRS 24-0914)**
DESIGN EXCEPTION – EXISTING FACILITIES
FOLIO No. 077174.7802

Dear Mr. Williams,

This letter documents a request for a **DESIGN EXCEPTION** per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (**EXISTING FACILITIES**) in association with Planned Development Rezoning (**PRS 24-0914**) for the proposed **SYMMES ROAD RV STORAGE** project.

INTRODUCTION

The subject project site is located at the northwest corner of the intersection of Symmes Road & Trotwood Drive, in Hillsborough County, Florida; as shown in **ATTACHMENT A**. The project site is currently vacant and is proposed for development consisting of 155 RV storage spaces and 73 self-storage units. Access to the site is planned to be provided via one full access driveway connection to Trotwood Drive. Refer to **ATTACHMENT B** for the Project Site Plan.

Pursuant to **LDC §6.04.03.L**, the following is applicable to Trotwood Drive in regard to the subject project:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

Per the Hillsborough County Local Functional Classification Map, Trotwood Drive is neither an arterial nor collector roadway, and thus is considered a local roadway.

A **DESIGN EXCEPTION** is requested for relief from the above-referenced requirement to improve Trotwood Drive to meet current roadway standards for a (TS-7) two-lane undivided rural collector roadway as a condition of zoning approval for the subject project; where in lieu of meeting the full TS-7 typical section, alternative improvements are proposed. The County typical section for a two-lane undivided rural roadway (TS-7) is provided as **ATTACHMENT C**.



CRASH HISTORY

A crash data evaluation has been prepared for Trotwood Drive *from* Symmes Road to the area proximate to the proposed site access driveway connection; as documented in [ATTACHMENT D](#). The crash data evaluation indicates that zero crashes have occurred on the subject roadway segment within the referenced limits within the prior five year period from January 1, 2019 to December 31, 2023. These findings indicate that the substandard roadway conditions identified for Trotwood Drive have not historically contributed to a safety deficiency, as evidenced by a lack of crashes attributable to those substandard conditions. Further, the referenced crash history does not exhibit any patterns that would indicate a potential for future safety concerns associated with development of the subject project in consideration of the proposed alternative improvements, as identified herein.

ROADWAY CHARACTERISTICS

The following summarizes the characteristics of Trotwood Drive, with supporting photographs provided in [ATTACHMENT E](#).

RIGHT-OF-WAY: Pursuant to the *Hillsborough County Property Appraiser* website, Trotwood Drive was found to have an existing right-of-way width of approximately 50' - 55' feet in the vicinity of the project site. This finding indicates that the subject roadway segment does not meet the standard right-of-way width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard right-of-way width is identified as 96 feet.

SPEED LIMIT: Trotwood Drive does not have a posted speed limit, and is presumed to operate under low-speed conditions; noting that the road has a "dead-end" condition at its northern terminus.

LANE WIDTH: Trotwood Drive has approximately 16 feet of pavement width (8 foot lanes) in the vicinity of the project site. These findings indicate that the subject roadway segment does not meet the standard lane width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard lane width is identified as 12 feet.

SIDEWALKS: Trotwood Drive does not have sidewalks on either side of the road. This finding indicates that the subject roadway segment has substandard sidewalk conditions, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, continuous sidewalks are required on both sides of the road.

SHOULDER WIDTH: Trotwood Drive does not have paved shoulders. This finding indicates that Trotwood Drive exhibits substandard shoulder conditions in consideration of the TS-7 typical section, which requires 5-foot paved shoulders.

In comparison to the applicable TS-7 typical section, the above characteristics indicate that Trotwood Drive is substandard.

PROJECT GENERATED TRAFFIC VOLUMES

The trip generation for the subject project site was estimated using trip characteristic data, as identified in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th edition), as documented in [ATTACHMENT F](#). The ITE *Trip Generation Manual*, does not contain a land use category (LUC) that is a direct match for the proposed RV storage facility, therefore, the MINI-WAREHOUSE land use category (LUC 151) was determined to best reflect the trip generation characteristics for the subject project; with each RV storage space being equivalent to one storage unit. It is noted that it is our professional opinion that the resulting trip generation reflects a worst case estimate.



ALTERNATIVE IMPROVEMENTS

To address the subject project's impact to substandard road conditions, the applicant proposes to improve Trotwood Drive from Symmes Road to the northern side of the site access driveway connection as follows:

1. **WIDEN TO 24 FEET (12 FOOT LANES), WITH APPROPRIATE TIE-IN TO THE EXISTING CROSS-SECTION TO THE NORTH.**
2. **MILL AND RESURFACE ENTIRE ROADWAY WIDTH WITHIN THE REFERENCED LIMITS.**
3. **PROVIDE 6-FOOT STABILIZED SHOULDERS (UNPAVED) ON BOTH SIDES OF THE ROAD. PAVED SHOULDERS ARE NOT PROPOSED TO SPECIFICALLY AVOID THE "OVER-WIDENING" OF TROTWOOD DRIVE, WHERE WIDER TRAVEL WAYS CONTRIBUTE TO HIGHER SPEED TRAFFIC OPERATING CONDITIONS, WHICH SHOULD BE AVOIDED FOR TROTWOOD DRIVE DUE TO ITS GENERALLY RESIDENTIAL CHARACTER.**
4. **PROVIDE APPROPRIATE ROADSIDE SWALES/DRAINAGE.**
5. **CONSTRUCT A SIDEWALK ON THE WEST SIDE OF TROTWOOD DRIVE IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.**

In the event that the implementation of a rural cross section is found to not be feasible due to right-of-way or other constraints, an urban cross-section (closed drainage) may be required. If it is found that an urban cross-section is needed, the above-listed improvements would be modified to replace items #3 and #4 with curb & gutter, where it is understood that if an urban cross-section is implemented, curb & gutter would be required on both sides of the road.

RAYSOR Transportation Consulting

MICHAEL J. WILLIAMS, P.E.
SYMMES ROAD RV STORAGE (PRS 24-0914 | FOLIO NO. 077174.7802)
EXISTING FACILITIES DESIGN EXCEPTION
AUGUST 5, 2024
PAGE 4 OF 4



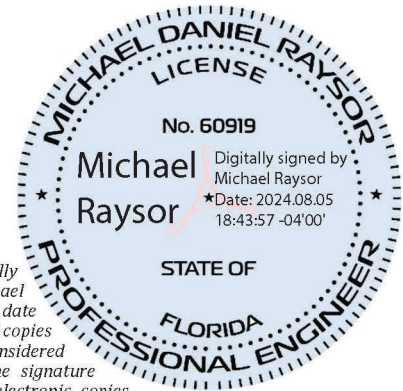
CONCLUSION

The foregoing documents a request for a **DESIGN EXCEPTION** per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (**EXISTING FACILITIES**) in association with a Planned Development Rezoning (**PRS 24-0914**) for the proposed **SYMMES ROAD RV STORAGE** project, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President



This item has been digitally signed and sealed by Michael Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY

APPROVED..... ☒

APPROVED WITH CONDITIONS..... ☐

DENIED..... ☐

**Michael J.
Williams**

Digitally signed by Michael J.
Williams
Date: 2025.01.02 16:59:24 -05'00'

MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

date

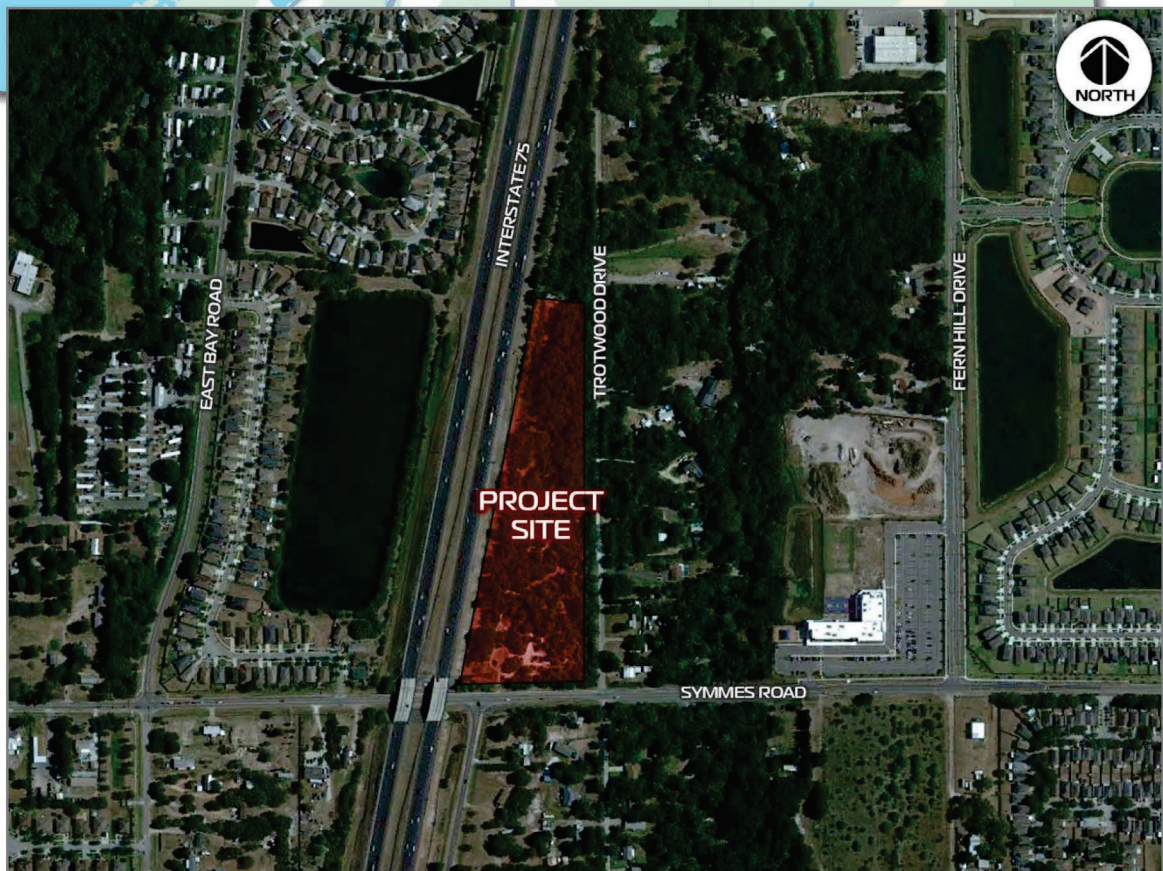
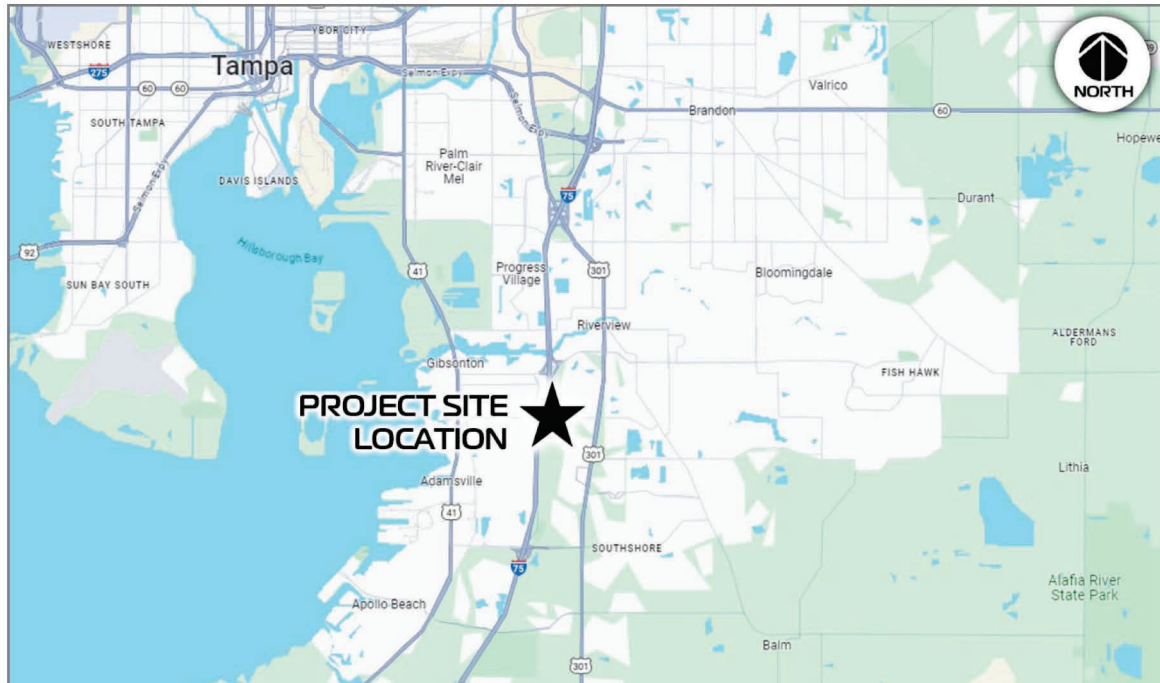
The County Engineer has reviewed zoning modification application # 25-1213 and determined the changes to be de minimis. As such, the previous approval shall stand.

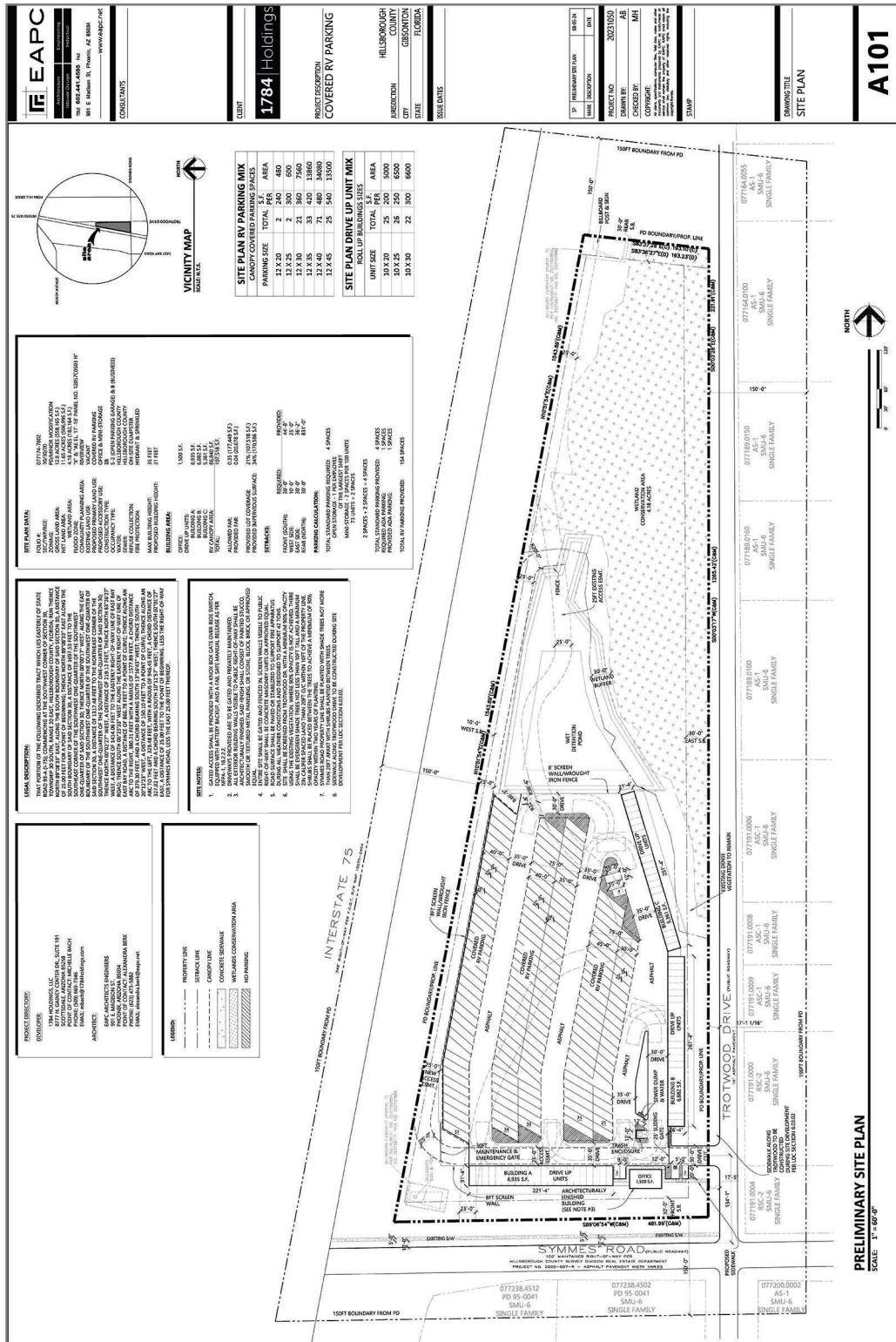
Michael J. Williams, P.E.
Hillsborough County Engineer on _____

ATTACHMENT A



SYMMES ROAD RV STORAGE Project Site Location Map

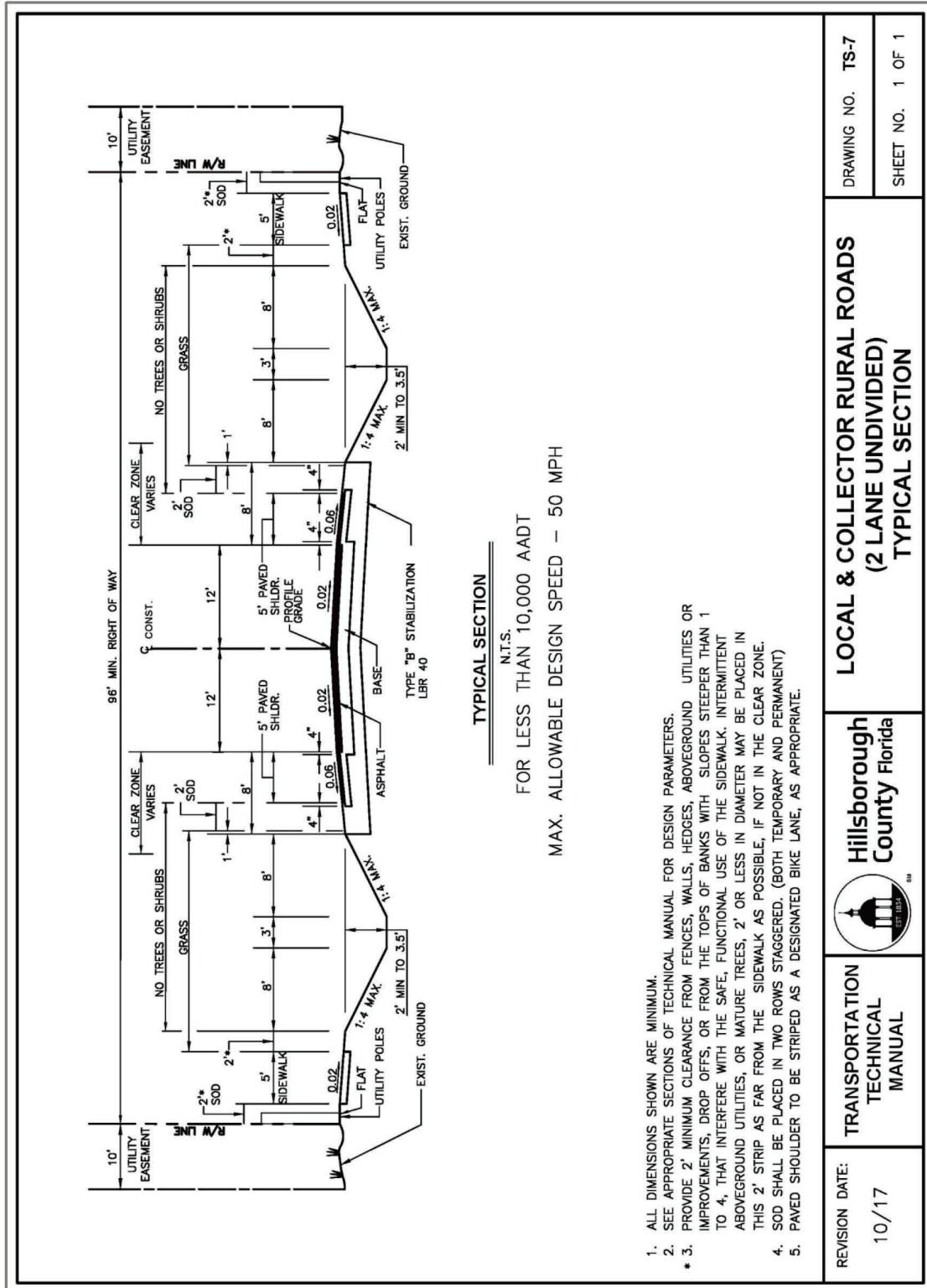




ATTACHMENT C



SYMMES ROAD RV STORAGE
Hillsborough County TS-7 Typical Section



ATTACHMENT D



SYMMES ROAD RV STORAGE Crash Data Evaluation (Trotwood Drive)

Hillsborough County Crash Data Management | [Data Report](#) | [Crash Downloads](#) | [Help](#)

Search

Top Locations Analysis

Crash Record Selection

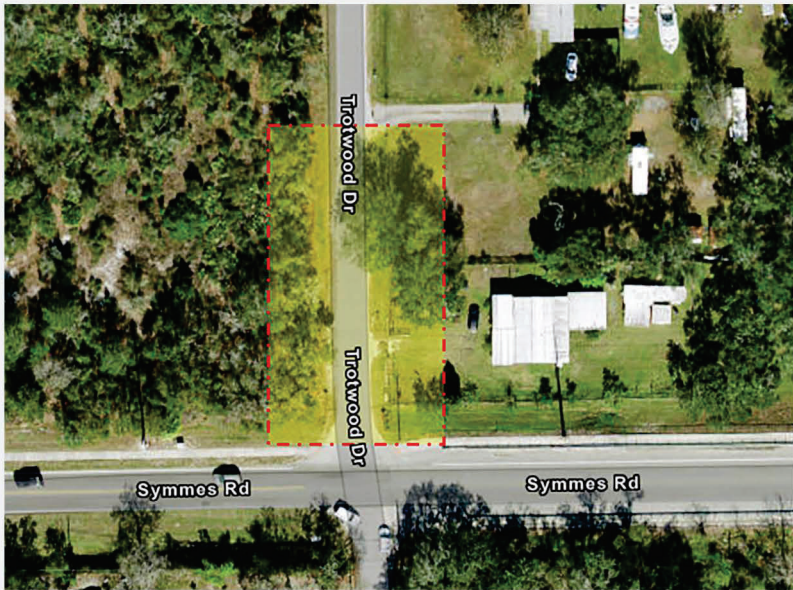
Results

Summary

No data records found. Please try your selections again

0 crash records returned. (0 mapped)

[View Selection Parameters](#) | [Clear Results](#)



The aerial map shows the intersection of Symmes Rd and Trotwood Dr. A red dashed rectangle highlights the intersection area. The map includes labels for 'Trotwood Dr' and 'Symmes Rd'.

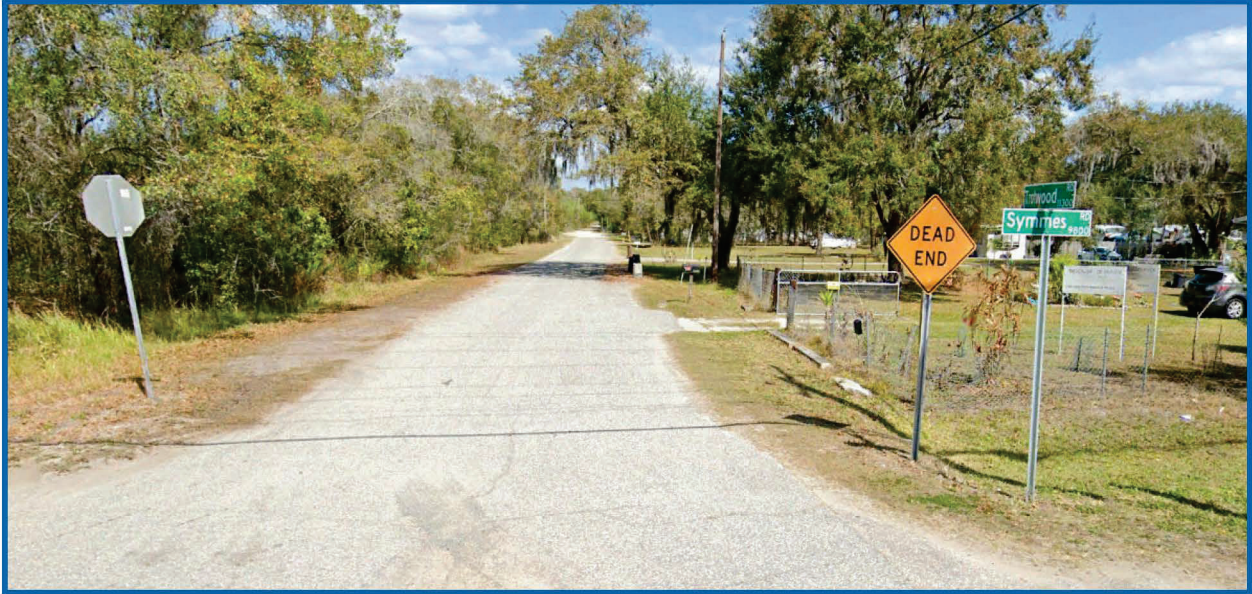
Lat: 27.83623259616959, Lon: -82.34784572068249

ATTACHMENT E

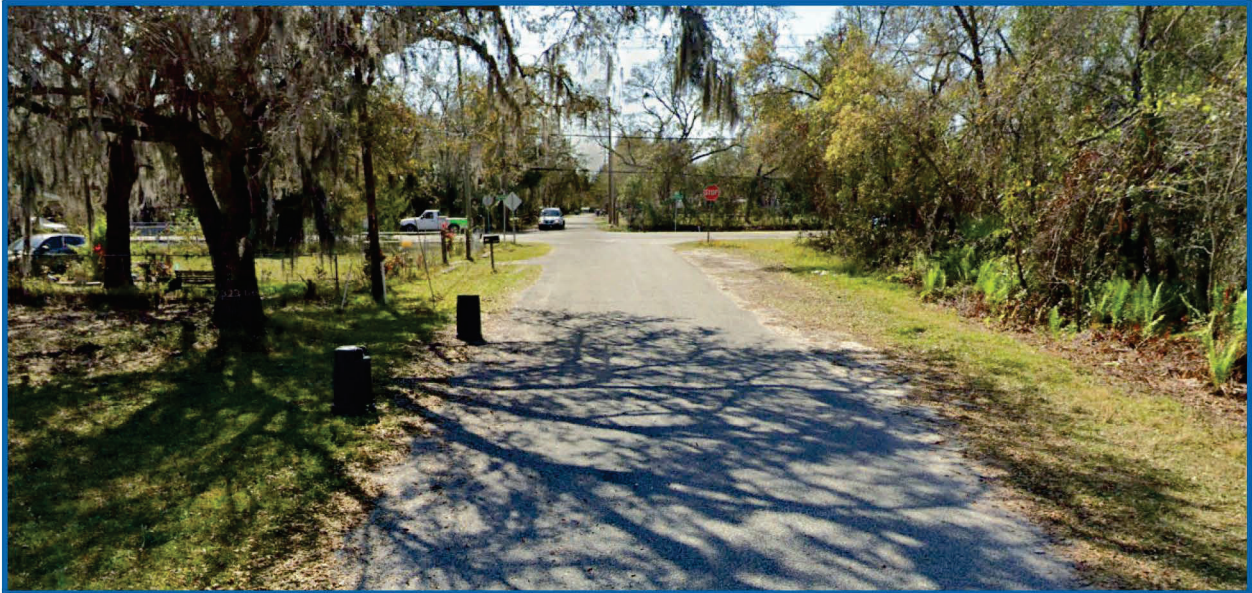


SYMMES ROAD RV STORAGE *Trotwood Drive Photographs*

TROTWOOD DRIVE, NORTH OF SYMMES ROAD, LOOKING NORTH



TROTWOOD DRIVE, NORTH OF SYMMES ROAD, LOOKING SOUTH



ATTACHMENT F



SYMMES ROAD RV STORAGE Project Site Trip Generation Estimate

ITE LUC	ITE LUC Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
	Project Description		Rate	Trips	Rate	Trips	Enter	Exit	Rate	Trips	Enter	Exit
151	Mini-Warehouse	228 spaces	1.45	330	0.09	21	12	9	0.15	34	16	18
	RV Storage											

The trip generation for the subject project site was estimated using trip characteristic data, as identified in the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th edition)*, as summarized in the above table. The ITE *Trip Generation Manual*, does not contain a land use category (LUC) that is a direct match for the proposed RV storage facility, therefore, the MINI-WAREHOUSE land use category (LUC 151) was determined to best reflect the trip generation characteristics for the subject project; with each RV storage space being equivalent to one storage unit. It is noted that it is our professional opinion that the resulting trip generation reflects a worst case estimate.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: October 7, 2025 PETITION NO.: 25-1213 EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 x1101 EMAIL: weeksa@epchc.org	COMMENT DATE: September 4, 2025 PROPERTY ADDRESS: 9716 Symmes Rd, Gibsonton FOLIO #: 077174.7802 STR: 30-30S-20E
REQUESTED ZONING: Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	VALID TO April 29, 2029
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands exist in the northern portion of the property. The site plan does not accurately depict the approved wetland boundaries.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning 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 right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow /

ec: mbach@1784holdings.com

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Andria McMaugh **Date:** 09/04/2025

Agency: Natural Resources **Petition #:** 25-1213

- ☒ (X) This agency has **no comment**
- ☐ () This agency has **no objections**
- ☐ () This agency has **no objections, subject to listed or attached conditions**
- ☐ () This agency **objects, based on the listed or attached issues.**

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 25-1213

REVIEWED BY: Clay Walker, E.I. DATE: 8/12/2025

FOLIO NO.: 77174.7802

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 12 inch water main exists ☐ (approximately ___ feet from the site), ☒ (adjacent to the site), and is located south of the subject property within the south Right-of-Way of Symmes Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 8 inch wastewater forcemain exists ☐ (approximately _____ feet from the project site), ☒ (adjacent to the site) and is located south of the subject property within the north Right-of-Way of Symmes Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 08-08-2025

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Michelle Bach

PETITION NO: 25-1213

LOCATION: 9716 Symms Rd Gibsonton

FOLIO NO: 77174.7802

SEC: 30 **TWN:** 30 **RNG:** 29

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.