



1.0 APPLICATION SUMMARY

Applicant: David Wright, TSP
Companies, Inc.

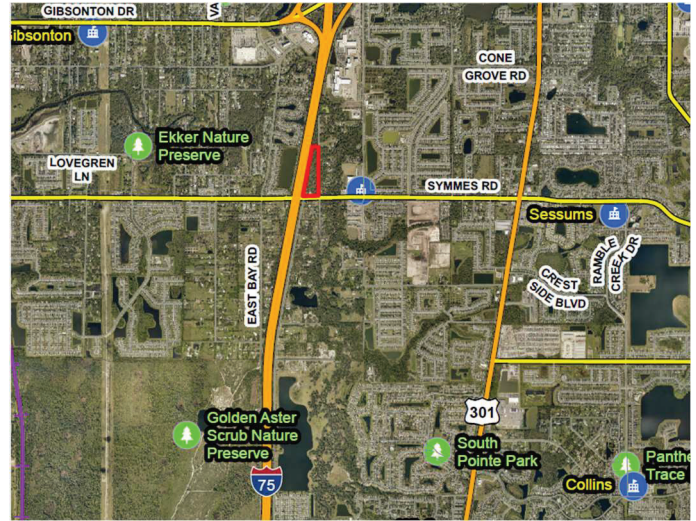
FLU Category: SMU-6

Service Area: Urban

Site Acreage: 12.8

**Community
Plan Area:** Riverview

Overlay: None



Introduction Summary

PD 16-0549 was approved in 2016 to allow for the development of a storage facility with up to 70,125 of enclosed storage and open storage of recreational vehicles (RV), pleasure craft, and hobby vehicles (including but not limited to motorbikes and, ATV's on trailers, classic cars, and exotic cars). The applicant is requesting a minor modification to reduce the amount of enclosed storage space, allow for RV canopies, hobby vehicles on trailers storage, classic and exotic car storage, a relocated vehicular access from Symmes Road to Trotwood Drive, and construct an 8-foot-tall wall or wrought iron fence.

Existing Approvals	Proposed Modifications
Outdoor storage	86,840 SF of RV canopy area with up to 154 Boat and RV spaces, which would also allow hobby vehicle storage such as motorbikes and ATV's (on trailers), classic cars, and exotic cars.
70,125 SF of enclosed storage with up to 400 Boat and RV spaces and 3,200 square feet of office.	20,678 SF of enclosed building space for office and drive-up mini-storage use, which would function as mini warehouse with external doors to each unit.
A sole access point along Symmes Road.	A sole access point along Trotwood Road.
Fenced playground for accessory use.	The playground is being removed.

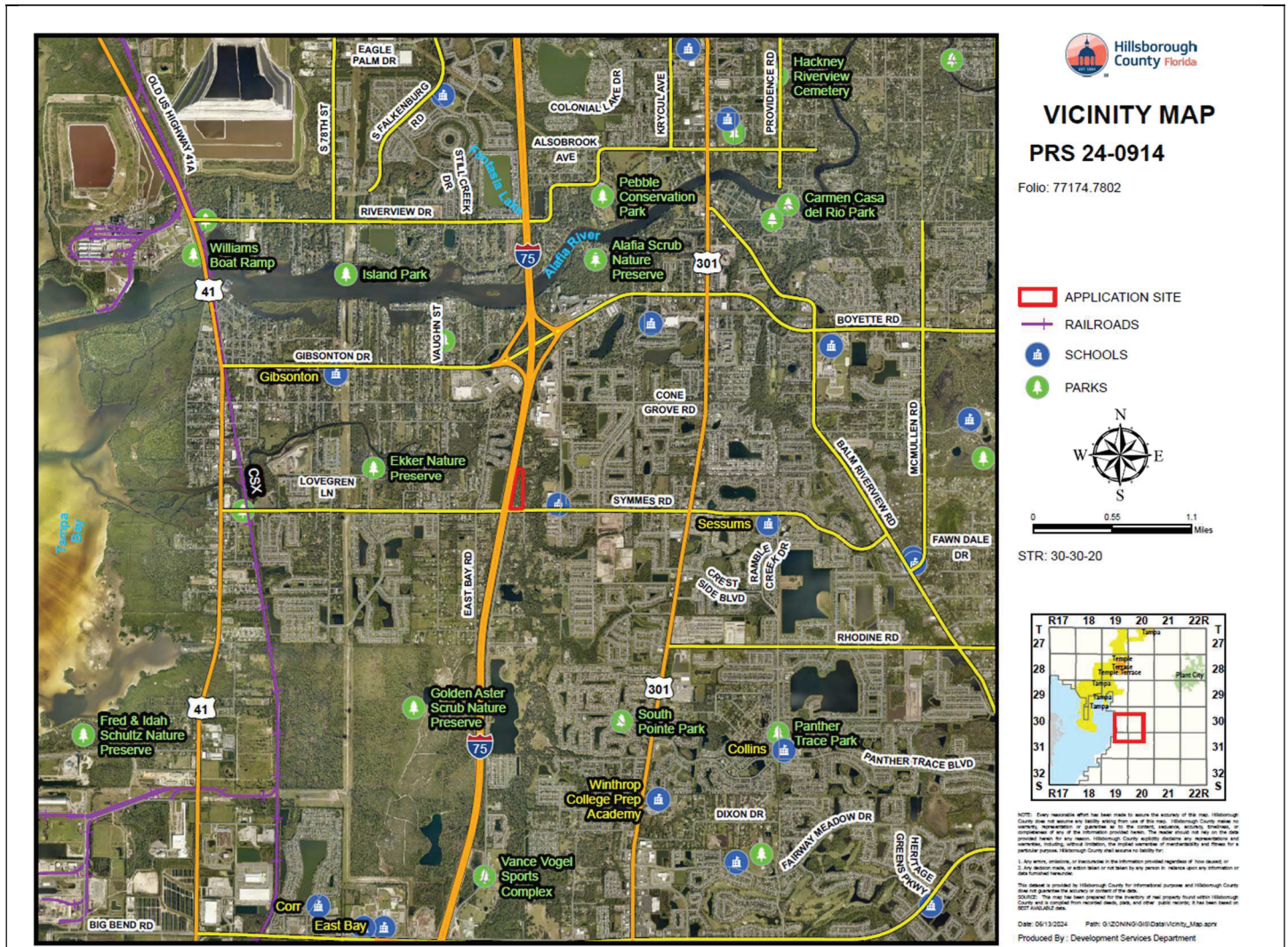
Additional Information:

PD Variation(s):	LDC Section 6.07.00 (Fences and Walls) 8 feet wall and fence height where the maximum is 6 feet.
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

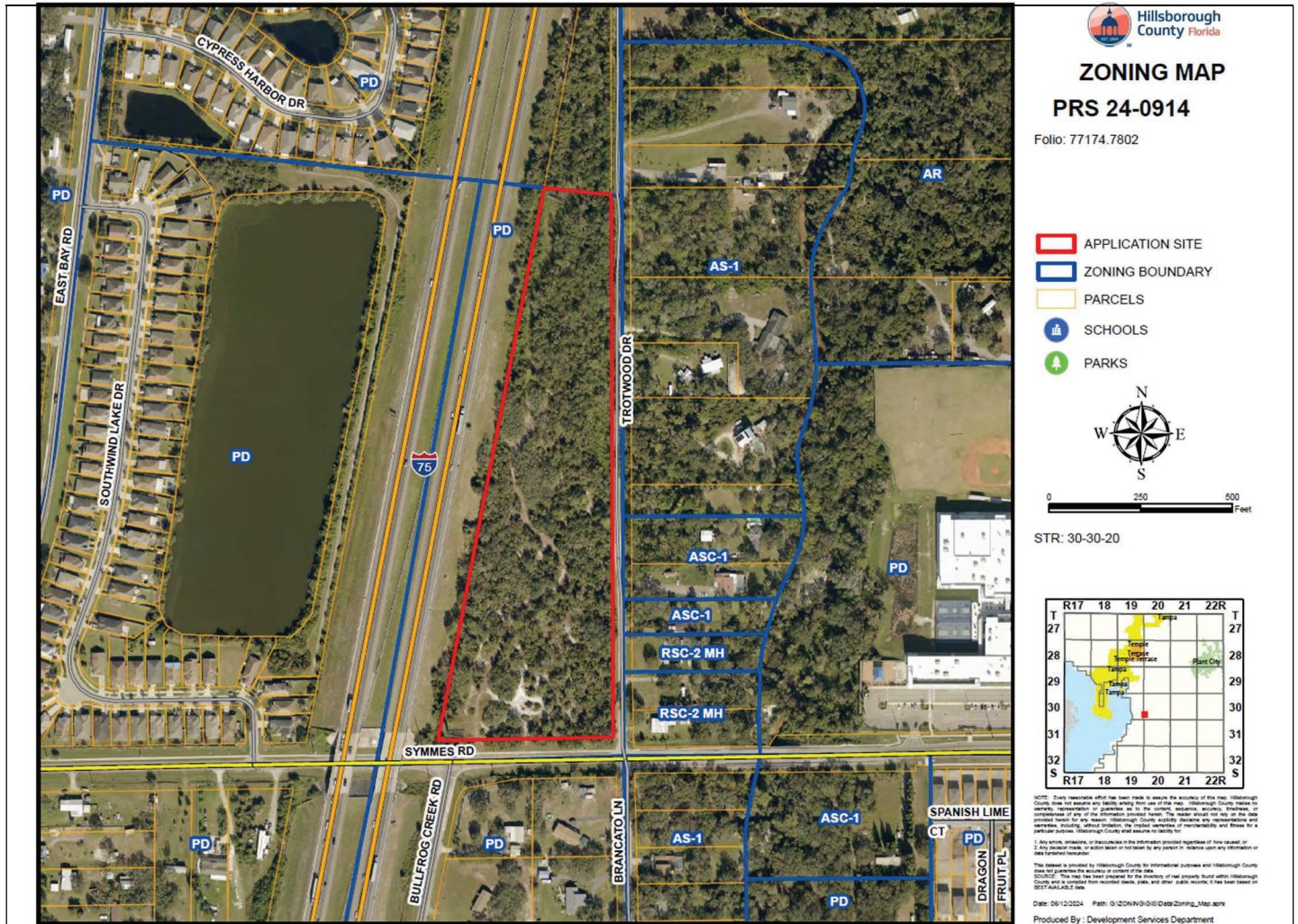


Context of Surrounding Area:

The subject property covers 12.8 acres and is located within the Riverview Community Plan area at the northeast corner of the I-75 and Symmes Road intersection. The predominant use in the remaining vicinity is single-family homes.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

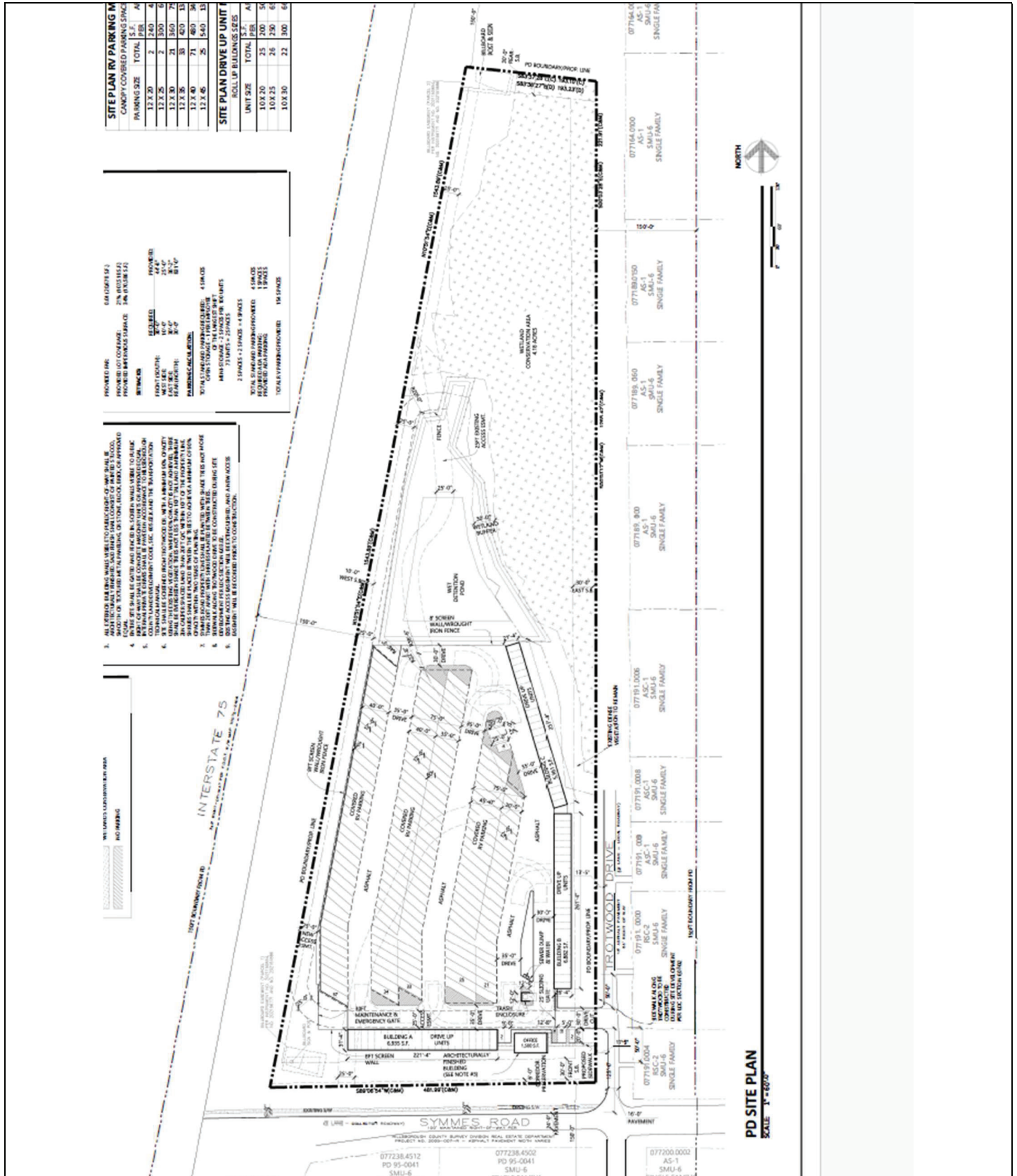


Adjacent Zonings and Uses

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 01-0287	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



APPLICATION NUMBER: PRS 24-0914

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: December 10, 2024

Case Reviewer: Sam Ball

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Trotwood Drive	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
Symmes Road	County Collector - Rural	2 Lanes <input checked="" 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	166	10	17
Proposed	156	10	16
Difference (+/-)	-10	0	-1

*Trips reported are based on net new 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		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Trotwood Drive	Design Exception Requested	Approvable

Notes:

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	
Environmental Services	<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	
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: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds that the required buffering and landscaping allow Trotwood Drive and Symmes Road, which must be at least 90% opaque, will reduce the visual impact of the wall from neighboring properties and public right-of-way. The development will also be required to architecturally finish all exterior walls visible to the right-of-way with painted stucco, smooth or textured metal paneling, stone block or approved equal material to improve the appearance from the public right-of-way and from neighboring properties. Additionally, because of the typical height of recreational vehicles canopies, the proposed variation to allow an 8-foot-tall architecturally finished wall to would more effectively screen the RV storage from the right-of-way than the 6-foot-tall and 4-foot-tall maximum wall heights would allow; and therefore in consideration of all the above is supportable. Based on the development and land use pattern in the area, the site plan configuration and design standards, staff finds the proposed modification compatible with the surrounding development pattern.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~April 26, 2016~~ 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 70,125 20,678 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, EIFS, or Stucco and metal be architecturally finished. Said finish shall consist of painted stucco, or smooth or textured or corrugated painted metal with vertical ground to cornice level columns a minimum of two (2) feet in width of a different color from the exterior wall and consist of a material including stone, block, brick or approved equal, a maximum of every 40 feet which protrude from the building wall a minimum of eight (8) inches.
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 with have a minimum 90% opacity at maturity using new plantings using 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 the following landscaping shall be required: Sshade trees not more than 20' apart with low lying ornamental ground cover shall be required.
 - 4.24.3 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 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.
- ~~5. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~
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:
 - 12.1 Widen to 24 feet (12-foot lanes), with appropriate tie-in to the existing cross-section to the north.
 - 12.2 Mill and resurface entire roadway width with the referenced limits.
 - 12.3 Provide 6-foot stabilized shoulders (unpaved) on both sides of the road.
 - 12.4 Provide appropriate roadside swales/drainage.
 - 12.5 Construct a sidewalk on the west side of Trotwood Drive in accordance with the Land Development Code.
- 5-12. 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.
- ~~6-15.~~ 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).
- ~~7-19.~~ 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.
- ~~8-20.~~ 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.
- ~~9-21.~~ 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.

APPLICATION NUMBER: PRS 24-0914

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: December 10, 2024

Case Reviewer: Sam Ball

Zoning Administrator Sign Off:

J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE 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 AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

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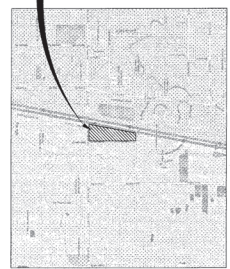
FOLIO #'s: 077174-7802

TOTAL LAND AREA: 11.28 ACRES (489,713 sq ft)
 TOTAL WETLAND AREA: 7.20 ACRES (288,164 sq ft)
 TOTAL WETLAND AREA: 4.18 ACRES (167,000 sq ft)
 COMMUNITY PLANNING AREA: RIVERVIEW
 FUTURE LAND USE: SMU-B
 EXISTING ZONING: AR-6
 PROPOSED USE: 400 UNIT RV / BOAT STORAGE FACILITY
 EXISTING USE: 200 UNIT RV / BOAT STORAGE FACILITY
 REQUIRED: 1.5% GRADE/CEILING/DOVE: 2
 FAR: 66.925 SF / 713,548 SF (UPLAND AREA) = 0.21
 SEE NOTE# 2. MAXIMUM SITE FAR = 0.35
 IMPERVIOUS AREA: 48% (234,900 sf)
 BUILDING HEIGHT: AREA: 52% (258,910 sf)
 OFFICE BUILDING: 20' MAX
 STORAGE BAYS: 20' MAX
 SETBACKS: 10' FRONT, 10' SIDE, 10' REAR
 SETBACKS (SOUTH): 35' MAX
 EAST SIDE: 10-FEET
 WEST SIDE: 10-FEET
 10' MIN. SETBACK FROM
 WATER: HILLSBOROUGH COUNTY
 SEWER: HILLSBOROUGH COUNTY
 REFUSE COLLECTION: ON-SITE DUMPSTER
 FIRE PROTECTION: HYDRANT & SPRINKLED

[illegible]

RIGHT-OF-WAY WITH A MINIMUM 90% OPACITY USING THE EXISTING VEGETATION. WHERE 90% OPACITY IS NOT ACHIEVED, THERE SHALL BE EVERGREEN SHADE TREES NOT LESS THAN 10' IN HEIGHT AT THE TIME OF PLANTING, A MINIMUM OF 2" CALIPER AND SPACED LESS THAN 20' O/W WITHIN 10' OF THE PROPERTY LINE. SHADERS SHALL BE PLACED BETWEEN THE TREES TO ACHIEVE A MINIMUM 90% OPACITY WITHIN TWO YEARS OF PLANTING.

N.1.5.



PROPERTY LINE

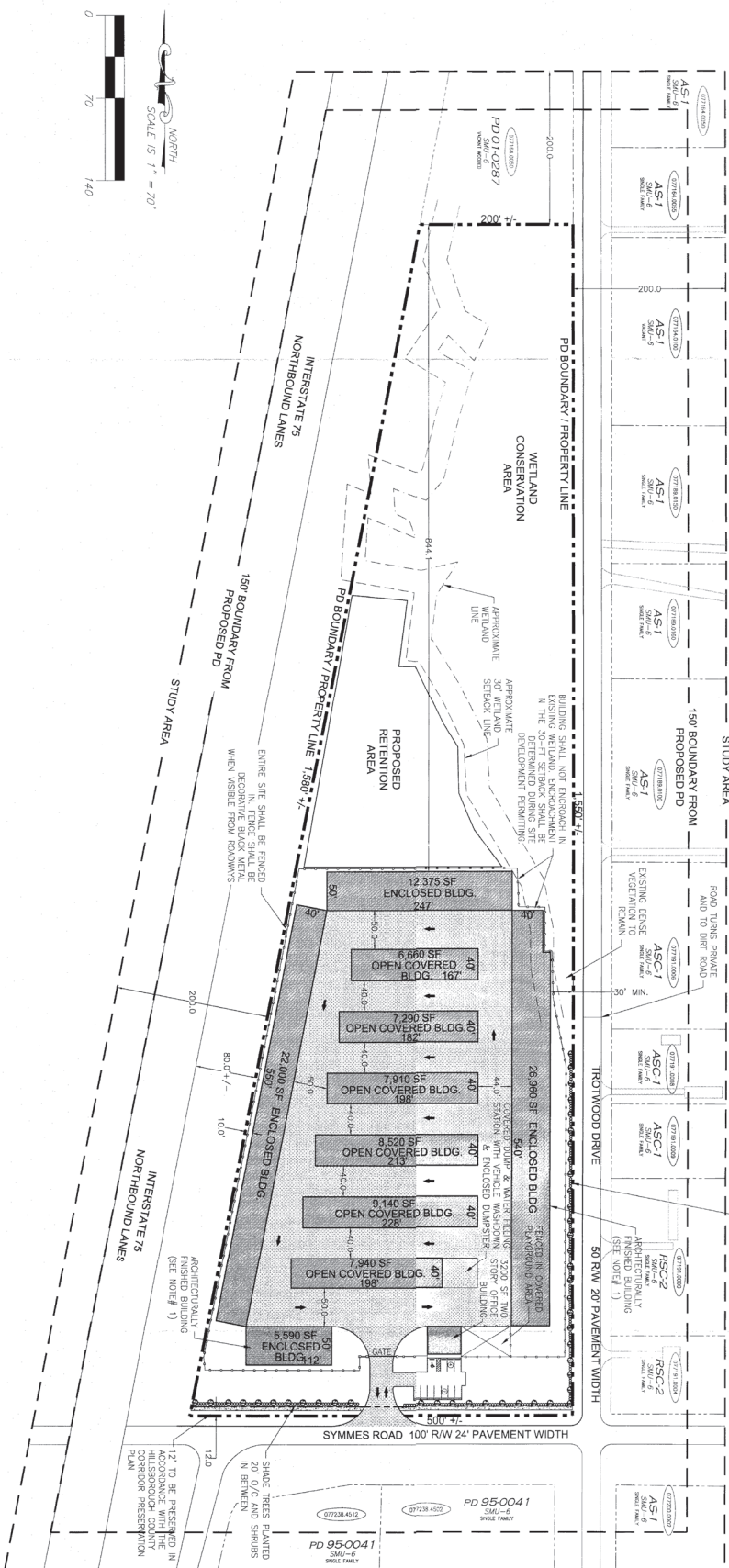
PROPOSED CONCRETE SIDEWALK

PROPOSED PAVEMENT

PROPOSED BUILDING

RECEIVED
JUN 29 2016
Developmental Services
16-0549

APP # RZ-PD 16-0549 RV
CLERK DOC # 16-0853
PAGE 1 OF 2



OF

1

OF

OF

BD
EF

Brad Design &
Engineering, Inc.
708 Lithia Pinecrest Rd.
Brandon, Florida 33511
(813) 689-7002

TSP Companies, Inc.
P.O. Box 1016

Timothy H. Powell
TSP Companies, Inc.
P.O. Box 1016
Tampa, Florida 33601
(813) 220-8682

Outta My Garage (OMG)
Storage Facility

Outta My Garage (OMG)
Storage Facility

OMG Vehicle Storage
16117 Ternglade Drive

OMG Vehicle Storage
16117 Ternglade Drive

02/17/16 PD Plan Submittal
04/26/16 Per Comments

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

EAPC
Engineering
Architecture
Interior Design
Industrial

TEL **602.441.4505** FAX
901 E. Madison St. Phoenix, AZ 85004

www.eapc.net

CONSULTANTS

1784 Holdings

COVERED RV PARKING

JURISDICTION	HILLSBOROUGH COUNTY
CITY	GIBSONTON
STATE	FLORIDA
ISSUE DATES	

SP	PD SITE PLAN	09-16-2024
MARK	DESCRIPTION	DATE

PROJECT NO: 20231050

DRAWN BY: AB

CHECKED BY: MH

COPYRIGHT:

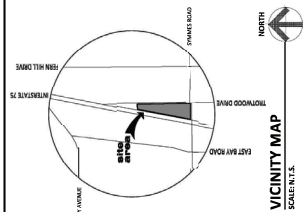
All rights, specifications, copyright files, field data, notes and other information and materials prepared by E&M, in connection with the design and construction of E&M's, shall remain the property of E&M, and shall not be used, copied, reproduced, or otherwise transmitted, without the written consent of E&M.

STAMP

DRAWING TITLE

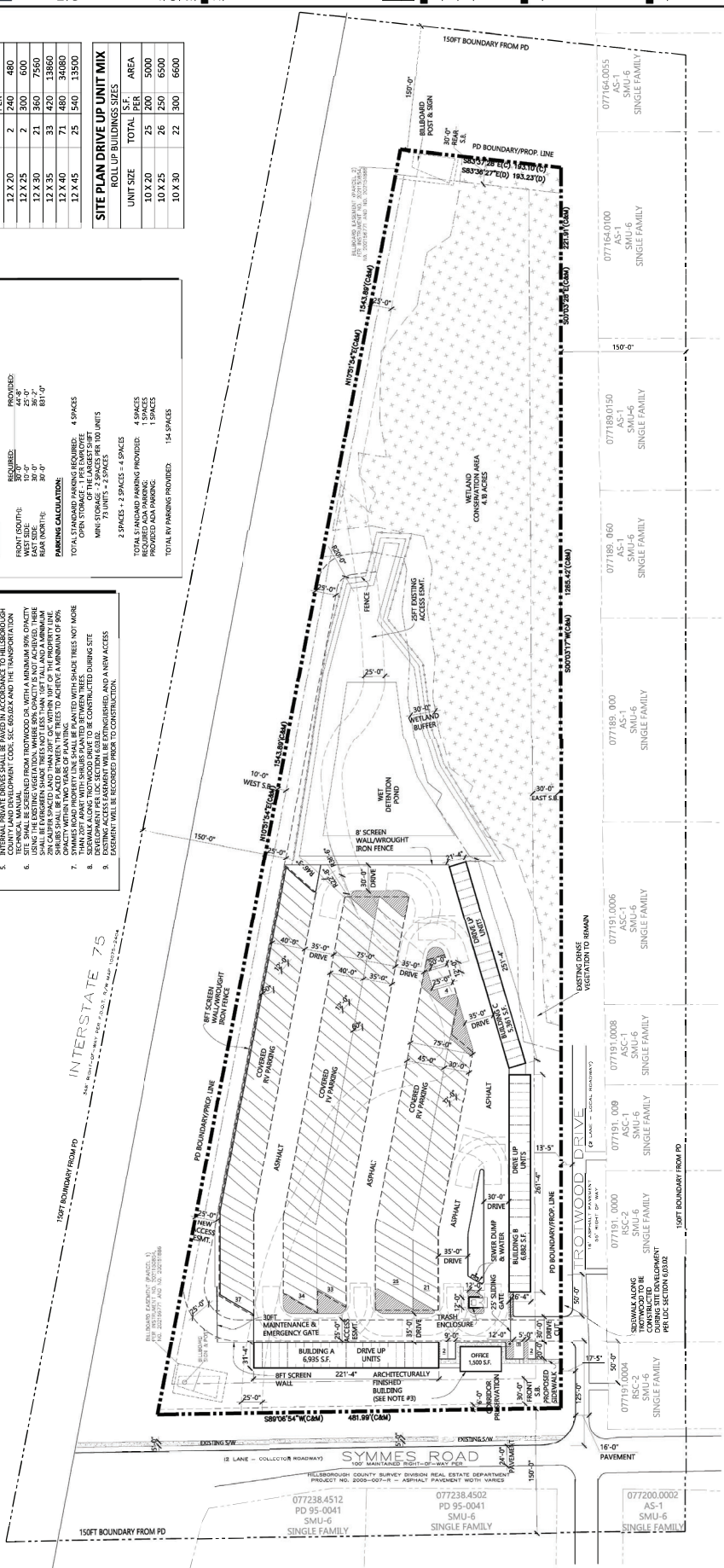
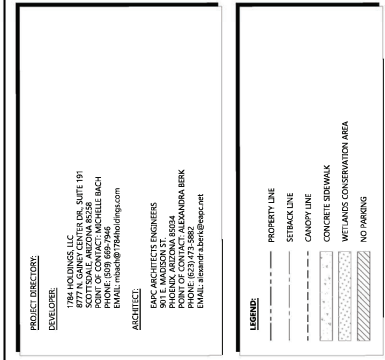
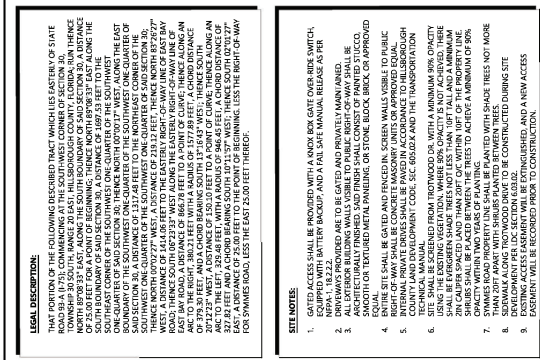
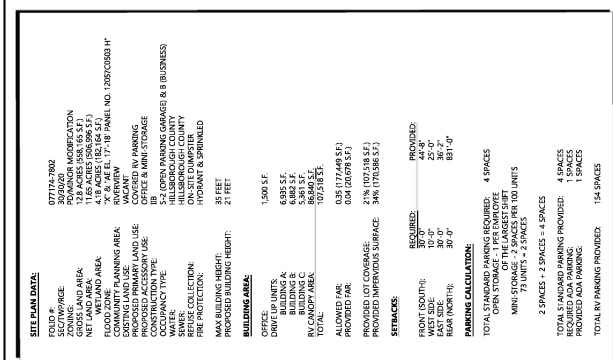
SITE PLAN

A101



SITE PLAN RV PARKING MIX				
CANOPY COVERED PARKING SPACES				
PARKING SIZE	TOTAL	S.F.		AREA
		PER		
12 X 20	2	240		480
12 X 25	2	300		600
12 X 30	21	360		7560
12 X 35	33	420		13860
12 X 40	71	480		34080
12 X 45	25	540		13500

ROLL UP BUILDINGS SIZES			
UNIT SIZE	TOTAL	S.F. PER	AREA
10 X 20	25	200	5000
10 X 25	26	250	6500
10 X 30	22	300	6600



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 9/19/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/RV

PETITION NO: PRS 24-0914

☐

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.

CONDITIONS

New Conditions

- If PD 24-0914 is approved, the County Engineer will approve a Design Exception related to the 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:
 - a. Widen to 24 feet (12-foot lanes), with appropriate tie-in to the existing cross-section to the north.
 - b. Mill and resurface entire roadway width within the referenced limits.
 - c. Provide 6-foot stabilized shoulders (unpaved) on both sides of the road.
 - d. Provide appropriate roadside swales/drainage.
 - e. Construct a sidewalk on the west side of Trotwood Dr. in accordance with the Land Development Code
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 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.

Revise Conditions:

5. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall have one vehicular and pedestrian access connection to Trotwood Dr., as shown on the PD site plan.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #16-0549. The property is located at the northwest corner of Symmes Rd. and Trotwood Dr. The existing PD consists of +/-11.6 acres approved for 114,385 sf of recreational vehicle storage for up to 400 vehicles. The future land use is designation is Suburban Mixed Use 6 (SMU-6).

The current PRS request proposes to change the project access from Symmes Rd. to Trotwood Dr. and change the uses to allow 107,518 sf of recreational vehicle storage and mini-warehouse for up to 154 vehicles and 73 storage units including ancillary support office space.

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). County staff has prepared a comparison of the potential trips generated by development permitted and the proposed modification, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes. Staff notes that ITE Land Use Code 151 Mini-Warehouse was used for the combined uses of Recreational Vehicle Storage and Mini-Warehouse utilizing square footage as the variable as opposed to number of storage units. Additionally, the applicant's submitted trip generation utilized number of units as the variable and appears to have over counted the trips by error.

Approved Use:

Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
RV Parking/Storage (LUC 151) – 114,385sf	166	10	17

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
Mini-warehouse (LUC 151) – 20,678sf	30	2	3
RV Parking/Storage (LUC 151) – 86,840sf	126	8	13
TOTAL	156	10	16

Trip Generation Change:

Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
Difference	-10	0	-1

The proposed PD modification is anticipated to decrease the number of trips potentially generated by development on the site by -10 average daily trips, 0 a.m. peak hour trip, and -1 p.m. peak hour trips.

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Symmes Road is a 2-lane collector roadway with a pavement width of +/-22 feet. The pavement is in average condition. In the vicinity of the project site, the right-of-way width is approximately +/-64 feet. There is a sidewalk but no bike lanes located along Symmes Road, adjacent to the project site.

Symmes Road is shown on the Hillsborough County Corridor Preservation Plan as a 2-lane enhanced roadway. The applicant has proposed as a condition of approval to designate right of way preservation to accommodate the future improvement.

Trotwood Dr. is a substandard 2-lane, rural, local roadway with pavement widths varying from +/-17 to 19 feet within +/-50 feet of right of way. There are no sidewalks, no bikelanes or paved shoulders, and no curb and gutter within the roadway.

Pursuant to the Hillsborough County Transportation Manual (TTM) TS-7 Local Rural Road typical section, a local rural roadway must have minimum 12-foot wide travel lanes, 8-foot shoulders (5-foot paved and 3-foot stabilized), and sidewalks on both sides within 96 feet of right-of-way. The applicant submitted a proposed design exception to make certain improvements on Trotwood Dr. as described herein below in the section titled Requested Design Exception.

SITE ACCESS CONSIDERATIONS

The proposed modification will relocate the project access from Symmes Road to Trotwood Drive. Staff notes that the previously approved access connection of Symmes Rd. would not be able to meet LDC, Sec. 6.04.07 and 6.04.08 spacing requirements from other driveways and intersections.

REQUESTED DESIGN EXCEPTION: TROTWOOD DR.

As Trotwood Dr. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (dated August 5, 2024) 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 found the Design Exception request approvable (on August 19, 2024). The developer will be required to construct the following improvements consistent with the Design Exception:

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

If this zoning is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
SYMMES RD	US HWY 301	US HWY 41	D	C

Source: 2020 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"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.		
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.			
Project Name/ Phase Symmes Road RV Storage 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.			
Folio Number(s) 077174.7802 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers 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").			
Name of Person Submitting Request Michael D. Raysor, P.E. 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.			
Current Property Zoning Designation PD 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.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number PRS 24-0914 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.			
Related Project Identification Number (Site/Subdivision Application Number) N/A 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".			



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



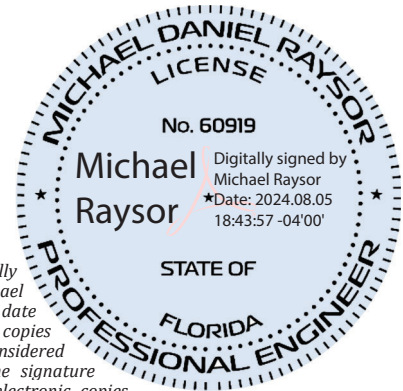
CONCLUSION

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.....

☐

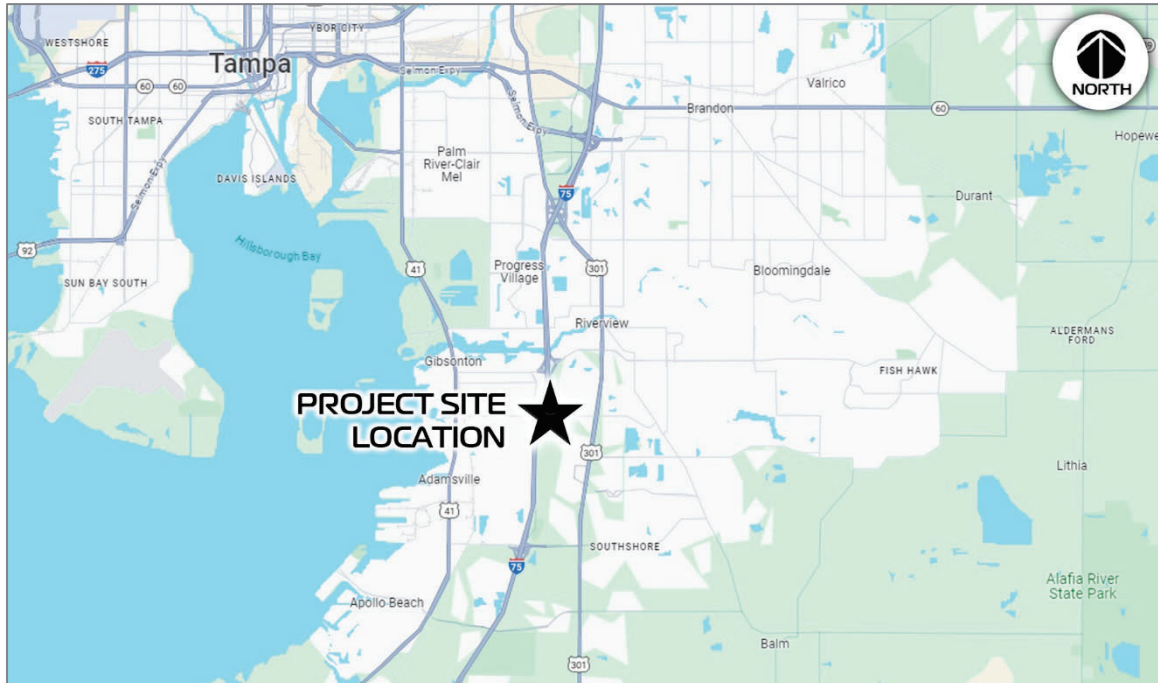
MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

date

ATTACHMENT A



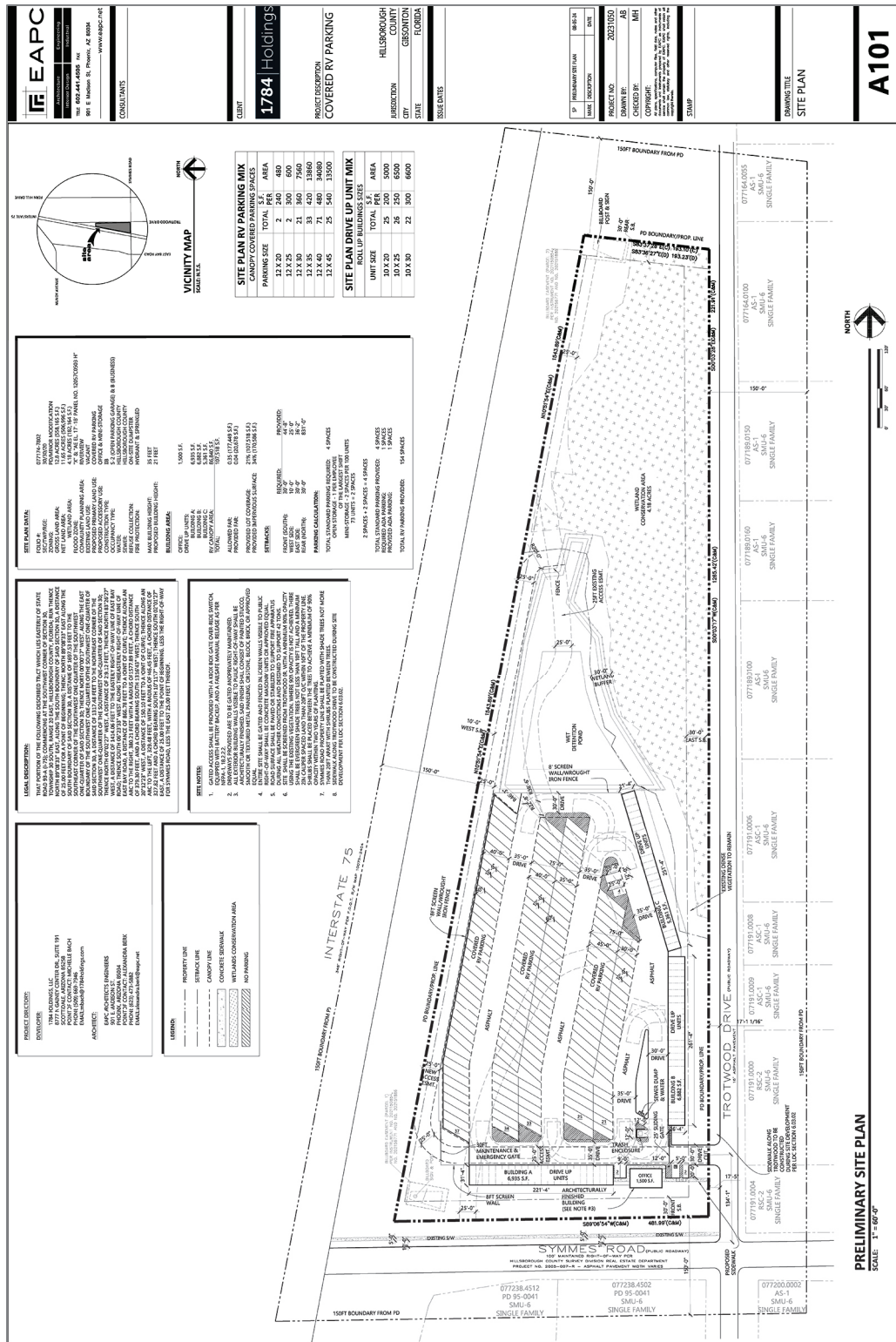
SYMMES ROAD RV STORAGE Project Site Location Map





SYMMES ROAD RV STORAGE

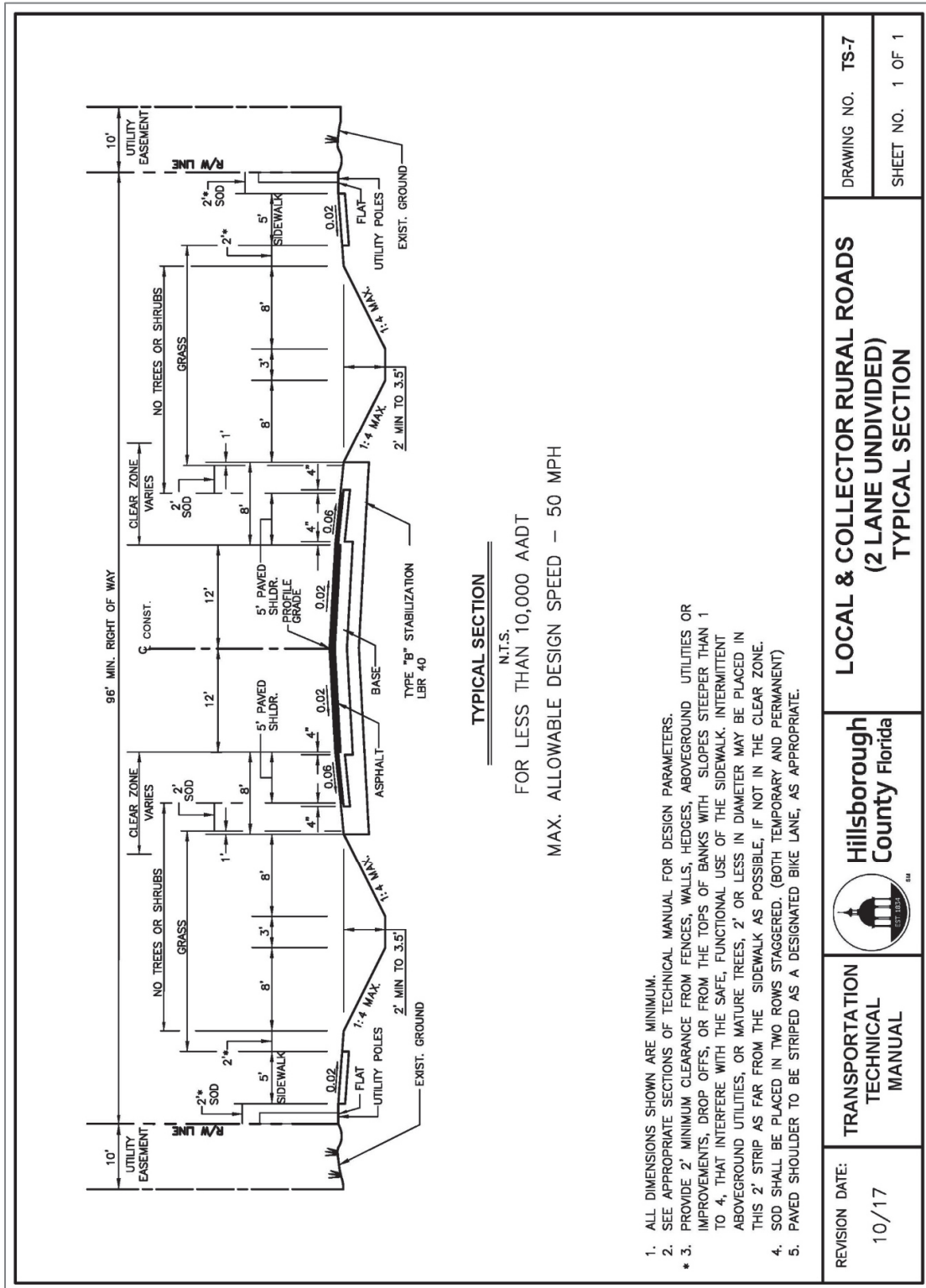
Project Site Plan



ATTACHMENT C



SYMMES ROAD RV STORAGE Hillsborough County TS-7 Typical Section



1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

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](#)



An aerial photograph showing the intersection of Symmes Rd and Trotwood Dr. A red dashed rectangular box highlights the intersection area. The surrounding area includes trees, grass, and some buildings. The road names 'Symmes Rd' and 'Trotwood Dr' are labeled on the map.

Lat: 27.83623259616959, Lon: -82.34784572068249

ATTACHMENT E

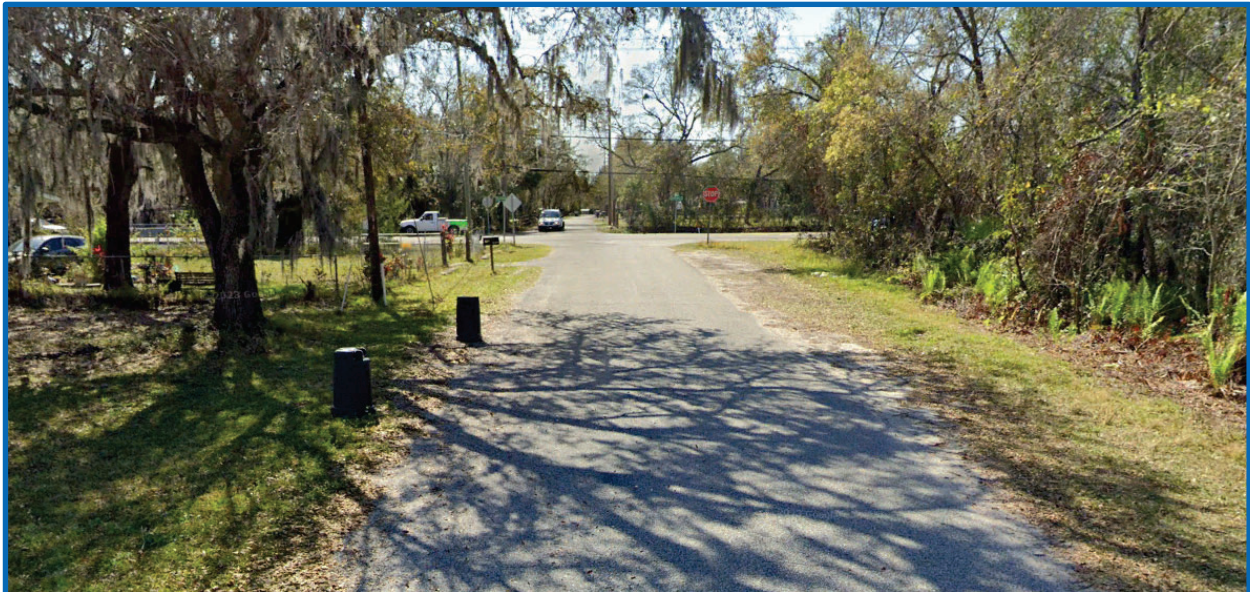


SYMMES ROAD RV STORAGE Trotwood Drive Photographs

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.

Transportation Comment Sheet

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
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
Symmes Rd	County Collector - Rural	2 Lanes <input checked="" 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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	166	10	17
Proposed	156	10	16
Difference (+/-)	-10	0	-1

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Trottwood Dr./Substandard Roadway	Design Exception Requested	Approvable
	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 checked="" 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	See report.

**CURRENTLY
APPROVED**



Development Services

July 28, 2016

**Board of County
Commissioners**

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller, Jr.
Sandra L. Murman
Stacy R. White

County Administrator

Michael S. Merrill

**County Administrator
Executive Team**

Lucia E. Garsys
Carl S. Harness
Gregory S. Horwedel
Ramin Kouzehkanani
Liana Lopez
Bonnie M. Wise

County Internal Auditor

Peggy Caskey

County Attorney

Chip Fletcher

Development Services

PO Box 1110
Tampa, FL 33601-1110

**Reference: RZ-PD 16-0549 RV
Timothy H. Powell**

Timothy H. Powell
PO Box 1016
Tampa, FL 33602-1016

Dear Applicant:

At the regularly scheduled public meeting on **July 26, 2016**, the Board of County Commissioners **approved** your request for rezoning the tract of land described in your application from AR (Agricultural Rural) to PD (Planned Development) with the attached conditions.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Joseph Moreda, AICP,
Zoning Administrator

JM/ml
Attachment

FINAL RESTRICTIONS
OF APPROVAL

PETITION NUMBER: RZ-SPD 16-0549 RV
MEETING DATE: July 26, 2016
DATE TYPED: July 28, 2016

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 26, 2016.

1. The project shall be limited to an outdoor storage facility with office as shown on the General Development Plan. The storage facility is permitted a fenced in playground area 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.
2. The project may be permitted a maximum of 70,125 square feet of enclosed buildings that includes a 3,200 square foot office as shown on the General Development Plan. The placement of the enclosed buildings as shown on the General Development Plan is a means of screening the permitted use of the project from right-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 be architecturally finished. Said finish shall consist of painted stucco, or smooth or textured or corrugated painted metal with vertical ground to cornice level columns a minimum of two (2) feet in width of a different color from the exterior wall and consist of a material including stone, block, brick or approved equal, a maximum of every 40 feet which protrude from the building wall a minimum of eight (8) inches.
4. Buffering and screening shall be provided in accordance with the Land Development Code unless otherwise provided for herein.
 - 4.1 Along Trotwood Drive, the site shall be screened from the right-of-way with a minimum 90% opacity using 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, the following landscaping shall be required: Shade trees not more than 20' apart with low lying ornamental ground cover.
5. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left

FINAL RESTRICTIONS
OF APPROVAL

PETITION NUMBER: RZ-SPD 16-0549 RV
MEETING DATE: July 26, 2016
DATE TYPED: July 28, 2016

-
- turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
6. 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.
 7. 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.
 8. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission 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.
 9. 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.
 10. 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 9/19/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/RV

PETITION NO: PRS 24-0914

☐

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.

CONDITIONS

New Conditions

- If PD 24-0914 is approved, the County Engineer will approve a Design Exception related to the 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:
 - a. Widen to 24 feet (12-foot lanes), with appropriate tie-in to the existing cross-section to the north.
 - b. Mill and resurface entire roadway width within the referenced limits.
 - c. Provide 6-foot stabilized shoulders (unpaved) on both sides of the road.
 - d. Provide appropriate roadside swales/drainage.
 - e. Construct a sidewalk on the west side of Trotwood Dr. in accordance with the Land Development Code
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 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.

Revise Conditions:

5. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The project shall have one vehicular and pedestrian access connection to Trotwood Dr., as shown on the PD site plan.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #16-0549. The property is located at the northwest corner of Symmes Rd. and Trotwood Dr. The existing PD consists of +/-11.6 acres approved for 114,385 sf of recreational vehicle storage for up to 400 vehicles. The future land use is designation is Suburban Mixed Use 6 (SMU-6).

The current PRS request proposes to change the project access from Symmes Rd. to Trotwood Dr. and change the uses to allow 107,518 sf of recreational vehicle storage and mini-warehouse for up to 154 vehicles and 73 storage units including ancillary support office space.

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). County staff has prepared a comparison of the potential trips generated by development permitted and the proposed modification, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes. Staff notes that ITE Land Use Code 151 Mini-Warehouse was used for the combined uses of Recreational Vehicle Storage and Mini-Warehouse utilizing square footage as the variable as opposed to number of storage units. Additionally, the applicant's submitted trip generation utilized number of units as the variable and appears to have over counted the trips by error.

Approved Use:

Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
RV Parking/Storage (LUC 151) – 114,385sf	166	10	17

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
Mini-warehouse (LUC 151) – 20,678sf	30	2	3
RV Parking/Storage (LUC 151) – 86,840sf	126	8	13
TOTAL	156	10	16

Trip Generation Change:

Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
Difference	-10	0	-1

The proposed PD modification is anticipated to decrease the number of trips potentially generated by development on the site by -10 average daily trips, 0 a.m. peak hour trip, and -1 p.m. peak hour trips.

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Symmes Road is a 2-lane collector roadway with a pavement width of +/-22 feet. The pavement is in average condition. In the vicinity of the project site, the right-of-way width is approximately +/-64 feet. There is a sidewalk but no bike lanes located along Symmes Road, adjacent to the project site.

Symmes Road is shown on the Hillsborough County Corridor Preservation Plan as a 2-lane enhanced roadway. The applicant has proposed as a condition of approval to designate right of way preservation to accommodate the future improvement.

Trotwood Dr. is a substandard 2-lane, rural, local roadway with pavement widths varying from +/-17 to 19 feet within +/-50 feet of right of way. There are no sidewalks, no bikelanes or paved shoulders, and no curb and gutter within the roadway.

Pursuant to the Hillsborough County Transportation Manual (TTM) TS-7 Local Rural Road typical section, a local rural roadway must have minimum 12-foot wide travel lanes, 8-foot shoulders (5-foot paved and 3-foot stabilized), and sidewalks on both sides within 96 feet of right-of-way. The applicant submitted a proposed design exception to make certain improvements on Trotwood Dr. as described herein below in the section titled Requested Design Exception.

SITE ACCESS CONSIDERATIONS

The proposed modification will relocate the project access from Symmes Road to Trotwood Drive. Staff notes that the previously approved access connection of Symmes Rd. would not be able to meet LDC, Sec. 6.04.07 and 6.04.08 spacing requirements from other driveways and intersections.

REQUESTED DESIGN EXCEPTION: TROTWOOD DR.

As Trotwood Dr. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (dated August 5, 2024) 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 found the Design Exception request approvable (on August 19, 2024). The developer will be required to construct the following improvements consistent with the Design Exception:

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

If this zoning is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
SYMMES RD	US HWY 301	US HWY 41	D	C

Source: 2020 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"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.		
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.			
Project Name/ Phase Symmes Road RV Storage 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.			
Folio Number(s) 077174.7802 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers 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").			
Name of Person Submitting Request Michael D. Raysor, P.E. 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.			
Current Property Zoning Designation PD 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.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number PRS 24-0914 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.			
Related Project Identification Number (Site/Subdivision Application Number) N/A 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".			



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



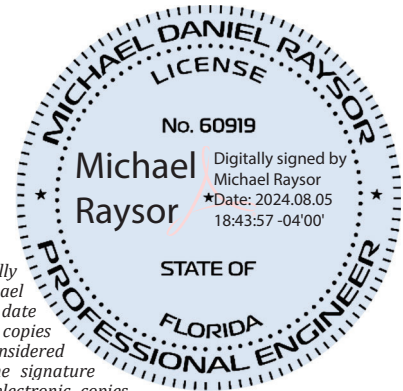
CONCLUSION

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.....

☐

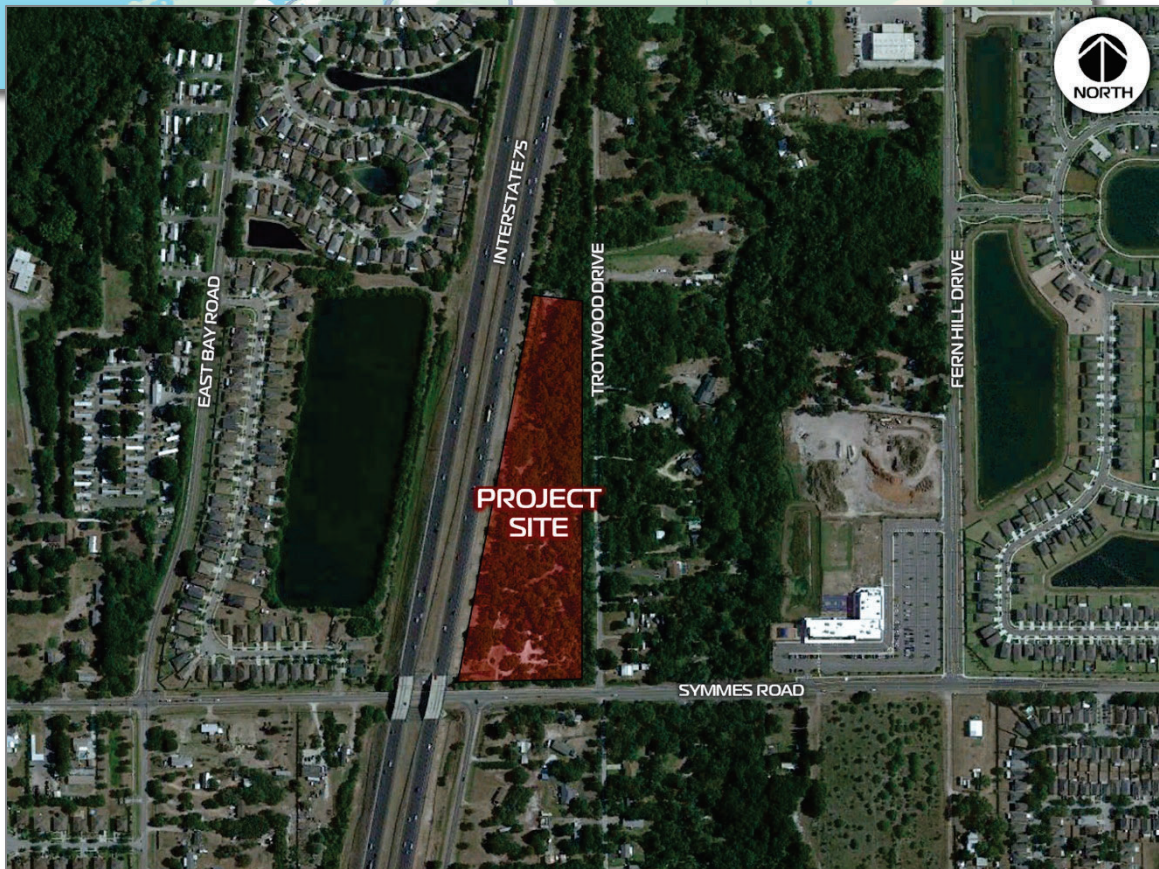
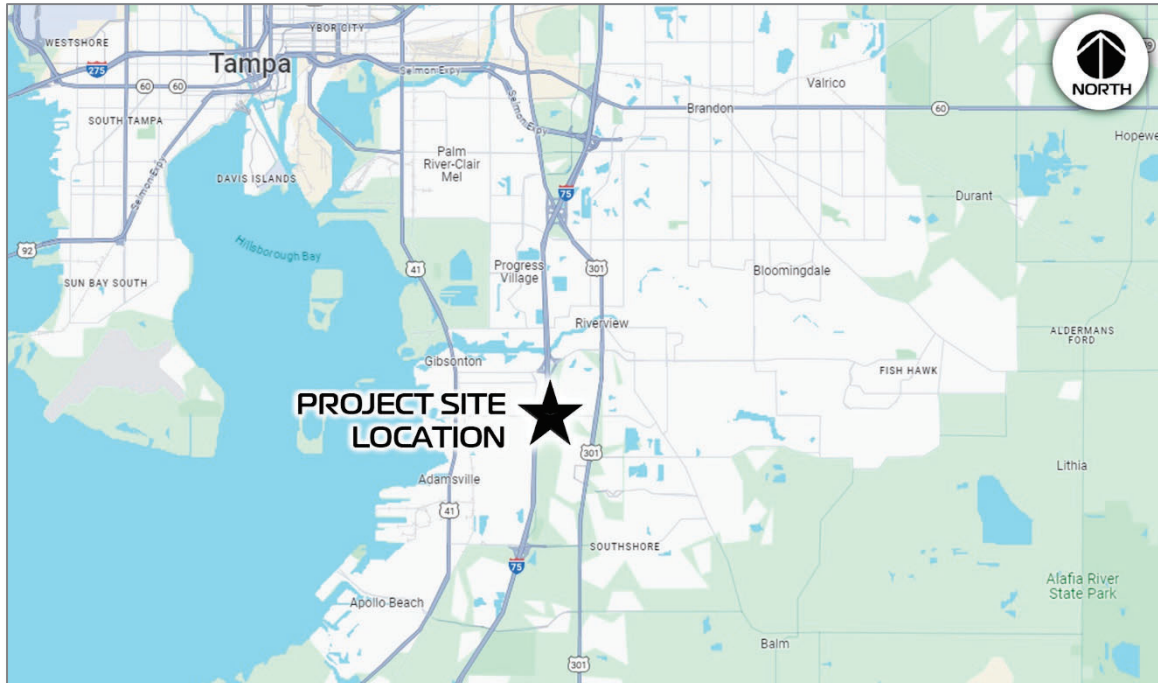
MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

date

ATTACHMENT A



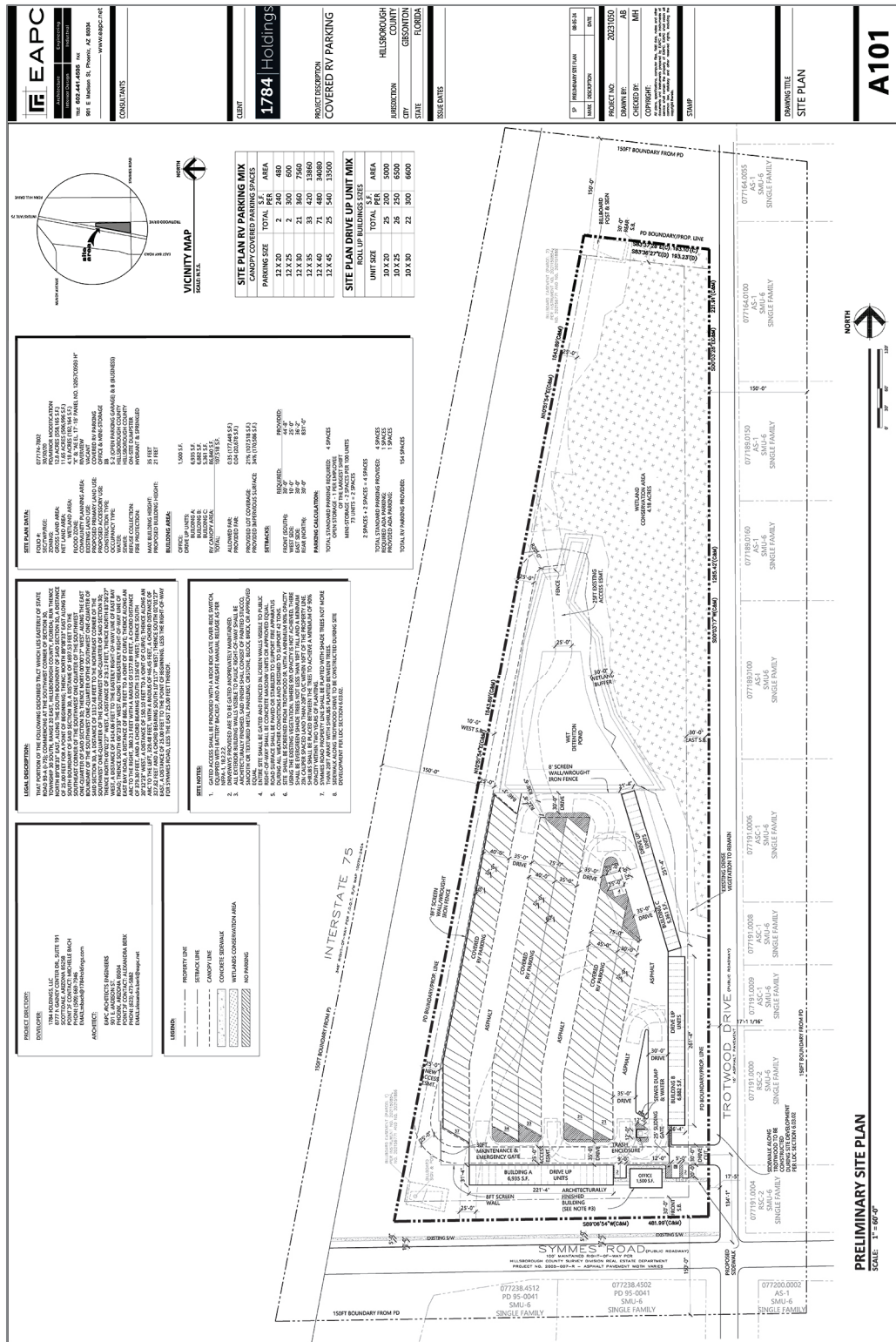
SYMMES ROAD RV STORAGE Project Site Location Map





SYMMES ROAD RV STORAGE

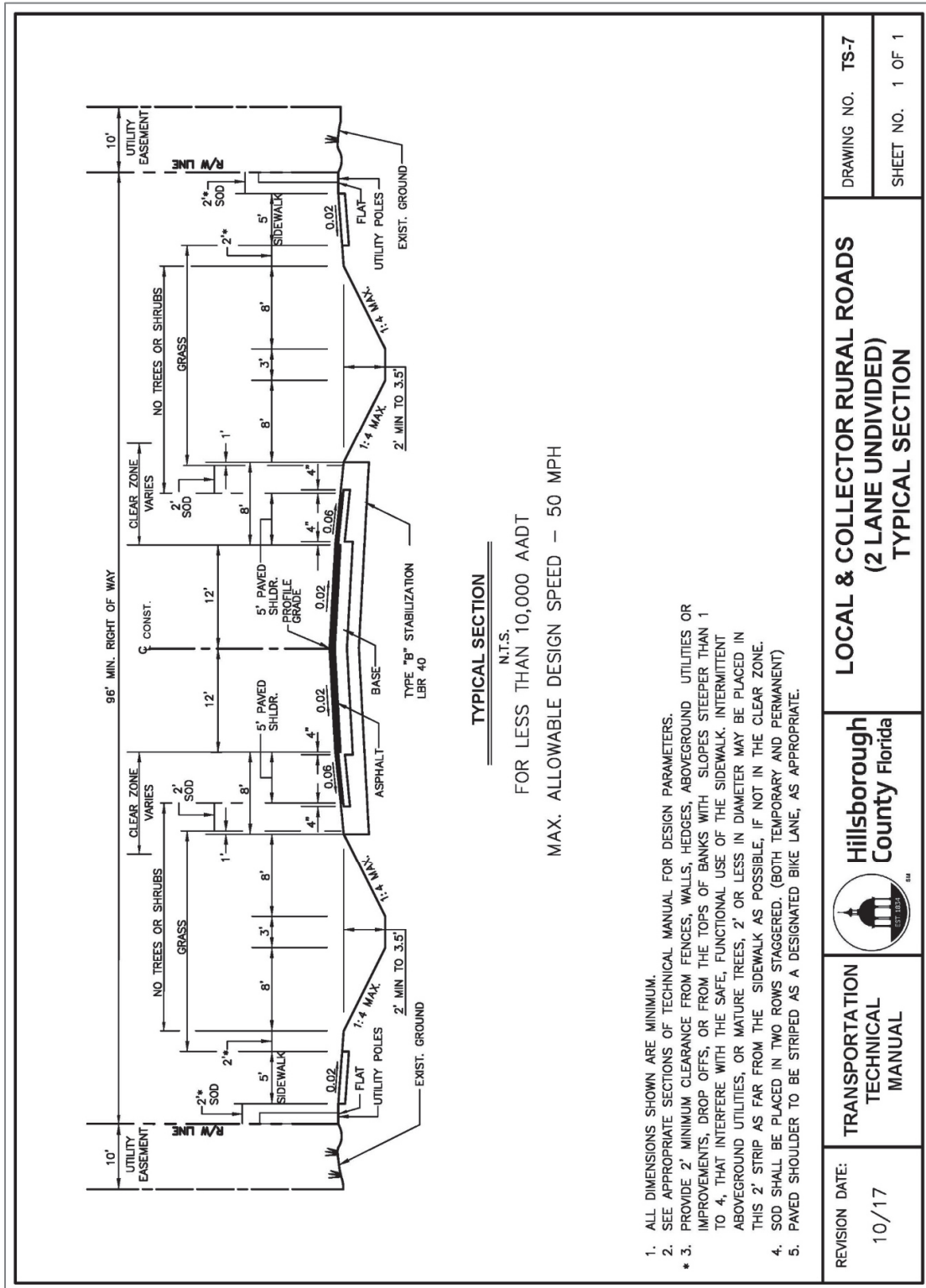
Project Site Plan



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](#)

An aerial photograph showing the intersection of Symmes Rd and Trotwood Dr. A red dashed rectangular box highlights the intersection area. The surrounding area includes trees, grass, and some buildings. The roads are labeled 'Symmes Rd' and 'Trotwood Dr'.

Lat: 27.83623259616959, Lon: -82.34784572068249

ATTACHMENT E

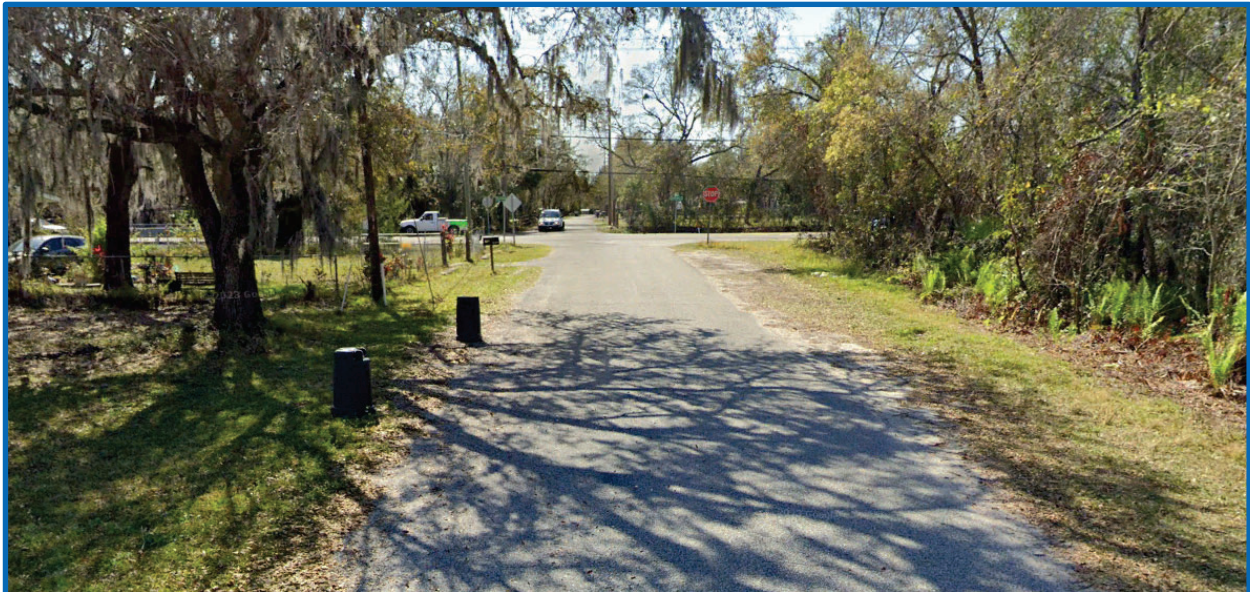


SYMMES ROAD RV STORAGE *Trotwood Drive Photographs*

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.

Transportation Comment Sheet

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
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
Symmes Rd	County Collector - Rural	2 Lanes <input checked="" 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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	166	10	17
Proposed	156	10	16
Difference (+/-)	-10	0	-1

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Trotwood Dr./Substandard Roadway	Design Exception Requested	Approvable
	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 checked="" 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	See report.

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: August 13, 2024 PETITION NO.: 24-0914 EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 X1101 EMAIL: weeksa@epchc.org	COMMENT DATE: July 11, 2024 PROPERTY ADDRESS: 9716 Symmes Rd, Gibsonton FOLIO #: 0771747802 STR: 30-30S-20E
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	n/a
WETLAND LINE VALIDITY	Valid through 4/29/2029 (SWFWMD Survey)
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands are generally shown. Site plan does not accurately depict the valid wetland line.
<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.• 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	

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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.

- A wetland field delineation was completed by South West Florida Water Management District (SWFWMD) staff which found wetlands on-site. The wetland lines depicted on the subject plans are not accurately depicted per the survey recently approved by SWFWMD (expires April 29, 2029). The approved wetland line must be incorporated into all future plan submittals.
- 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: david@tspco.net



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 6/7/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/24/2024

PROPERTY OWNER: Prime Lang Dickey LLC **PID:** 24-0914

APPLICANT: David Wright / TSP Companies, Inc.

LOCATION: 9716 Symmes Road Gibsonton, FL 33534

FOLIO NO.: 77174.7802

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no recommended conditions and no request for additional information.

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** June 21, 2024

Agency: Natural Resources **Petition #:** 24-0914

- ☐ 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.**

1. 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.**
2. 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.**
3. 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.

24-0914

Natural Resources

Page Two:

4. 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.
5. 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.
6. 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.
7. 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.