

PD Modification Application: PRS 25-0418**Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** April 8, 2025

Development Services Department

1.0 APPLICATION SUMMARY**Applicant:** International Independent Showmen's Museum Corp**FLU Category:** R-6**Service Area:** Urban**Site Acreage:** 5.65**Community Plan Area:** Riverview**Overlay:** None**Introduction Summary:**

PD 09-0411 was approved in 2009 to permit the development of a 52,500 square foot museum. In 2011, a minor modification (PRS 11-0356) was approved to modify buffer and screening requirements, add a second access road to Palmer Street, and shift a building to save trees.

The subject modification request proposes an alternative development option by introducing a covered outdoor display area in place of Buildings "B" and "C" depicted on the site plan. No changes are proposed to the maximum allowed building square footage or floor area ratio.

Existing Approval(s):

- One Development Option – includes buildings B and C

Proposed Modification(s):

- Two Development Options – second development option allowing an outdoor display area in lieu of buildings B and C.

Additional Information:**PD Variation(s):**

None Requested as part of this application

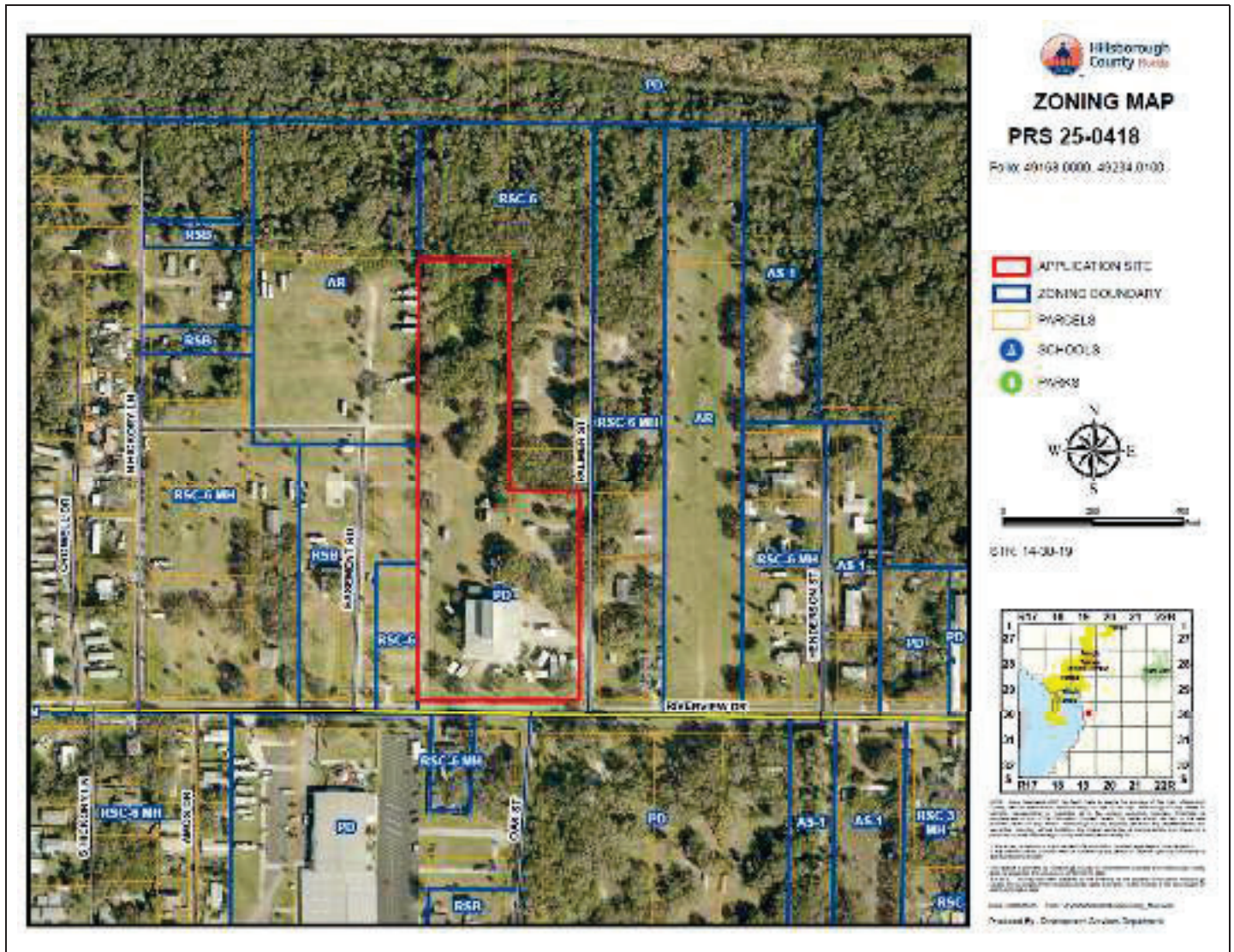
Waiver(s) to the Land Development Code:

None Requested as part of this application

Planning Commission Recommendation:
N/A**Development Services Recommendation:**
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



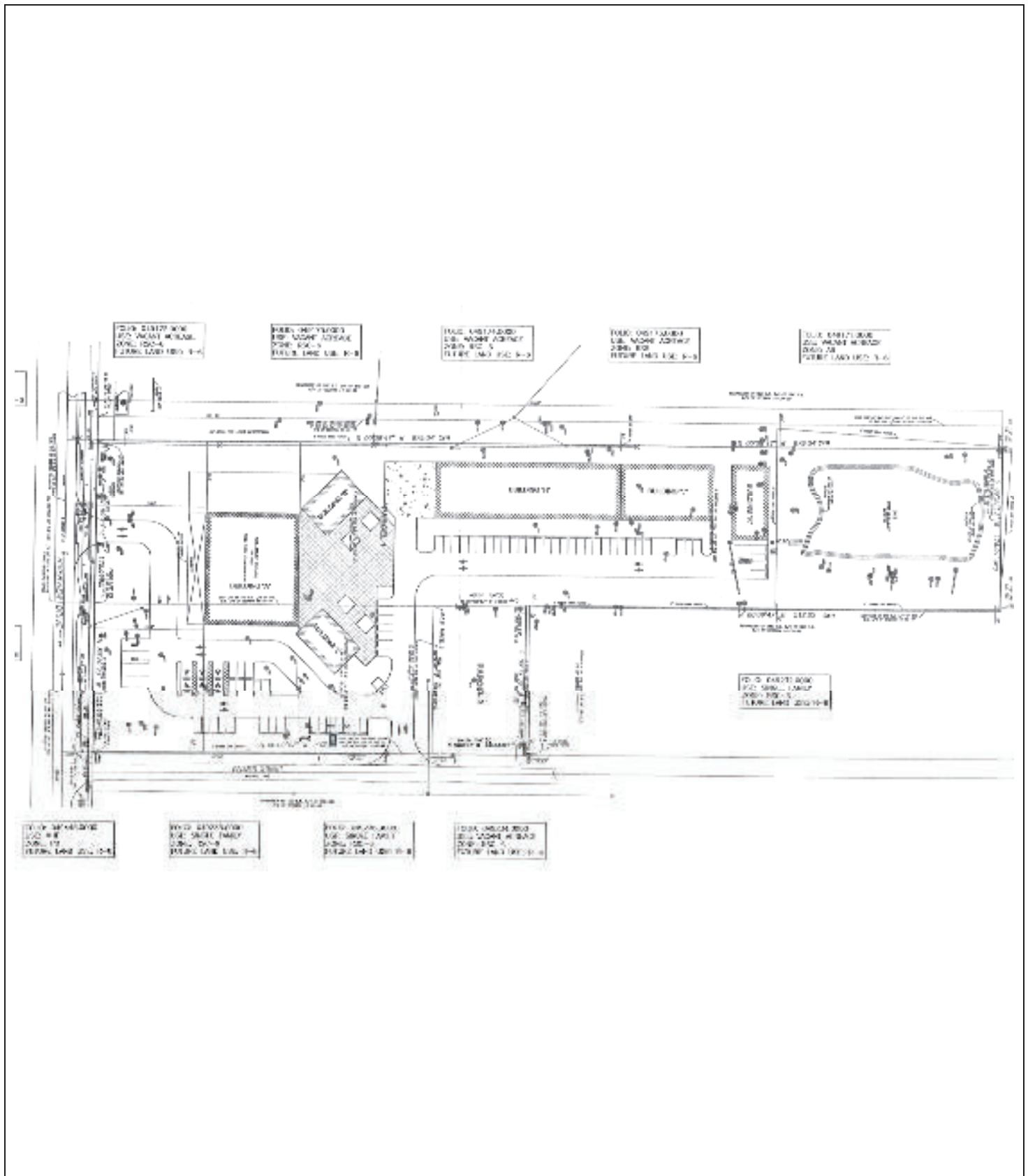
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 units per acre	Single-Family Conventional	Vacant
South	PD 92-0166	0.25 FAR	RSB Uses, membership facility, trade shows, event space, library/museum, retirement facility, indoor tennis court, outside events	Membership facility
	RSC-6 MH	6 units per acre	Single-Family Conventional / Mobile Home	Residential

	PD 06-1721	1 unit per 7,000 sf (45 single family homes)	Single-Family Conventional	Vacant
East	RSC-6	6 units per acre	Agriculture / Single-Family Conventional	Residential
	RSC-6 MH	6 units per acre	Single-Family Conventional / Mobile Home	Residential
West	AR	1 unit per 5 acres	Agriculture / Single-Family Conventional	Residential
	RSB (Residential Show Business)	6 units per acre	Single-Family Conventional / Group Living Facility / repair, construction and open storage of show business sets, equipment and vehicles	Residential
	RSC-6	6 units per acre	Single-Family Conventional	Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: PRS 25-0418

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: April 8, 2025

Case Reviewer: Jared Follin

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

Road Name	Classification	Current Conditions	Select Future Improvements
Riverview Dr.	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
Palmer Rd.	County Collector - 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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other (Proffered Preservation for Future Realignment by Others)

Modification Area Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	150	15	10
Proposed	150	15	10
Difference (+/-1)	0	0	0

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	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
n/a	Choose an item.	Choose an item.

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands present
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" 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 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 checked="" 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 type="checkbox"/> Design Exc./Adm. Variance Requested <input 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	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property is located along Riverview Drive and is adjacent to residential and agricultural zoned properties, primarily containing residential uses and vacant land. Several properties are owned by the subject property owner and are utilized by the current use. This includes all properties adjacent to the west and some to the east. The proposed “Option 2” replaces buildings “B” and “C” with a covered outdoor display area for the existing museum. This area will be located along the northside of the property, away from the frontage roadway. Staff has not identified any compatibility concerns with this proposal.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 19th, 2025.

1. The Planned Development is approved for a maximum of 52,500 square feet of building area for a museum. In additions to the Land Development Code (LDC) regulations, the following development standards shall apply:

Maximum FAR	22 percent
Maximum Impervious	70 percent
Maximum Height	50 feet
Front Yard Setback	50 feet

1.1 Alternatively, Option 2 permits outdoor display for the museum where depicted on the site plan. The buildings and outdoor display area shall not exceed 52,500 square feet.

2. The building facades facing east and west shall include patterns at intervals of not more than 50 feet along the horizontal length of the façade; the patterns may be either horizontal or vertical. Patterns shall include features such as windows, texture changes, and/or surface modeling such as offsets, reveals, or ribs of no less than 12 inches in width.
3. An evaluation of the property identified a number of mature trees. To minimize their removal, the applicant shall consult with staff of the Natural Resource Unit for design input prior to submittal of preliminary plans through the Land Development Code's Site Development process.
4. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
5. Buffering and screening shall not be required along the western, northern and eastern property boundaries.
6. Where applicable and subject to County standards, the developer shall construct a left turn land into the project's Riverview Drive driveway. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.
7. Where applicable and subject to County standards, the developer may be required to construct turn lanes at the Riverview Drive/Palmer Street intersection to accommodate project traffic. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate tight-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.
8. The developer may be required to dedicate one-half of the right-of-way of Riverview Drive adjacent to the site to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the

substandard right-of-way up to Transportation Technical Manual Standards for a two lane collector roadway. Right-of-way shall be measured from the centerline of the roadway.

9. The developer may be required to dedicated one-half of the right-of-way of Palmer Street adjacent to the site to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a two lane collector roadway. Right-of-way shall be measured from the centerline of the roadway.
10. Prior to the issuance of certificates of occupancy, the applicant shall be required to provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of-way along Riverview Drive and Palmer Street. Subject to the results, the developer may be required to improve/widen Riverview Drive and/or Palmer Street adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the Developer can provide signed and sealed documentation that the current pavement and right-of-way width on Riverview Drive and/or Palmer Street meets the current standards based on the Hillsborough County Transportation Technical Manual, then the Developer may not be required to dedicate right-of-way or upgrade a portion and/or widen the roadway.
11. 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.
12. 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 regulations 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/site approval.
13. 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.
14. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the ~~Planning and Growth Management~~ Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
15. 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.
16. 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.

17. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN 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.

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BOCC LUM MEETING DATE: April 8, 2025

Case Reviewer: Jared Follin

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

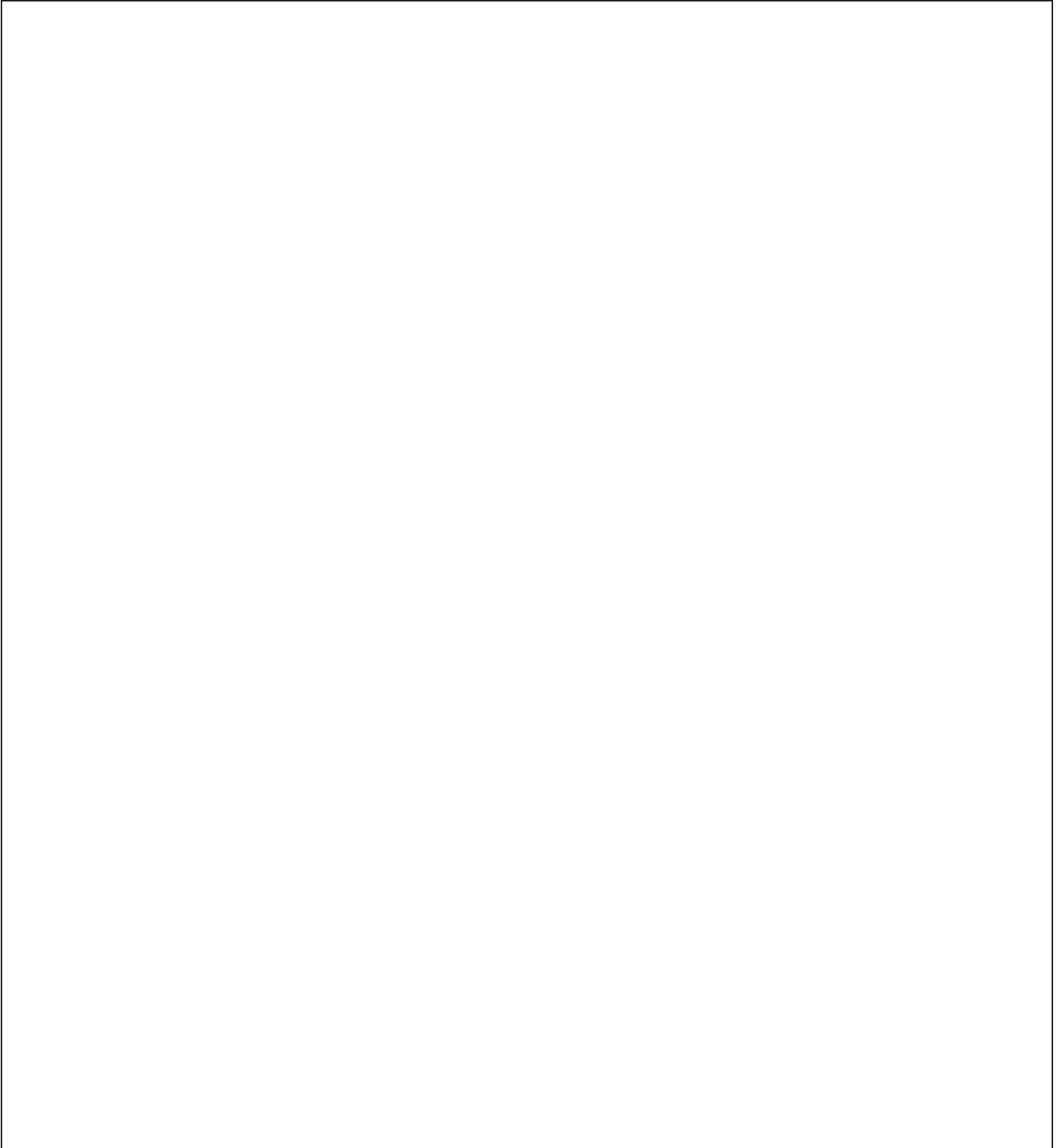
None.

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

A large, empty rectangular box with a thin black border, intended for the submission of the Proposed Site Plan. It occupies the majority of the page below the section header.

APPLICATION NUMBER: PRS 25-0418

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: April 8, 2025

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/20/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ Central

PETITION NO: PRS 25-0418

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

CONDITIONS OF APPROVAL

- Notwithstanding anything shown on the PD site plan, Option 2 building area and outdoor display area shall not exceed 52,500 square feet.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to PD 09-0411, as most recently amended by MM 09-0411, to introduce a second development option that replaces two approved buildings with an outdoor display area. The existing PD approval allows for 52,500 square feet of building floor area for a museum on two parcels that total +/- 6.26 acres. The proposed changes will not change the uses, maximum square footage or site access. The future land use classification is Residential 6 (R-6).

Trip Generation Analysis

The applicant submitted a trip generation as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
MM 09-0411: 52,500 sf – Museum (ITE 580)	150*	15	10

Proposed PD Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PRS: 52,500 sf – Museum with Outdoor Display Area (ITE 580)	150*	15	10

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

Difference (+/-)	0	0	0
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The proposed PD modification will not result in a change in trips potentially generated based on the applicant's assertion that the trip generation will remain the same under Option 2. To ensure that outdoor display areas do not generate trips in excess of what was studied a condition of approval is being proposed to limit the combined total of building area and outdoor display area to 52,000 square feet.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on the north side of Riverview Dr.

Riverview Dr. is a 2-lane, substandard, County maintained, rural collector roadway with +/-20 feet of pavement within +/-65 feet of right of way. There is a sidewalk on the north side. There are no paved shoulders or bicycle facilities along both sides of roadway.

According to the Hillsborough County Corridor Preservation Plan, this segment of Riverview Dr. is designated as a future 2-lane enhanced collector roadway. The right-of-way preservation area shall be determined and shown on the project site construction plans and building setbacks shall be calculated from the future right-of-way line.

Palmer St. is a 2-lane, County Maintianed, substandard rural local roadway with +/-16 feet of pavement within right of way varying between +/-23 and 43 feet. There are no sidewalks and no paved shoulders.

At the time of site construction plan review for the next increment of development, the developer will be required to address the substandard roadway condition consistent with the County Land Development Code (LDC) and Transportation Technical Manual.

SITE ACCESS

The existing PD is approved for one access on Riverview Dr. and two access points on Palmer St. No changes to access are proposed. However, at the time of site construction plan review for the next increment of development internal pedestrian access between the building entrances, parking and the site arrival point on Palmer St. will be required to be addressed consistent with LDC, Sec. 6.03.02.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
RIVERVIEW DR.	US HWY 41	US HWY 301	D	D

Source: Hillsborough County 2020 Level of Service Report.

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
Riverview Dr.	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
Palmer Rd.	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 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
Approved	150	15	10
Proposed	150	15	10
Difference (+/-)	0	0	0

*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	X	None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

**CURRENTLY
APPROVED**

BOARD OF COUNTY COMMISSIONERS

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller, Jr.
Sandra L. Murman
Mark Sharpe



Office of the County Administrator
Michael S. Merrill

CHIEF ADMINISTRATIVE OFFICER
Helene Marks

CHIEF FINANCIAL ADMINISTRATOR
Bonnie M. Wise

DEPUTY COUNTY ADMINISTRATORS
Lucia E. Garsys
Sharon D. Subadan

April 21, 2011

Reference: PRS 11-0356 RV

Molloy & James
325 South Boulevard
Tampa, FL 33606

Dear Applicant:

At the regularly scheduled public meeting on April 12, 2011, the Board of County Commissioners approved your request for a minor modification to PD (09-0411), with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact our office at 272-5920.

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, Interim Director
Planning and Zoning Services Division
Development Services Department

ps

enc.

Approval – Approval, subject to the conditions listed below, is based on the site plan received April 1, 2011.

1. The Planned Development is approved for a maximum of 52,500 square feet of building area for a museum. In additions to the Land Development Code (LDC) regulations, the following development standards shall apply:

Maximum FAR	22 percent
Maximum Impervious	70 percent
Maximum Height	50 feet
Front yard setback	50 feet

2. The building façades facing east and west shall include patterns at intervals of not more than 50 feet along the horizontal length of the façade; the patterns may be either horizontal or vertical. Patterns shall include features such as windows, texture changes, and/or surface modeling such as offsets, reveals, or ribs of no less than 12 inches in width.
3. An evaluation of the property identified a number of mature trees. To minimize their removal, the applicant shall consult with staff of the Natural Resource Unit for design input prior to submittal of preliminary plans through the Land Development Code's Site Development process.
4. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
5. Buffering and screening shall not be required along the western, northern and eastern property boundaries.
6. Where applicable and subject to County standards, the developer shall construct a left turn lane into the project's Riverview Drive driveway. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.
7. Where applicable and subject to County standards, the developer may be required to construct turn lanes at the Riverview Drive/Palmer Street intersection to accommodate project traffic. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 11-0356 RV (09-0411)
BOCC MEETING DATE: April 12, 2011
DATE TYPED: April 25, 2011

8. The developer may be required to dedicate one-half of the right-of-way on Riverview Drive adjacent to the site to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a two lane collector roadway. Right-of-way shall be measured from the centerline of the roadway.
9. The developer may be required to dedicate one-half of the right-of-way on Palmer Street adjacent to the site to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a two lane local roadway. Right-of-way shall be measured from the centerline of the roadway.
10. Prior to the issuance of certificates of occupancy, the applicant shall be required to provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of way along Riverview Drive and Palmer Street. Subject to the results, the developer may be required to improve/widen Riverview Drive and/or Palmer Street adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the Developer can provide signed and sealed documentation that the current pavement and right-of-way width on Riverview Drive and/or Palmer Street meets the current standards based on the Hillsborough County Transportation Technical Manual, then the Developer may not be required to dedicate right-of-way or upgrade a portion and/or widen the roadway.
11. 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.
12. 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.
13. 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.
14. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 11-0356 RV (09-0411)
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DATE TYPED: April 25, 2011

15. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/20/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ Central

PETITION NO: PRS 25-0418

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

CONDITIONS OF APPROVAL

- Notwithstanding anything shown on the PD site plan, Option 2 building area and outdoor display area shall not exceed 52,500 square feet.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to PD 09-0411, as most recently amended by MM 09-0411, to introduce a second development option that replaces two approved buildings with an outdoor display area. The existing PD approval allows for 52,500 square feet of building floor area for a museum on two parcels that total +/- 6.26 acres. The proposed changes will not change the uses, maximum square footage or site access. The future land use classification is Residential 6 (R-6).

Trip Generation Analysis

The applicant submitted a trip generation as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
MM 09-0411: 52,500 sf – Museum (ITE 580)	150*	15	10

Proposed PD Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PRS: 52,500 sf – Museum with Outdoor Display Area (ITE 580)	150*	15	10

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

Difference (+/-)	0	0	0
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The proposed PD modification will not result in a change in trips potentially generated based on the applicant's assertion that the trip generation will remain the same under Option 2. To ensure that outdoor display areas do not generate trips in excess of what was studied a condition of approval is being proposed to limit the combined total of building area and outdoor display area to 52,000 square feet.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on the north side of Riverview Dr.

Riverview Dr. is a 2-lane, substandard, County maintained, rural collector roadway with +/-20 feet of pavement within +/-65 feet of right of way. There is a sidewalk on the north side. There are no paved shoulders or bicycle facilities along both sides of roadway.

According to the Hillsborough County Corridor Preservation Plan, this segment of Riverview Dr. is designated as a future 2-lane enhanced collector roadway. The right-of-way preservation area shall be determined and shown on the project site construction plans and building setbacks shall be calculated from the future right-of-way line.

Palmer St. is a 2-lane, County Maintianed, substandard rural local roadway with +/-16 feet of pavement within right of way varying between +/-23 and 43 feet. There are no sidewalks and no paved shoulders.

At the time of site construction plan review for the next increment of development, the developer will be required to address the substandard roadway condition consistent with the County Land Development Code (LDC) and Transportation Technical Manual.

SITE ACCESS

The existing PD is approved for one access on Riverview Dr. and two access points on Palmer St. No changes to access are proposed. However, at the time of site construction plan review for the next increment of development internal pedestrian access between the building entrances, parking and the site arrival point on Palmer St. will be required to be addressed consistent with LDC, Sec. 6.03.02.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
RIVERVIEW DR.	US HWY 41	US HWY 301	D	D

Source: Hillsborough County 2020 Level of Service Report.

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
Riverview Dr.	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
Palmer Rd.	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 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
Approved	150	15	10
Proposed	150	15	10
Difference (+/-)	0	0	0

*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	X	None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: April 8, 2025	COMMENT DATE: March 3, 2025
PETITION NO.: 25-0418	PROPERTY ADDRESS: 6938 Riverview Dr., Riverview
EPC REVIEWER: Justin Lessard	FOLIO #: 049168-0000, 049234-0100
CONTACT INFORMATION: (813) 627-2600 xt. 1245	STR: 14-30S-19E
EMAIL: lessardj@epchc.org	
REQUESTED ZONING: Minor modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No Wetlands
<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.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p>	

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25-0418
March 4, 2025
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Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

jl/dc

cc: Brice Pinson- bpinson@halff.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 03/06/2025

Agency: Natural Resources **Petition #:** 25-0418

☐ 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. 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.
2. 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.
3. 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.



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:** 1/31/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/14/2025

PROPERTY OWNER: International Independent Showman's Museum Corp **PID:** 25-0418

APPLICANT: International Independent Showman's Museum Corp

LOCATION: 6938 Riverview Dr. Riverview, FL 33578

FOLIO NO.: 49168.0000, 49234.0100

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).

At this time, Hillsborough County EVSD has no objections to the applicant's request.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 25-0418 REVIEWED BY: Clay Walker, E.I. DATE: 2/4/2025

FOLIO NO.: 49168.0000, 49234.0100

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 2 inch water main exists ☐ (approximately ___ feet from the site), ☒ (adjacent to the site), and is located east of the subject property within the west Right-of-Way of Palmer Street. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 4 inch wastewater forcemain exists ☒ (approximately 3,450 feet from the project site), ☐ (adjacent to the site) and is located east of the subject property within the north Right-of-Way of Riverview Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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