

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE**

**LAND USE HEARING OFFICER**

<b>APPLICATION NUMBER:</b>	RZ PD 25-0932
<b>DATE OF HEARING:</b>	November 17, 2025
<b>APPLICANT:</b>	CWH Management Inc.
<b>PETITION REQUEST:</b>	The request is to rezone a parcel of land from AR to PD
<b>LOCATION:</b>	West of the Intersection of Fern Hill Dr. and Field Blend Ct.
<b>SIZE OF PROPERTY:</b>	10.69 acres m.o.l.
<b>EXISTING ZONING DISTRICT:</b>	AR
<b>FUTURE LAND USE CATEGORY:</b>	SMU-6
<b>SERVICE AREA:</b>	Urban
<b>COMMUNITY PLANNING AREA:</b>	Riverview

# DEVELOPMENT REVIEW STAFF REPORT

## Rezoning Application: RZ-PD 25-0932

Zoning Hearing Master Date: November 17, 2025

BOCC Land Use Meeting Date: January 13, 2026



Development Services Department

### 1.0 APPLICATION SUMMARY

Applicant:	Cwh Management Inc
FLU Category:	SMU-6
Service Area:	Urban
Site Acreage:	10.69+/- AC
Community Plan Area:	Riverview
Overlay:	None
Special District:	None
Request:	Planned Development



#### Introduction Summary:

The applicant is requesting to rezone the 10.69-acre property zoned AR to Planned Development (PD) to allow for two planning options. Option 1 would allow for 53 single family units and accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers for the residents. Option 2 would allow Recreational Vehicles and Private Pleasure Crafts and Utility Trailers Storage & an Art Studio.

Zoning:	Existing	Proposed	
District(s)	AR	PD (Option 1)	PD (Option 2)
Typical General Use(s)	Single-Family Residential / Agriculture	53 single-family units (attached or detached) with Accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers	Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers Storage & Art Studio
Acreage	10.69 AC	10.69 AC	10.69 AC
Density/Intensity	1 DU per 5 GA/ FAR: NA	4.95 DU per 1 GA/ FAR: NA	0 DU per 1 GA/ 0.004 FAR:
Mathematical Maximum*	2 DU / FAR: NA	53 DU	2,000 sf

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	AR	PD (Option 1)	PD (Option 2)
Lot Size / Lot Width	217,800 sf / 150'	5,000 sf / 50' for detached, 1,500 sf / 20' for attached	NA/NA
Setbacks/ Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 10' Rear 5' Sides	NA
Height	50'	35'	NA

#### Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

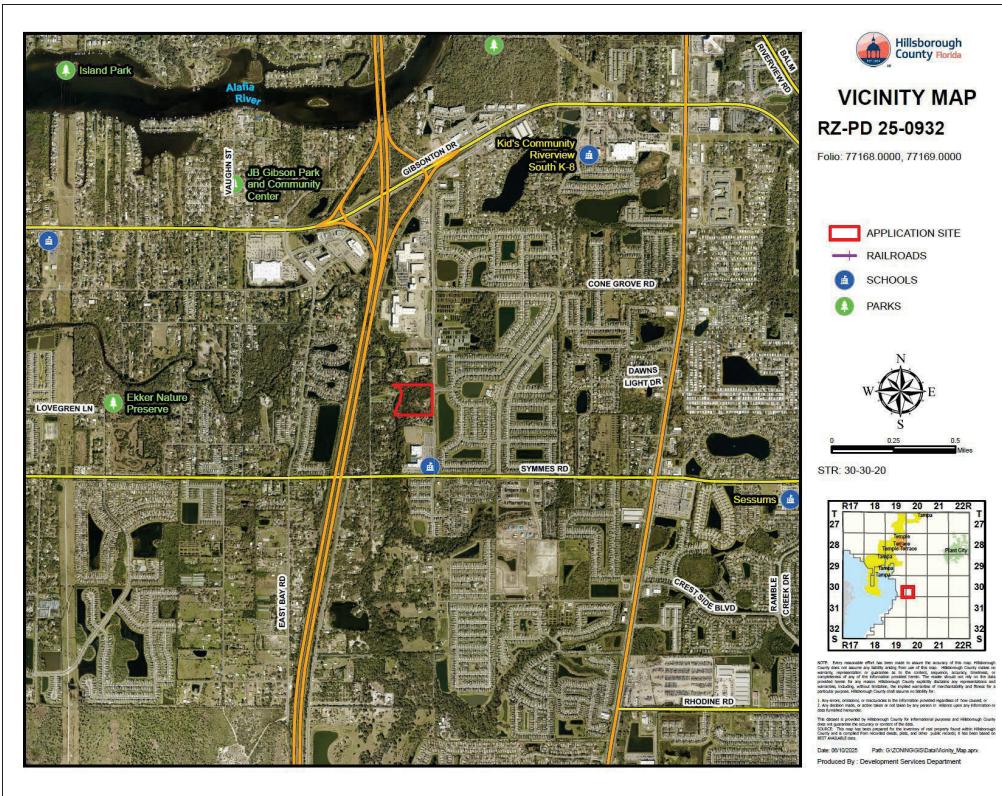
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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APPLICATION NUMBER: RZ-PD 25-0932  
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BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



### Context of Surrounding Area:

The proposed Planned Development is located on the west side of Fern Hill Drive across from the intersection with Field Blend Court in an area comprised primarily of single-family residential uses at various lot sizes. The adjacent parcels along the northern and southern property lines are zoned AR with existing dwelling units. The adjacent parcels to the west are zoned AS-1 which also has existing dwelling units. The properties to the east of the site across Fern Hill Drive are zoned PD approved for single family dwelling units. Properties in the surrounding area are zoned AR, AS-1, ASC-1, and PD approved for residential uses.

To the south of the property where the frontage road meets Symmes Road is the private school Riverview Academy of Math and Science. Furthermore, there are commercial uses to the north of the property along Fern Hill Drive including a warehouse and a construction equipment dealer.

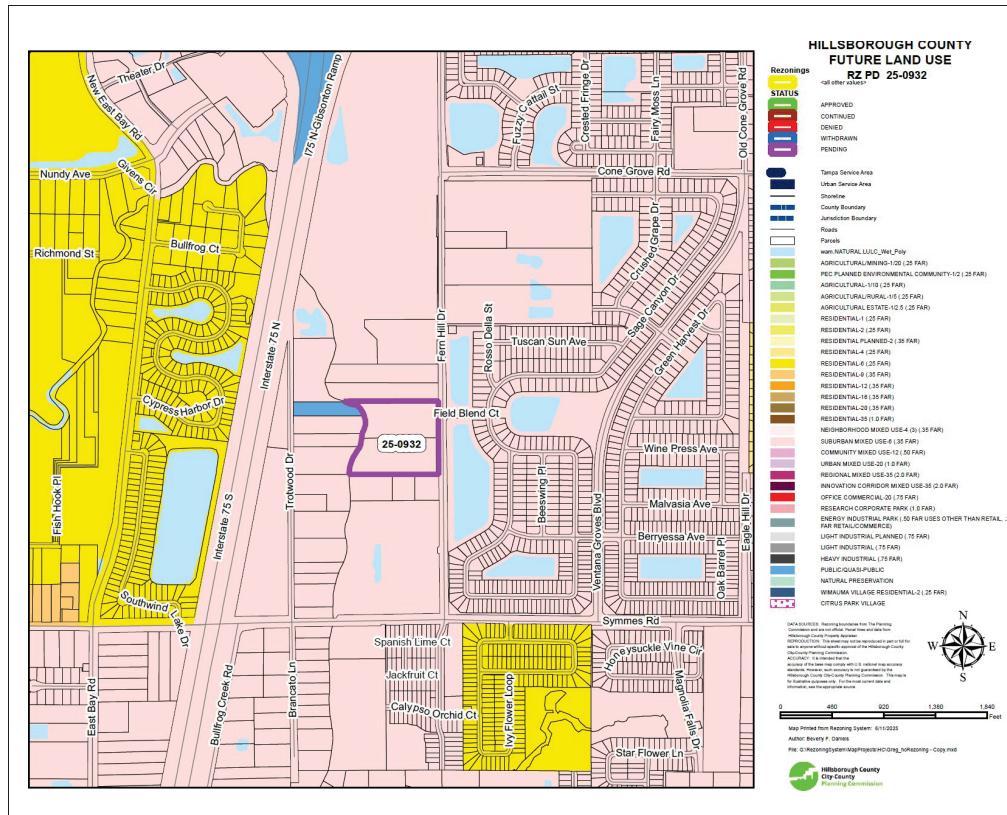
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map



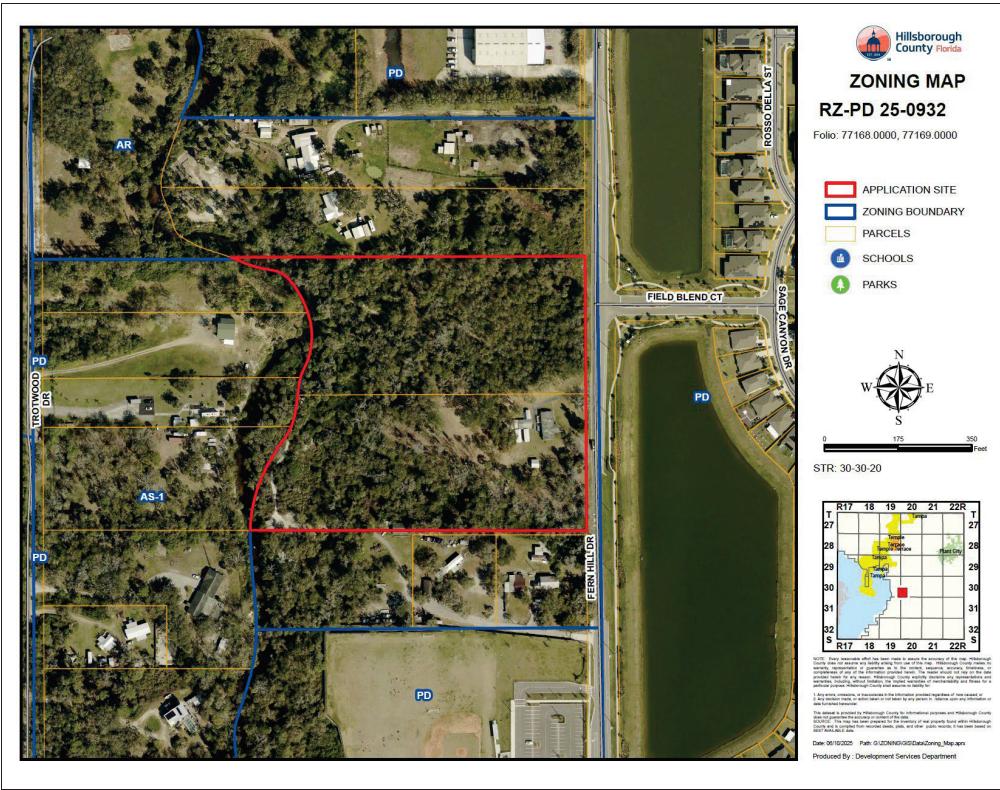
Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 DU per 1 GA/ FAR: 0.25, 0.35, 0.50
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

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## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map

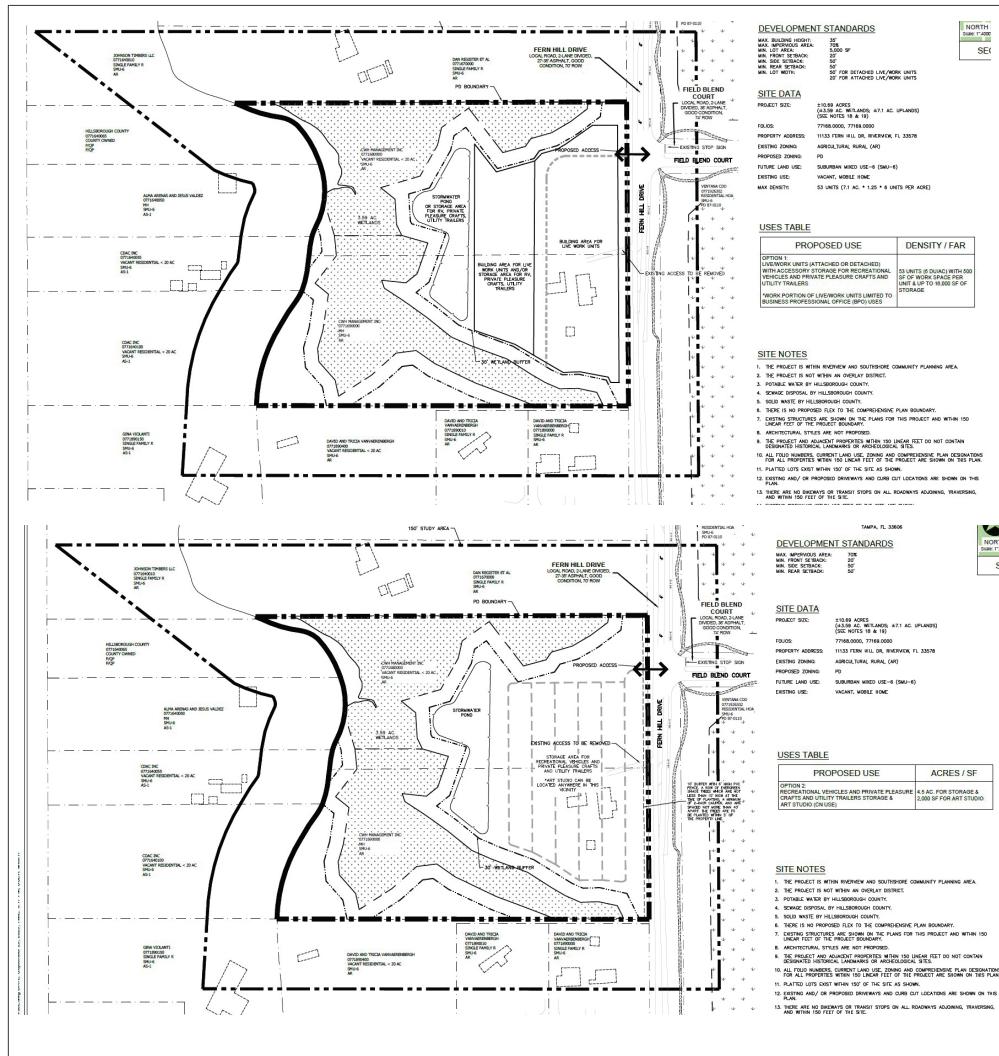


## Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 DU per 5 GA/ FAR: NA	Agricultural, Single-Family	SINGLE FAMILY R
South	AR	1 DU per 5 GA/ FAR: NA	Agricultural, Single-Family	RESIDENTIAL
East	PD	3.56 DU per 1 GA/ FAR: NA	Single-Family	RESIDENTIAL HOA, SINGLE FAMILY R
West	AS-1	1 DU per 1 GA/ FAR: NA	Agricultural, Single-Family	COUNTY OWNED, RESIDENTIAL

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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**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
Fern Hill Dr.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	482	41	53
Difference (+/-)	(+) 464	(+) 40	(+) 51

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Fern Hill Dr./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

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#### 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable:				
	<input type="checkbox"/> Potable Water Wellfield Protection Area			
<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Significant Wildlife Habitat			
<input checked="" type="checkbox"/> Use of Environmentally Sensitive Land	<input checked="" type="checkbox"/> Coastal High Hazard Area			
Credit	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor			
<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Adjacent to ELAPP property			
<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>				
<input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	
<input checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b>				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b>				
Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Mid-Rise Residential w/1st Floor BPO (Fee estimate is based on a 1,500 square foot, Residential Unit)				
Mobility: \$2,931 per unit				
Parks: \$1,957 per unit				
School: \$7,027 per unit				
Fire: \$249 per unit				
Office (Single Tenant) (per 1,000 sq ft)	(General) (per 1,000 sq ft)		(Medical < 10k sq ft) (per 1,000 sq ft)	
Mobility: \$10,005	\$8,336		\$21,860	
Fire: \$158	\$158		\$158	
Outdoor Storage (Per 1,000 sq ft)	Event Hall (Per 1,000 sq ft)			
Mobility: \$725	Mobility: \$4,598			
Fire: \$32	Fire: \$95			
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

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**Planning Commission**

Meets Locational Criteria       N/A  
 Locational Criteria Waiver Requested  
 Minimum Density Met       N/A  
 Density Bonus Requested  
 Consistent       Inconsistent

Yes  
 No

Inconsistent  
 Consistent

Yes  
 No

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The proposed Planned Development is located on the west side of Fern Hill Drive across from the intersection with Field Blend Court in an area comprised primarily of single-family residential uses at various lot sizes. While to the south along Fern Hill Drive there is the private school Riverview Academy of Math and Science and to the north there are commercial uses including a warehouse and a construction equipment dealer.

Due to the large, heavily vegetated wetlands along the northern, western, and southern property lines, which will require an additional 30' wetland setback/buffer, staff does not find the variation request for the required screening would pose a significant impact on the surrounding residential properties. Under Option 2, the application proposes fencing and tree plantings along Fern Hill Drive. Due to the proposed uses and separation from adjacent properties, staff finds the request compatible.

Proposed storage of operable RVs, boats and utility trailers is no longer considered open storage per the Land Development Code.

### **5.2 Recommendation**

Approvable, subject to proposed conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 17, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item.

Mr. William Molloy 325 South Blvd. testified on behalf of the applicant.

Ms. Isabelle Albert 1000 North Ashley Drive testified on behalf of the applicant. Ms. Albert showed a PowerPoint presentation and stated that the property is 10.5 acres and zoned Agricultural Rural and designated SMU-6 by the Comprehensive Plan. She described the surrounding uses and stated that the PD was requested to allow for two development options. The first is to develop 53 single-family detached homes with a private storage of boats, RV's and trailers to serve the residents of the community. The second development options is to allow an art studio and the storage of boats, RV's and trailers that would serve the surrounding community. A Planned Development variation is requested to provide a 5-foot-wide buffer with Type A screening to the north, south and west. Ms. Albert testified that both planning staffs support the request and there were no objections from reviewing agencies.

Ms. Carolanne Peddle, Development Services staff, testified regarding the County's staff report. She stated that the staff report notes no buffer but there is a buffer provided with the existing wetlands as well as the required wetland 30-foot setback. The applicant is requesting to rezone 10.69 acres from AR to Planned Development to allow for two development options. Option 1 would permit 53 single-family detached homes and accessory storage for operable RV's, boats and trailers for the residents. Option 2 would permit an art studio and accessory storage for operable RV's, boats and trailers for the surrounding area. A PD variation is requested regarding landscaping and fencing. Ms. Peddle described the surrounding area and stated that staff supports the variation as there is a large heavily vegetated wetland along the northwestern and southern property line which will require a 30-foot wetland setback therefore the reduction in screening would not pose a significant impact to the surrounding residential properties. Ms. Peddle testified that under Option 2, the applicant proposes fencing and tree planting along Fern Hill Drive which staff supports to the proposed uses and the separation from the adjacent parcels. Staff finds the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the site is designated Suburban

Mixed Use-6 by the Comprehensive Plan and located in the Urban Service Area and the Riverview Community Plan. Ms. Massey stated that the proposed uses are compatible with the area and cited numerous policies that the rezoning meets. Staff found the rezoning consistent with both the Riverview Community Plan and the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application.

Ms. Casey Vanvaebenbergh 11009 Fern Hill Drive testified in opposition. Ms. Vanvaebenbergh showed a graphic and pointed to her property on the map. She stated that her sister lives next to her and that they will be affected by the proposed development. She detailed the flooding history in the area and asked how the water will be contained if the water got the level during two separate storms. She showed a photo of the property and testified that Bullfrog Creek is a significant waterway. Ms. Vanvaebenbergh expressed concerns regarding the traffic from the existing school on Fern Hill Drive. She showed a video to demonstrate where the traffic is relative to the subject property. She concluded her comments by stated that the current condition of the roadway is cracking from probable overuse.

Mr. David Vanvaebenbergh 11207 Fern Hill Drive testified in opposition and stated that he has been in Riverview since 1988 and is aware that change is coming to the area. He discussed development in the area including the school which resulted in three feet of water coming from the school to their property during the storm. Mr. Vanvaebenbergh testified that he concerned about his shallow well and the effect of the proposed development. He described the drainage conditions and his concern about his septic tank and the overall impact of the proposed development on his property.

Mr. Mitchell Thompson 11055 Sage Canyon Drive testified in opposition and stated that he lives across the street from the subject property. He read a portion of the Riverview Community Plan update regarding development in the area and its negative impact to the community. He stated that traffic on Fern Hill Drive which is blocked by the school traffic and the Ring Power Plant which has heavy equipment and large trucks that back up traffic. Mr. Thompson stated that the subdivisions built in the area clog Fern Hill Drive and that the subject rezoning should be denied.

Ms. Samantha Kuzava 11053 Sage Canyon Drive testified in opposition and stated that she also lives across the street from the subject property. She described the heavy traffic in the area and stated that adding 53 homes will overwhelm the roadway and put children walking to school at risk. Ms. Kuzava

testified that the heavy commercial vehicles from the proposed storage facility will increase noise pollution and wear on the road. She added that the traffic will increase the potential for accidents and result in slower emergency response times.

Mr. Chad Thompson 10710 Sage Canyon Street testified in opposition and stated that the traffic is bad. He stated that he walks his niece to school rather than driving her because the traffic is so bad. Mr. Thompson testified that he agreed with the previous speaker comments regarding sewage, water retention and traffic.

Ms. Heinrich of the Development Services Department stated that she wanted to confirm that the first speaker in opposition submitted the PowerPoint presentation into the record. The Clerk's office representative replied that the presentation was submitted.

Mr. Michael Yates testified during the rebuttal period that traffic counts were done and that they did not observe the backups that were shown in the opposition's video. He added that the traffic counts were done while school was in session and that there is ample capacity on Fern Hill Drive to accommodate the existing traffic and the project traffic. Mr. Yates stated that a Design Exception that has been found by the County Engineer to be approvable to provide a 10-foot-wide multi-use path that will connect the subject project south to the existing sidewalk and bike lane to the school. Additionally, the developer will complete a missing segment of the bike lane on the east side of Fern Hill Drive.

Mr. Molloy continued the rebuttal testimony by stating that the subject project was designed around Bullfrog Creek. He stated that SWFWMD will not allow an ERP that results in an untreated outfall into Bullfrog Creek. He concluded his comments by stating that the project was designed to provide a community where you don't have to go out to get your RV and you can choose to work downstairs.

The hearing was then concluded.

#### **EVIDENCE SUBMITTED**

Ms. Peddle submitted a revised County staff report into the record.

Ms. Albert submitted a copy of the applicant's PowerPoint presentation into the record.

Ms. VanVaerenbergh submitted a PowerPoint presentation in opposition to the request into the record.

## PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

## FINDINGS OF FACT

1. The subject property is 10.69 acres in size and is currently zoned Agricultural Rural (AR) and is designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Riverview Community Planning Area.
2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to permit two development options:

\*Option 1: 53 single-family detached homes with accessory storage of operable recreational vehicles (RV's), boats and trailers for the residents only

\*Option 2: An art studio with accessory storage of operable recreational vehicles (RV's), boats and trailers open to the public

3. No waivers are requested.
4. A Planned Development variation is requested to eliminate the required Type B screening to the north, south and west. The applicant justifies the request based on the existence of the heavily vegetated wetland along the northern, southern and west property boundary which requires a Wetland Conservation Area setback of 30 feet. It is noted that the required buffering will be provided.

The requested variation meets Land Development Code Section 5.03.06.C.6(b) as the heavily vegetated wetland screens the adjacent parcels thereby meeting the intent of the Code standard. Therefore, the variation is in harmony with the purpose of the Code standard.

5. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with both the Riverview Community Plan and the Comprehensive Plan.
6. The surrounding area is zoned AR to the north and south, AS-1 to the west and PD to the east and approved for/developed with residential land uses.

7. Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the record. Concerns expressed addressed the impact of the project traffic to the area on Fern Hill Drive from the proposed single-family homes and commercial vehicle traffic association with the storage of boats, RV's and trailers and the worsening of the existing flooding condition from the proposed single-family homes. Neighbors testified that the existing school has resulted in a backup of traffic along Fern Hill Road and that addition of the project traffic will present a safety issue to children walking to the school.

In response, the applicant's transportation engineer stated that they did traffic counts on Fern Hill Drive while school was in session and did not observe the backups that were shown in the opposition's video. He stated that the developer will provide a 10-foot-wide multi-use path that will connect the subject project south to the existing sidewalk and bike lane to the school and also complete a missing segment of the bike lane on the east side of Fern Hill Drive.

It is emphasized that the applicant is not requesting any waivers nor PD variations pertaining to drainage and therefore will be subject to all applicable County and Southwest Florida Water Management District (SWFWMD) regulations.

8. The County's transportation review staff had no objection to the rezoning application subject to the proposed zoning conditions. Transportation agency comments stated that the developer will be required to construct transportation improvements on Fern Hill Drive as a condition of the rezoning.
9. The rezoning request to PD for the development of two development options which are:

\*Option 1: 53 single-family detached homes with accessory storage of operable recreational vehicles (RV's), boats and trailers for the residents only

\*Option 2: An art studio with accessory storage of operable recreational vehicles (RV's), boats and trailers open to the public

The two development options are consistent with the Land Development Code and the Comprehensive Plan.

## **FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

### **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

### **SUMMARY**

The applicant is requesting a rezoning from AR to the PD zoning district for the development of two development options which are:

- \*Option 1: 53 single-family detached homes with accessory storage of operable recreational vehicles (RV's), boats and trailers for the residents only
- \*Option 2: An art studio with accessory storage of operable recreational vehicles (RV's), boats and trailers open to the public

No waivers are requested.

A Planned Development variation is requested to eliminate the required Type B screening to the north, south and west. The applicant justifies the request based on the existence of the heavily vegetated wetland along the northern, southern and west property boundary which requires a Wetland Conservation Area setback of 30 feet. It is noted that the required buffering will be provided. The requested variation meets Land Development Code Section 5.03.06.C.6(b) as the heavily vegetated wetland screens the adjacent parcels thereby meeting the intent of the Code standard. Therefore, the variation is in harmony with the purpose of the Code standard.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and both the Riverview Community Plan and the Comprehensive Plan.

Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the record. Concerns expressed addressed the impact of the project traffic to the area on Fern Hill Drive from the proposed single-family homes and commercial vehicle traffic association with the storage of boats, RV's and trailers and the worsening of the existing flooding condition from the

proposed single-family homes. Neighbors testified that the existing school has resulted in a backup of traffic along Fern Hill Road and that addition of the project traffic will present a safety issue to children walking to the school. In response, the applicant's transportation engineer stated that they did traffic counts on Fern Hill Drive while school was in session and did not observe the backups that were shown in the opposition's video. He stated that the developer will provide a 10-foot-wide multi-use path that will connect the subject project south to the existing sidewalk and bike lane to the school and also complete a missing segment of the bike lane on the east side of Fern Hill Drive.

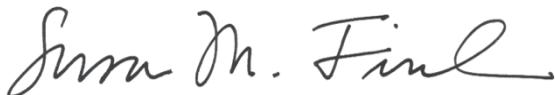
It is emphasized that the applicant is not requesting any waivers nor PD variations pertaining to drainage and therefore will be subject to all applicable County and Southwest Florida Water Management District (SWFWMD) regulations.

The County's transportation review staff had no objection to the rezoning application subject to the proposed zoning conditions. Transportation agency comments stated that the developer will be required to construct transportation improvements on Fern Hill Drive as a condition of the rezoning.

The rezoning request to PD for the development of two development options of either 53 single-family detached homes with an accessory storage of boats, RV's and trailers for resident's use or an art studio with storage of boats, RV's and trailers is consistent with the Land Development Code and the Comprehensive Plan.

## RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



December 10, 2025

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**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**