

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 30, 2025.

1. Option 1 (Page 1) - The development shall be permitted a maximum of 53 single-family units and a maximum of 16,000 square feet for Accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers. The accessory storage shall serve residents within the project and not available for the general public.

- The project shall be subject to the following development standards:

Front yard setback:	20 feet
Side yard setback:	5 feet
Rear yard setback:	10 feet
Maximum height:	35 feet
Maximum impervious surface:	70 percent
Minimum Lot Width:	50' for detached units 20' for attached units
Minimum Lot Size:	5,000 sf for detached units 1,500 sf for attached units

2. Option 2 (Page 2) - The development shall be permitted storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers Storage & 2,000 square feet for an Art Studio.

- The project shall be developed where depicted on the site plan. The Art Studio shall be developed in compliance with CN zoning district standards.

3. No screening shall be required for either option, unless otherwise referenced herein.

- The following shall be provided for Option 2 along Fern Hill Drive:

- i. A 10' wide buffer with a 6' tall PVC fence, and
- ii. A row of evergreen shade trees which are not less than 10' tall at the time of planting, at a minimum 2-inch caliper, and are spaced no more than 40' apart. The trees shall be planted within 5' of the property line, unless otherwise required by Hillsborough County.

4. 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.

5. 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.

6. 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. 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. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
9. The project shall be served by and limited to one (1) vehicular access connection to Fern Hill Dr. Such access shall align with Field Blend Ct.
10. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
11. If PD 25-932 is approved, the County Engineer will approve a Design Exception (dated July 29, 2025 and last revised October 13, 2025) which was found approvable by the County Engineer (on October 14, 2025) for the Fern Hill Dr. substandard roadway improvements. As Fern Hill Dr. is a substandard collector roadway, the developer will be required to construct the following improvements prior to or concurrent with the initial increment of development, consistent with the Design Exception request:
 - a. On the east side of Fern Hill Dr., the developer shall fill in an approximately 350-footlong gap in the existing bicycle lane along the east side of the roadway;
 - b. On the west side of Fern Hill Dr., the developer shall construct a 10-foot-wide multipurpose pathway along the PD frontage and continue along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk terminus to the south); and,
 - c. The developer shall install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).
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. 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