

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 21, 2024.

1. Development of the project shall be limited to a maximum of 40 total detached single-family residential dwelling units.
2. Minimum lot size: 4,000 sf  
Minimum lot width: 40 feet  
Minimum front yard setback: 20 feet\*  
Minimum side yard setback: 5 feet  
Minimum rear yard setback: 10 feet  
Maximum building height: 35 feet/2-stories  
\*Unless otherwise required.
3. Any single-family detached units/lots developed at a width under 50 feet shall comply with the following:
  - a. Single-family detached units shall provide a 2-car garage with a minimum 18-foot -wide driveway. Garages shall be permitted to extend a maximum of 5 feet in front of the front façade if an entry feature over the primary entrance facing the street is provided. The garage setback shall meet the minimum front yard setback of 20 feet. The entry feature shall be at least 5 feet in depth, unless otherwise stated. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature. If the garage extends less than 5 feet from the front façade, the depth of the entry feature may be reduced accordingly and shall not at any point be permitted to be located at a setback that exceeds the garage façade setback. If no entry feature is provided, the garage shall not be placed closer to the street than any portion of the front façade.
  - b. Garage doors shall not account for more than 60% of the unit's street facing façade area. Area shall include the width and height of all façade walls that are oriented towards the street. Area shall not include roofs, windows or doors within the street facing facades.
  - c. All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
  - d. Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
  - e. Each unit's primary entrance door shall face the roadway.
  - f. All 2-story units shall provide a transition between the first and second floor to break up the façade by using one or more of the following:
    - (a) A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.

- (b) A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
  - (c) A change in materials between the first and second floors.
- 4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. 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.
- 5. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 6. 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.
- 7. 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.
- 8. If the notes and/or graphics on the site plan 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. 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.
- 10. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 11. If PD 24-0579 is approved, the County Engineer will approve a Design Exception request (dated July 30, 2024, and was found approvable by the County Engineer (on August 5, 2024) for the Lincoln Road substandard road improvements. As Lincoln Road is a substandard collector roadway, the developer will be required to make specific improvements to Lincoln Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:

- A minimum 5-foot-wide sidewalk for a distance of +/- 435 ft. along the west Lincoln Road to Cowley Road.
12. If PD 24-0579 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated July 30, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on August 5, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Lincoln Road as follows:
- a. For the project driveway connection, a variance of +/- 117 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 128ft. and;
  - b. For the project driveway connection, a variance of +/- 171 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 74ft.