

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 29, 2022.

1. Development shall be limited to a maximum of 25 dwelling units in single-family detached or two-family attached structures. Residential uses shall be developed where generally shown on the general site plan.
2. Minimum residential structure setbacks from PD boundaries shall be in accordance with those depicted on the general site plan.
3. Building height shall be limited to a maximum of 35 feet for residential structures and amenity buildings. An additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided, in addition to any specified buffer, along all PD boundaries except the western PD boundary (front yard).
4. Building height shall be limited to a maximum of 15 feet for carports or enclosed garage structures.
5. A minimum of 48 parking spaces shall be provided in accordance with the proposed five 1-bedroom dwellings and 20 2-bedroom or more dwellings. Parking shall be developed where generally shown on the general site plan using enclosed and open parking areas.
6. The following community amenity uses shall be permitting where generally shown on the general site plan and for use by residents of the community: common building with an outdoor dining terrace, bicycle storage, bike sheds, swimming pool, arts and crafts building, recreation building, outdoor garden area and outdoor common open space areas.
7. Buffering and screening shall be provided as depicted on the general site plan.
8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. The project shall be served by, and limited to, one (1) vehicular access connection to Davis Rd. as shown on the PD site plan. The developer shall also construct one (1) gated emergency access connection as shown on the PD site plan. All other existing access connections shall be closed and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.
10. Parking shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code (LDC).
11. As shown on the PD site plan, the developer shall construct a vehicular access gate to separate the portion of the internal driveway system designated as "Limited Purpose Driveway" from the westernmost portion of the site. Such gate shall be utilized to enforce the restrictions specified within zoning condition 12, below.
12. The community shall be platted as a condominium. The land underneath individual dwelling units shall not be subdivided. The condominium plat/ownership documents shall include requirements for the Condominium Association to manage the Limited Purpose Driveway (i.e. that portion of the internal driveway designed as such within the PD site plan) and enforce the following restrictions on unit owners and their tenants/guests:

- 12.a. The Limited Purpose Driveway shall be restricted to the use of golf-carts, emergency vehicles and service and maintenance vehicles only. No domestic, commercial or recreational vehicles of any kind owned by the Condominium Association, a homeowner, or its tenants/guests shall be permitted to driveway on the Limited Purpose Driveway area except for golf carts. This restriction does not apply to official emergency vehicles or vehicles needing temporary access to accomplish a delivery and/or provide construction, maintenance and/or repair services (i.e. Authorized Vehicles).
 - 12.b. No parking or standing of golf carts, service or maintenance vehicles shall be permitted within the 20-foot-wide portion of the Limited Purpose Driveway. Excluding official emergency vehicles, all Authorized Vehicles shall be required to park within the designated Service and Maintenance Vehicle Parking Area shown on the site plan. Golf cart parking shall occur within designated parking areas outside of the 20-foot wide Limited Purpose Driveway, but not within the designated Service and Maintenance Vehicle Parking Area.
13. Given the unique configuration and nature of the proposed use, the applicant shall not be required to construct a sidewalk along either side of the Limited Purpose Driveway. Rather, the developer will be required to construct a minimum 5-foot wide continuous internal sidewalk network which connects the front door of each dwelling unit to all other front doors, buildings, to the use/amenity areas within the site, and to the existing sidewalk along the project's Davis Rd. frontage. Such network shall meet all applicable Americans with Disabilities Act (ADA) / Land Development Code and other applicable requirements. The Limited Purpose Driveway shall not be used to satisfy this requirement.
14. Prior to or concurrent with site/construction plan approval, the property owner shall vacate all easements shown as to be abandoned on the PD site plan.
15. The developer shall construct a fence as generally shown on the PD site plan in the vicinity of the southern property boundary, such that the Limited Purpose Driveway roundabout is separated from the access easement which partially runs through the subject PD. The fence shall be separated from the roundabout by a minimum of 5 feet.
16. 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.
17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.