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**NOELL PROPERTY Z/LU 21-01**

**R-5 WITH CONDITIONAL OVERLAY**

**CONDITIONS OF APPROVAL**

1. Townhomes development will limited to 68 two-story townhome dwelling units.
2. Twin-villa development will be limited to 68 single-story villa dwelling units.
3. Regardless of minimum setbacks allowed in the R-5 zone, any buildings located along the western boundary of the site adjacent to the Pinellas Trail and Suncoast Primate Sanctuary (Parcel ID#24-27-15-89280-00-6102), the minimum building setback shall be 20 feet.
4. Buffer from Suncoast Primate Sanctuary (Parcel ID# 24-27-15-89280-000-6102) to include 8-foot high opaque fence, and a 5-foot wide landscape buffer at 30% opacity at time of installation.