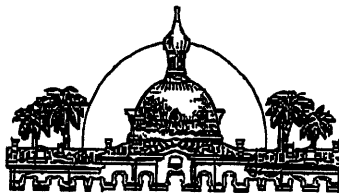


REC'D AUG 21 2001

Hillsborough County
FloridaOffice of the County Administrator
Daniel A. KlemmDeputy County Administrator
Patricia BeanAssistant County Administrators
Kathy C. Harris
Edwin Hunsicker
Anthony Shoemaker

BOARD OF COUNTY COMMISSIONERS

Stacey L. Easterling
Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

August 29, 2001

Biff Crane
Bricklemyer Smolker & Bolves
500 E Kennedy Blvd, Suite 200
Tampa, FL 33602

RE: PETITION NO. PRS 01-1192 BR

Dear Mr. Crane:

At the regularly scheduled public meeting on August 28, 2001, the Board of County Commissioners approved your request for a minor modification to PD-MU (82-421), with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact Rosa Suescun at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

Attachments

cc: File: PD-MU (82-421)

Post Office Box 1110 • Tampa, Florida 33601

Web Site: www.hillsboroughcounty.org

An Affirmative Action/Equal Opportunity Employer



AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 01-1192-BR (82-421)
BOCC MEETING DATE: August 28, 2001
DATE TYPED: August 29, 2001

Approval Approval, subject to the conditions listed below, is based on site plan received June 26, 2001.

1. The development of the Brandon Town Center project by Brandon Town Center Associates shall proceed in strict accordance with the terms and conditions contained in the Development order and subsequent amendments attached hereto as Composite Exhibit A, the General Site Plan, and the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. The developer shall dedicate the right-of-way for the realigned Delaney Creek. Dedication shall be made to Hillsborough County after the Delaney Creek realignment is complete and approved by the Hillsborough County Department of Engineering Drainage Section, Hillsborough County Environmental Protection Commission, and the State of Florida Department of Environmental Regulations but before the issuance of any certificates of Occupancy for any structures in Phase I. the width of the right-of-way to be dedicated shall be indicated on the General Site Plan.
3. The realignment of Delaney Creek shall be completed in such a manner as to not produce any "turbid discharge".
4. All structures in the project shall utilize public water and sewer services with no use of on-site septic tanks or on-site wells for potable water permitted. Any use of on-site wells shall be for landscaping irrigation only and must be approved by the Hillsborough County Health Department and Hillsborough County Environmental Protection Commission.
5. All costs incurred in the extension of lines and the connections necessary to utilize the Hillsborough County water and sewer services shall be borne by the developer.
6. Prior to the approval of any Detailed Site Plans, the developer shall provide a detailed landscape plan for the area in which the approval is requested and must receive approval of said plan from the Hillsborough County Planning and Growth Management Department. The landscape plans shall meet the following requirements:
 - 6.1. A minimum of fifteen (15) percent of the area within each "pod" of the project must be a permeable surface. The above referenced "pod" shall be defined as the area shown on the General Site Plan as being devoted to a specific use (i.e., general commercial, office, regional mall or multi-family) and separated from other "pods" by internal roadways, project boundaries and/or broken boundary line. Credit against this is 15 percent requirement will be allowed for the area encompassed by the setback requirements from any conservation area or Delaney Creek as set out in condition "Q" below.
 - 6.2. A comprehensive program of shade tree plantings designed to meet or exceed the Hillsborough County Landscape Ordinance.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 01-1192-BR (82-421)
BOCC MEETING DATE: August 28, 2001
DATE TYPED: August 29, 2001

- 6.3 The landscape portion of the Detailed Site Plan shall show existing trees to be removed.
7. The location of all wetlands and conservation areas that are to remain on the site and the location of the conservation areas to be created shall be delineated on the General Site Plan and labeled as "Conservation Area".
8. The maximum square footage of each use (i.e., general commercial, regional mall, and office) shall be as shown on the General Site Plan, broken down by phase.
9. The maximum square footage of the non-residential uses in each "pod" of the project must be specified on the General Site Plan. Also, the total number of multi-family units shall be specified by "pod" on the General Site Plan. A variation of no more than fifteen (15) percent requirement may be permitted within each "pod" if approved by the Hillsborough County Zoning Administrator, except as otherwise provided therein, but the total square footage of each use shall not exceed the square footage shown on the General Site Plan.
10. Height limitation in the project shall be as follows:
- 10.1 All structures in the office areas shall be limited in height to four (4) stories or fifty-five (55) feet whichever is less.
- 10.2 All structures in the general commercial areas shall be limited in height to two (2) stories or thirty-five (35) feet whichever is less.
- 10.3 All structures in the regional mall to be used for leasable retail space or storage shall be limited in height to three (3) stories or fifty-five (55) feet whichever is less. Architectural features such as towers, spires, atriums, parapet walls or other similar features may be permitted up to a height of seventy-six (76) feet.
- 10.4 All structures in the multi-family areas shall be limited in height to three (3) stories or forty (40) feet whichever is less.
11. The developer shall include on the General Site Plan a general bikeway circulation plan. The plan shall be designed in such a manner as to insure safe and continuous bikeway circulation throughout the development. A detailed pedestrian circulation plan showing an internal pedestrian system shall be shown on each Detailed Site Plan and the plan shall be implemented by the developer at the developer's expense. Said system shall be submitted to and approved by the Planning and Growth Management Department. The pedestrian plan shall be designed in such a manner as to insure safe and continuous pedestrian circulation throughout the development.
12. Uses in the project shall be limited as follows:

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 01-1192-BR (82-421)
BOCC MEETING DATE: August 28, 2001
DATE TYPED: August 29, 2001

- 12.1 Uses in the general commercial areas and the regional mall area shall be limited to uses permitted in the C-1 and C-C zoning district of the Hillsborough County Zoning Code excluding mini-warehouses, cold storage lockers and uses permitted in R-3, R-2, and R-1 zoning districts of the Hillsborough County Zoning Code.
- 12.2 The uses in the office areas shall be limited to uses permitted in the I-P zoning district of the Hillsborough County Zoning Code.
- 12.3 The uses in the multi-family areas as shown on the General Site Plan (except as provided herein) including recreation areas provided for the use of residents of the multi-family units, and any accessory uses normally associated with multi-family projects such as parking areas, covered or uncovered, small recreation and, utility buildings, etc.
13. No structures shall be permitted in the regional mall area except the main mall structure as shown on the General Site Plan. Accessory structures such as utility or maintenance buildings may be permitted detached from the main building if approved by the Hillsborough County Zoning Administrator.
14. Parking spaces, with minimum dimensions of nine (9) feet in width and eighteen and one-half (18.5) feet in length, shall be provided at the following ratios:
 - 14.1 The general commercial areas and the regional mall area five (5) parking spaces per 1,000 square feet of gross leasable floor area.
 - 14.2 The office areas - four (4) parking spaces per 1,000 square feet of floor area used for office purposes.
 - 14.3 The multi-family areas - two (2) parking spaces per unit.
15. The minimum setback for all structures from any roadway or project boundary shall be thirty (30) feet.
16. The minimum distance between any structures shall be twenty (20) feet.
17. The minimum setback for any impervious surface or structures from any conservation area or Delaney Creek shall be thirty (30) feet.
18. The only access point for the project from State Road 60 shall be the one main drive shown on the General Site Plan. No other access drives from the project onto State Road 60 shall be permitted.
19. The number and general location of the access points into each "pod" for Phase I shall be shown on the General Site Plan. All access points shall be limited as follows:
 - 19.1 No access shall be permitted:

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 01-1192-BR (82-421)
BOCC MEETING DATE: August 28, 2001
DATE TYPED: August 29, 2001

- (a) Within 150 feet of any intersecting rights-of-way at roadway intersections;
 - (b) Within 150 feet of the northern project boundary at the intersection of the main project roadway and S.R. 60;
 - (c) Within 150 feet of another access point or roadway on the same side of the street, or within 150 feet of another access point or roadway on the opposite side of the street unless such opposite roadways are in direct alignment; unless an alternate design acceptable to Hillsborough County, Planning and Growth Management Department and the Engineering Department is approved in the Detailed Site Plan Phase. In no case shall access points be closer than 100 feet apart;
 - (d) No more than five (5) access points per "pod" will be permitted, which pods will be located in compliance with the conditions set out above.
20. Cross access shall be provided to the adjoining development (PD 01-0718) at points "A" and "B" as generally shown on the site plan.
21. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
22. Within 90 days of approval of PRS 01-1192 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.