

KLT  
EMC

PRELIMINARY SITE

PROJECT NAME Brandon Main Street FOLIO # 71848  
SUBMITTED 6/29/07 DISTRIBUTED 7/9/07 DUE 7/30/07  
EOR NAME & PHONE Kyle Thorton 813-620-4500  
EOR EMAIL ADDRESS: erinl@genesishgroup.com  
OWNER NAME & PHONE: Colonial Properties Trust 813-868-1340  
OWNER EMAIL ADDRESS: kmarshall@colonialprop.com  
DRC DATE 8/9/07 SECTION/TOWNSHIP/RANGE 28/29/20

	Approved	Grand Oak
	Approved with Conditions	On Site Piping
XX	Resubmittal Required	
	Resubmittal Required (Insufficient For Review)	
	Denied	

CONDITIONS/COMMENTS

The table on the site plan should show maximum building height and setbacks for each block. (LDC Sec. 03.12.05.A.3, Sec. 03.12.04.B.2.b)

For Block VI, show the area dedicated to office, retail, and apartments in the table so that density and intensity calculations are clear. (LDC Sec. 03.12.05.A.1,2)

Show block length and width (environmentally sensitive areas may be excluded from the street frontage dimension) along with the amount of building frontage along each street (per block) so that building frontage calculations are clear. (LDC Sec. 03.12.04.B.2.a)

For blocks that contain parks, show the amount of land that is usable community common area and open space (do not include wetlands, ponds, and flood plains) in the table so that calculations are clear (LDC Sec. 03.12.05.A.5).

Show the number of surface parking spaces per block in the table. There appears to be too many parking spaces. For surface parking lots, the minimum required parking is the maximum allowed, unless parking expansion methods are used. Show methods for parking expansion. Parking garages with two or more levels do not have a maximum number of parking spaces allowed. Show required bicycle parking in the table. (LDC Sec. 03.12.10)

Show all building footprints on the site plan. Show park location in Block X. Block X appears to exceed the maximum block length of 900 feet. (LDC Sec. 03.12.04.A.1)

For Block VI, vehicular access to parking structures is restricted to "B" Streets unless the following requirements are met:

1. Direct pedestrian access from parking garages to each adjacent street shall be provided;
2. Except for vehicle entrances as described below, the ground floor of parking structures in the Retail/Office Development Blocks shall be developed with enclosed commercial, office or civic floor space to a minimum building depth of 24 feet along the entire length of the structure on each adjacent street, unless separated from the street by another building, parking lot and/or landscaped open space with a minimum depth of 30 feet; and
3. Vehicle entrances to parking structures shall be a maximum of 48 feet in width. (LDC Sec. 03.12.04.A.3.c)

Perimeter landscaping is required for parking garages the same as for surface parking lots (LDC Sec. 06.06.03) unless the parking garage frontage incorporates other ground floor uses. Interior landscaping requirements for surface parking lots shall be met on parking garages by providing hanging baskets, landscape planters and/or flower boxes around the exterior of the first 3 levels of the parking garage structure, such that the amount of landscaping shall be approximately equal to that required for interior landscaping for a surface parking lot of equal capacity. (LDC Sec. 03.12.04.A.3.b)

Show the locations of trash, recycling receptacles, loading docks, service areas, and mechanical equipment on the site plan. These areas shall not be visible from "A" Street frontages, and must be screened to minimize sound to and visibility from residences and to preclude visibility from adjacent streets per LDC Sec. 03.12.04.A.3.d. (FENCES ARE REQUIRED) - IS IT STILL A PROBLEM TO

Clarify if any fences or walls will be constructed. (LDC Sec. 03.12.04.A.3.e)

Show street, alleys, service/parking drives, or pedestrian ways of a minimum of 25 feet that separate

NEED CERTIFICATION ?? we can't

Show the location of primary building entrances on the site plan. A building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a public street. Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. (LDC Sec. 03.12.04.A.3.h,i)

Show the location and size of the required Greens, Squares, and Plazas on the site plan. (LDC Sec. 03.12.05.A.5.a)

Show the location and size of the required 1 acre minimum community park on the site plan. Show the location of the required park shelter and walking paths/trails on the site plan. (LDC Sec. 03.12.05.A.5.b)

Show the location of the nodes and links on the site plan so that the connectivity ratio calculation is clear. (LDC Sec. 03.12.09.A.1)

we are

Comments relate to following (check all that apply):

	CONCURRENCY
X	ZONING CONDITIONS
	TRANSPORATION/ACCESS OPERATIONS

REVIEWED BY: Elaine Lund PHONE# 276-8387 DATE: 07-25/2007

NOTE: PLEASE E-MAIL [PGMComments@hillshoroughcounty.org](mailto:PGMComments@hillshoroughcounty.org) A COPY OF YOUR REVIEW  
SITE INTAKE FAX# 307-4443

	NATURAL RESOURCES	272-5920		FIRE	276-8433
	CONCURRENCY	272-5920		UTILITIES	272-5920
	TRANSPORTATION ACCESS MANAGEMENT	272-5920		STREET & ADDRESSES	744-5862
X	ZONING	272-5920		HARTLINE	223-6831 EXT. 2212
	STORMWATER	272-5920		EPC	627-2600 EXT. 1239
	HEALTH DEPT. JUDY SEENATH	307-8000 EXT. 5913			

HILLSBOROUGH COUNTY  
PLANNING & GROWTH MANAGEMENT DEPARTMENT  
SITE DEVELOPMENT REVIEW

5042-0042  
KIT  
EMC

PRELIMINARY SITE

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OWNER NAME & PHONE: Colonial Properties Trust 813-868-1340  
OWNER EMAIL ADDRESS: kmarehall@colonialprop.com  
DRC DATE 8/9/07 SECTION/TOWNSHIP/RANGE 28/29/20

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<input checked="" type="checkbox"/>	Approved with Conditions	<input type="checkbox"/>	On Site Piping
<input type="checkbox"/>	Resubmittal Required		
<input type="checkbox"/>	Resubmittal Required (Insufficient For Review)		
<input type="checkbox"/>	Denied		

CONDITIONS/COMMENTS

The Natural Resources Review staff recommends approval of the **Preliminary Site Development Construction Plans** subject to the following conditions:

To comply with Land Development Code provisions specified in Articles IV and VI, the following items must be addressed on the **Site Development Construction Plans**.

LAND ALTERATION/TREE PRESERVATION

- 4.01.06.A.13 1. All trimming undertaken on a tree protected by the provisions of the Land Development Code shall be in accordance with the American National Standards Institute (ANSI) A-300 Pruning Standards. This information must be clearly identified on the **Site Development Construction Plans**.
- Developer Review Manual 2. The proposed subdivision shall require the planting of street trees within the the right-of-way for local and collector streets. A street tree plan, in accordance to criteria identified in Section 6.06.04 of the Land Development Code, must be submitted for approval. (Please see the attached list of acceptable street trees.)
- Special NOTE: All street and parking lot trees shall be SHADE trees, 3.5" caliper, 12' tall, 5' clear trunk as per LDC Sec.'s 3.12.09.E. and 3.12.10.C.1., respectively.
- 4.01.06.B.3 3. The **Site Development Construction Plans** must show the grading plan indicating proposed cut and fill elevations for the entire site as well as finished floor elevations for all proposed buildings. No grade changes should occur within the dripline of trees to remain. Grade changes proposed within a tree's dripline may be approved provided special design techniques (i.e., retaining walls, tree wells, root aeration systems, pervious pavement, grade dishing, etc.) are used to minimize root disturbance. Special design technique information must be shown on submitted plans.

4.01.14.A.6

4. All trees to remain, where indicated on the returned site plan, must be protected 2/6 by tree protection barricades meeting the minimum standards shown on the attached diagram. Protective barricades shall remain in place until land alteration and construction activities are completed. Protective barricade symbols must be shown around trees to be retained as identified on the tree survey. Protective barricade standards as shown on the attached diagram must also be shown on the Site Development Construction Plans.

4.01.06.B.2

5. During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing or to place soil deposits, debris, solvents, construction material, machinery or other equipment of any kind within the dripline of a tree to remain on the site unless otherwise approved by the County. Information addressing this issue must be indicated on the Site Development Construction Plans.

4.01.07

6. An on-site review of the project site indicate that wetland areas exists on the property. No land alteration activities are permitted within these areas unless specifically approved by the EPC. The area must be accurately surveyed with approval by EPC and designated on the **Subdivision Construction Plans and Final Plat/Site Development Plans** as Wetland Conservation Area. The setback from the boundaries of the Wetland Conservation Area must be a minimum of 30 feet. No filling, excavating or construction of permanent structures or other impervious surface may occur within the setback except as specified in Section 4.01.06.B.4 of the Hillsborough County Land Development Code.

The setback must be labeled as the Wetland Conservation Area setback on future submittals of the **Site Development Plans/Subdivision Construction Plans.**

4.01.07

7. The presence of a Wetland Conservation area on the subject site shall require the Final Plat(s) to depict the following information:

**Wetland Conservation Area Note:**

The Wetland Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code."

4.01.05.A

8. In order to comply with Section 4.01.05.A of the Hillsborough County Land Development Code to minimize soil erosion proposed land alteration activities shall not unnecessarily remove existing vegetation and alter existing topography. Adequate protection measures (i.e., hay bales, baffles, sodding and sandbagging) shall be provided, as necessary, to minimize erosion and downstream sedimentation caused by surface water run-off on exposed land surfaces. Information addressing this issue must be shown on the Site Development Construction Plans.

4.01.05.D

9. Any areas subject to erosion must be adequately stabilized with vegetative material that will, within a reasonable time frame, deter soil disturbance. Sodding, plugging, sprigging or seeding is acceptable for stabilization; however, sodding may

be required in areas of erosion-prone soils or where slopes are greater than 5:1. 3/6  
Vegetation other than grass is acceptable unless otherwise specified.

For Commercial site development projects, no more than 50% of the landscaped area may be planted with shallow-rooted turf grass varieties. These turf grass varieties shall be consolidated in and limited to areas that are provided with central automatic irrigation systems. A method of stabilization must be shown on the Site Development Construction Plans.

FOR SUBDIVISION  
AND COMMERCIAL  
DEVELOPMENTS

10. The property proposed for development contains the invasive plant species Brazilian pepper (*Schinus terebinthifolius*). Invasive plants must be removed in accordance with the required Removal, Disposal, and Maintenance Plan (Plan outlined attached) which shall be approved by the County prior to approval of the development's Construction Plans.

For Subdivision properties, invasive plant removal shall not be required on the lots unless lot development is proposed as part of the infrastructure development.

Developer Review  
Manual

11. This site contains trees that qualify as a Grand Oak as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the site plan. The emphasis of the LDC is to preserve Grand Oaks and every effort must be made to design proposed improvements around them. Failure to demonstrate the preservation of a Grand Oak(s) after all efforts have been explored shall require replacement as specified in Section 4:01.06.A.7 of the LDC.

4.01.06.A.14

12. Pruning of a Grand Oak, with the exception of minor pruning, is prohibited unless conducted in accordance with the ANSI-A-300 Pruning Standards, and performed by an Arborist certified by the International Society of Arboriculture (ISA) or a Registered Consulting Arborist with the American Society of Consulting Arborists (ASCA). A notarized affidavit (**attached**) affirming an ISA Certified Arborist or an ASCA Registered Consulting Arborist will conduct or provide onsite supervision of the pruning shall be submitted to the County prior to the pruning of a Grand Oak. An ISA Certified Arborist or an ASCA Registered Consulting Arborist contracted by a property owner to prune a Grand Oak shall assume full responsibility for all pruning activities determined in noncompliance with standards specified within the Land Development Code

This office has determined that Pruning of a Grand Oak(s) will be required on the proposed project site. Therefore, it is a requirement the above referenced affidavit (see attached) is received by the Natural Resource Team prior to the issuance of a Natural Resources Permit to affirm an International Society of Arboriculture (ISA) Certified Arborist or an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist will conduct or provide onsite supervision of the pruning.

LANDSCAPING COMMENTS

1. A detailed landscaping plan prepared by a Landscape Architect registered to practice in the State of Florida, or other authorized individuals as set forth in Chapter 481, Part II, Florida Statutes (1989), must be submitted indicating species.

height and location of all proposed landscaping material. Shrubbery used for screening shall be a minimum height of 24 inches, spaced a maximum 3 feet on center and clearly illustrate installation at an elevation equivalent to the proposed adjacent finished pavement elevation.

**Trees shall have a minimum height of 12 feet, 3.5" caliper, 5' clear trunk.**

All landscaping material must be of Florida Grade #1 or better quality. (Please see the returned plan for specific landscaping requirements.)

- 6 06.03.A.3      2. The use of native plants is encouraged as part of the overall landscaping plan. A minimum of 50 percent of all trees required to meet the minimum landscaping requirements shall be native species or hybrids or cultivars of native species. Attached is a list of plant species native to this area.
- 3.12.10.C.1.      3. **One hundred percent (100%)** of the landscaping trees required as part of the landscaping associated with a parking lot shall be shade trees. (Please see the attached plant list for suggested shade tree species.)
- 6 06 03.A.5      4. Vegetation exceeding 25 feet in height at maturity shall not be planted closer than 30 feet of the vertical plane of an existing power line, excluding service wires. Please note tree species on the attached plant list that do not exceed this height limit. The revised site plan should indicate an acceptable tree species that conforms to this specification, where noted on the returned site plan.
- 6 06 03.E.2      5. All landscaped areas shall be provided with an irrigation system that supplies 100 percent coverage to all required landscaping plant material. The irrigation system may consist of an automatic or manual underground system, drip system, quick coupling valves, or hose bibs within 50 feet of all required landscaping plant material. A low volume irrigation system should be used wherever possible. The irrigation requirement shall be waived where appropriate native plants are used to meet all the landscaping requirements. The irrigation system shall be designed to minimize root disturbance to existing trees and other vegetation to be retained. No irrigation is required within these areas. Irrigation information must be indicated on the site plan.
- 6.06.03.F.7      A low volume irrigation system should be used wherever possible. The irrigation requirement shall be waived where appropriate native plants are used to meet all the landscaping requirements. The irrigation system shall be designed to minimize root disturbance to existing trees and other vegetation to be retained. No irrigation is required within these areas. Irrigation information must be indicated on the site plan.
- 6.06.07.A.1      6. An irrigation plan designed by a Landscape Architect or Licensed Irrigation Contractor shall be submitted identifying proposed irrigation zones for areas utilizing micro-irrigation and areas irrigated with mechanisms other than micro-irrigation. The irrigation system should be designed to Standards and Specifications for Turf and Landscape Irrigation Systems, Fourth Edition, 2000, Florida Irrigation Society and in accordance with the requirements itemized on the attached Design

**Certification for Landscape Irrigation Systems on Commercial Properties.** The Certification must be submitted with the required irrigation plan. Additionally, the attached **Installation Certification** must be submitted to the Natural Resource Team of the Planning and Growth Management Department upon request for a final landscape inspection to obtain a building certificate of occupancy.

- 6.06.07.A.1 7. A proposal by the developer to landscape common areas or public and private road rights of way and install an irrigation system will require the submittal of a design Certification for Landscape Irrigation Systems endorsed by a Landscape Architect or a Licensed Irrigation Contractor. Additionally, a copy of the irrigation plan must be submitted and should be designed to Standards and Specifications for Turf and Landscape Irrigation Systems, Fourth Edition, 2000, Florida Irrigation Society and in accordance with the requirements itemized on the Designed Certification. Please be informed the attached Installation Certification must be submitted to the Natural Resources Team of the Planning and Growth Department upon the completed installation of the irrigation system.
- 6.06.03.E.4 8. All required landscaping material must be protected by wheel stops or curbs that shall measure a minimum of 6 inches in height, 6 inches in width and 6 feet long.
- 6.06.04.C 9. A strip of land, a minimum of 8 feet in width, shall be provided between off- street vehicular use areas and the right-of-way. (Please see returned plan for specifications.)
- 6.06.04.E 10. A strip of land, a minimum of 6 feet in width, shall be provided between all off street vehicular use areas and the property boundary where these areas abut a property boundary which does not front on road right-of-way. (Please see the returned plan for specific details regarding these requirements.)
- 6.06.03.A.4 11. A minimum of 4 tree species must be specified as determined by a total landscape trees required. Each species shall comprise a minimum of 10 percent of the total trees required.
- 6.06.03.I.2 12. This section of South Lakewood Drive is an Designated URBAN Scenic Roadway corridor. The **Site Development Construction Plans** must include a landscape plan addressing the scenic roadway requirements.
- 6.06.06.C.10 13. The construction of all above ground utility appurtenances visible from the public right-of-way such as pedestals, utility meters, transformers, back-flow prevention devices, etc for new development or redevelopment activities shall conform to screening requirements as outlined in Section 6.06.06.C.10 of the Land Development Code. **Plant location must be considerate of required spacial separations from a fire flow protection appliance in accordance to the Uniform Fire Code.**
- 6.06.06.C.11 14. All chain link fencing of a storm water pond as required by the Land Development Code and the Stormwater Technical Manual shall be clad in green or black vinyl. The fence shall also be landscaped in accordance to the requirements as outlined in Section 6.06.06.C.11 of the Land Development Code.

INFORMATIONAL

1. The Planning and Growth Management Department (PGMD) is in receipt of the Natural Resources/Landscaping permit application for the applicant's project. Please refer to the permit application # 71848 for all correspondence relative to the issuance of this permit. Additionally, protective tree barricades, if applicable, must be properly erected and inspected by this Department prior to the issuance of the permit.
2. A copy of the pertinent Southwest Florida Water Management District (SWFWMD) documentation (i.e., permit, predevelopment permit, exemption notice) must be provided to the Natural Resources Team of the Planning and Growth Management Department prior to the issuance of the Natural Resources Permit.

Comments relate to following (check all that apply):

<input type="checkbox"/>	CONCURRENCY
<input type="checkbox"/>	ZONING CONDITIONS
<input type="checkbox"/>	TRANSPORATION/ACCESS OPERATIONS

REVIEWED BY: Barry LeClair PHONE# 307-4584 DATE: July 30, 2007

NOTE: PLEASE E-MAIL [PGMComments@hillsboroughcounty.org](mailto:PGMComments@hillsboroughcounty.org) A COPY OF YOUR REVIEW  
SITE INTAKE FAX# 307-4443

X	NATURAL RESOURCES	272-5920		FIRE	276-8433
	CONCURRENCY	272-5920		UTILITIES	272-5920
	TRANSPORTATION ACCESS MANAGEMENT	272-5920		STREET & ADDRESSES	744-5862
	ZONING	272-5920		HARTLINE	223-6831 EXT. 2212
	STORMWATER	272-5920		EPC	627-7600 EXT. 1239
	HEALTH DEPT. JUDY SEENATH	307-8000 EXT. 5913			



HILLSBOROUGH COUNTY  
PLANNING & GROWTH MANAGEMENT DEPARTMENT  
SITE DEVELOPMENT REVIEW

**PRELIMINARY SITE**

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 DRC DATE 8/9/07 SECTION/TOWNSHIP/RANGE 28/29/20

<input type="checkbox"/>	Approved	<input type="checkbox"/>	Grand Oak
<input checked="" type="checkbox"/>	Approved with Conditions	<input type="checkbox"/>	On Site Piping
<input type="checkbox"/>	Resubmittal Required		
<input type="checkbox"/>	Resubmittal Required (Insufficient For Review)		
<input type="checkbox"/>	Denied		

CONDITIONS/COMMENTS

1. Show sidewalks on construction plans.
2. Provide a 5' wide internal and external sidewalk LDC 6.03.02 F (commercial) or 6.02.08 C(subdivision)
3. Install ADA curb ramps design standards as per FDOT Roadway and Traffic Design Standards index 304 latest addition. The FDOT'S interim standards include the provision of truncated domes on curb ramps.
4. Provide an accessible route from external sidewalk to the facility. Accessible route should be aligned with access aisle of handicap space. (Florida Board of Building Codes, Standards)
5. Provide wheel stops for parking spaces that are perpendicular to the internal sidewalk and landscaping.
6. Holding right-of-way application.
7. Install handicapped parking/markings as per Hillsborough County's Transportation Technical Manual dated October 1, 2003 and the Florida Accessibility Code for building Construction pages 38 and 39 (show on detail sheet)
8. Show road calculation and profile on construction plans.
9. Submit a traffic markings and signage plan, include the post detail.

REVIEWED BY: Tony Marco Phone #(813) 276-8310

DATE: 07/26/07

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<input checked="" type="checkbox"/>	Denied		

CONDITIONS/COMMENTS

Your application for Concurency can not be approved at this time. The Hillsborough County Level of Service Report indicates that with existing and vested trips the roadways in the vicinity of your project are operating at deficient levels of service. Based on the County's adopted LOS Standards.

Section 4.02.03(B) of the County's Land Development Code outlines the options available to the applicant. Contact Jeanette Cooper @ 276-8383 to schedule a methodology meeting.

APPLICANT MUST REACH AN AGREEMENT WITH HARTLINE FOR TRANSIT ISSUES.

Comments relate to following (check all that apply):

<input checked="" type="checkbox"/>	CONCURENCY
<input type="checkbox"/>	ZONING CONDITIONS
<input type="checkbox"/>	TRANSPORATION/ACCESS OPERATIONS

REVIEWED BY: TRC/JAG PHONE# 276-8364 DATE: 7-30/07

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CONDITIONS/COMMENTS

FEMA Flood Zone: A3 & C FIRM Panel Number: 120112-0395-E  
 FEMA Base Flood Elevation: 31.62' Stormwater Basin: Delaney Creek - #7

- Flood zone information is to be shown on the Construction Plans. Where any of the proposed site is within a 100-year flood zone, indicate the 100-year base flood elevation(s). The Delaney Creek Model shows a 100-year flood elevation of 31.62' (NGVD) which is higher than what the current FEMA FIRM Panel indicates. It is necessary to show FF elevations a minimum of 6" above this elevation and provide floodplain mitigation for encroachment into the floodplain up to this elevation. Hillsborough County requires Flood Insurance Rate Map amendments to be filed by the Site Designer as part of the design process when any flood zone designation of portions of the development is proposed to be changed.
- Construction Plan Submittal must comply the Hillsborough County Stormwater Management Technical Manual, latest edition. Submittals must include complete site construction plans, drainage calculations, with all required details and specifications (including referenced datum, basin maps, curve numbers, impervious area, County SWMM data, SHWL, floodplain encroachment, related off-site improvements). As expected for all projects, although construction plans are reviewed with the construction submittal, the EOR shall be solely responsible for all design data and calculations submitted, and for ensuring that the construction plans submitted adhere to the criteria contained in the technical manuals (4.1.4.1.2.2.2.D.1., DRPM), therefore the site development construction plans must be signed, sealed and dated (4.1.5.2.C.8., DRPM). Relevant information which may not have been included on the preliminary plan for review must be provided as part of the Construction Plan Submittal.
- Demonstrate there is no blockage or obstruction to the existing adjoining properties drainage system, show offsite spot elevations to a minimum of 25 ft. beyond the site perimeter, showing the direction of the existing surface water flows.
- The site is located within a portion of Delaney Creek that has been determined to be Peak Sensitive. The allowable discharge rate will be limited to the rate of runoff associated with a Pre-developed 2-year/24-hour storm. The Site Designer shall field investigate and justify the site does have a positive outfall condition and the down stream conveyance systems are functioning normally without causing any adverse effect from this site. Demonstrate and justify that the design tailwater conditions are appropriate and that there are no adverse/backwater effects to the existing drainage system(s).
- All site development plans are to adhere to the Water Quality and Improvement requirements found in Chapter 12 of the Stormwater Management Technical Manual. This chapter deals with stormwater treatment, erosion and sediment control, construction site operation and maintenance, and stormwater management facility operation and maintenance.
- Where the proposed design does not meet the requirements of the technical manuals, approval for a design exception is required. For design exceptions, two copies of the proposed design must be provided with an appropriate cover letter stating each exception requested including the referenced rules and the compelling reason(s) for the exception(s). Requests for design exceptions must be signed and sealed by a professional engineer, and must be submitted to Planning & Growth Management.

7. Documentation must be provided to demonstrate that all related zoning conditions have been complied with as part of the construction plans initially submitted for approval to PGMD. A copy of all related zoning conditions should be provided.

Comments relate to following (check all that apply):

<input type="checkbox"/>	CONCURENCY
<input type="checkbox"/>	ZONING CONDITIONS
<input type="checkbox"/>	TRANSPORATION/ACCESS OPERATIONS

REVIEWED BY: Mark S. Arnold PHONE# 276-8339  
July 30, 2007

DATE:

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	TRANSPORTATION ACCESS MANAGEMENT	272-5920		STREET & ADDRESSES	744-5862
	ZONING	272-5920		HARTLINE	223-6831 EXT.2212
X	STORMWATER	272-5920		EPC	627-2600 EXT.1239
	HEALTH DEPT. JUDY SEENATH	307-8000 EXT. 5913			

HILLSBOROUGH COUNTY  
PLANNING & GROWTH MANAGEMENT DEPARTMENT  
SITE DEVELOPMENT REVIEW

**PRELIMINARY SITE**

PROJECT NAME Brandon Main Street FOLIO # 71848  
 SUBMITTED 6/29/07 DISTRIBUTED 7/9/07 DUE 7/30/07  
 EOR NAME & PHONE Kyle Thorton 813-620-4500  
 EOR EMAIL ADDRESS: erinl@genesishgroup.com  
 OWNER NAME & PHONE: Colonial Properties Trust 813-868-1340  
 OWNER EMAIL ADDRESS: kmarshall@colonialprop.com  
 DRC DATE 8/9/07 SECTION/TOWNSHIP/RANGE 28/29/20

	Approved	Grand Oak
XX	Approved with Conditions	On Site Piping
X		
	Resubmittal Required	
	Resubmittal Required (Insufficient For Review)	
	Denied	

CONDITIONS/COMMENTS

PROVIDE FIRE HYDRANT WITHIN 500 FEET OF THE FURTHEST POINT OF ALL STRUCTURES BY ROADWAY.

FIRE HYDRANT AND FIRE FLOW SHALL COMPLY WITH HILLSBOROUGH COUNTY WATER/WASTEWATER TECHNICAL MANUAL.

Comments relate to following (check all that apply):

<input type="checkbox"/>	CONCURRENCY
<input type="checkbox"/>	ZONING CONDITIONS
<input type="checkbox"/>	TRANSPORATION/ACCESS OPERATIONS

REVIEWED BY: M.CERONE PHONE# 2746726 DATE: 7-30-07

NOTE: PLEASE E-MAIL [PGMComments@hillsboroughcounty.org](mailto:PGMComments@hillsboroughcounty.org) A COPY OF YOUR REVIEW  
 SITE INTAKE FAX# 307-4443

	NATURAL RESOURCES	272-5920	X	FIRE	276-8433
	CONCURRENCY	272-5920		UTILITIES	272-5920
	TRANSPORTATION	272-5920		STREET & ADDRESSES	744-5862
	ACCESS MANAGEMENT	272-5920		HARTLINE	223-6831 EXT. 2212
	ZONING	272-5920		EPC	527-2600 EXT. 1239
	STORMWATER	272-5920			
	HEALTH DEPT.	307-8000			
	JUDY SEENATH	EXT. 5913			

Attn. Kyle Thornton, P.E.

HILLSBOROUGH COUNTY  
PLANNING & GROWTH MANAGEMENT DEPARTMENT  
STOP THE CLOCK



Project Name: Brandon Main St. Infrastructure only Folio#: 71848 SR#: 07.0185  
Project Type: Preliminary Site ☒ Final Site ☐ Preliminary Plat ☐ Sub Construction ☐

BASIS FOR HOLDING PROJECT

Master Plan for water + sewer will have to be  
submitted + approved (5 sets signed + sealed)

Contact

Vic Shirley - Water - 272-5977 Ex. 43369  
Frank Ferlita - Wastewater - 276-8331

Requested by (Reviewer):

Approved by (Team Leader):

Title:

Date Clock Stopped:

Mike Scaglione

SENIOR ENGINEERING SPECIALIST

7-24-07

	NATURAL RESOURCES	272-5920		FIRE	744-5541
	TRANSPORTATION	272-5920		FDOT	975-6263
	STORMWATER	272-5920		PLUMBING/ON-SITE PIPING	307-4548
<input checked="" type="checkbox"/>	UTILITIES	272-5920		PARKS	975-2160
	ZONING	272-5920		REAL ESTATE	272-5810
	CONCURRENCY	272-5920		SCHOOL BOARD	272-4080
	EPC	272-7104			

Contacted:

Email + Fax Kyle Thornton

Date:

7-24-07

HILLSBOROUGH COUNTY  
PLANNING & GROWTH MANAGEMENT DEPARTMENT  
SITE DEVELOPMENT REVIEW

PRELIMINARY SITE

PROJECT NAME Brandon Main Street FOLIO # 71848  
SUBMITTED 6/29/07 DISTRIBUTED 7/9/07 DUE 7/30/07  
EOR NAME & PHONE Kyle Thorton 813-620-4500  
EOR EMAIL ADDRESS: erin1@genesishgroup.ccm  
OWNER NAME & PHONE: Colonial Properties Trust 813-868-1340  
OWNER EMAIL ADDRESS: kmarshall@colonialprop.com  
DRC DATE 8/9/07 SECTION/TOWNSHIP/RANGE 28/29/20

<input type="checkbox"/>	Approved	<input type="checkbox"/>	Grand Oak
<input checked="" type="checkbox"/>	Approved with Conditions	<input type="checkbox"/>	On Site Piping
<input type="checkbox"/>	Resubmittal Required		
<input type="checkbox"/>	Resubmittal Required (Insufficient For Review)		
<input type="checkbox"/>	Denied		

CONDITIONS/COMMENTS

- See attached letter

RECEIVED

JUL 09 2007

EPC OF H.C.  
WETLANDS

Comments relate to following (check all that apply):

<input type="checkbox"/>	CONCURRENCY
<input type="checkbox"/>	ZONING CONDITIONS
<input type="checkbox"/>	TRANSPORATION/ACCESS OPERATIONS

REVIEWED BY: Brandon Gray PHONE#                      DATE: 7-24-07

NOTE: PLEASE E-MAIL [PGMComments@hillsboroughcounty.org](mailto:PGMComments@hillsboroughcounty.org) A COPY OF YOUR REVIEW  
SITE INTAKE FAX# 307-4443

NATURAL RESOURCES	272-5920	FIRE	276-8433
CONCURRENCY	272-5920	UTILITIES	272-5920
TRANSPORTATION	272-5920	STREET & ADDRESSES	744-5862
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ZONING	272-5920	EPC	627-2600 EXT. 1239
STORMWATER	272-5920		
HEALTH DEPT.	307-8000		
JUDY SEENATH	EXT. 5913		

COMMISSION  
Brian Blair  
Rose V. Ferlita  
Ken Hagan  
Al Higginbotham  
Jim Norman  
Mark Sharpe  
Kevin White



Roger P. Stewart Center  
3629 Queen Palm Dr. • Tampa, FL 33619  
Ph: (813) 627-2600  
Fax Numbers (813):  
Admin 627-2620 Waste 627-2640  
Legal 627-2602 Wetlands 627-2630  
Water 627-2670 ERM 627-2650  
Air 627-2660 Lab 272-5157

Executive Director  
Richard D. Garrity, Ph.D.

July 24, 2007

Kyle L. Thornton, P.E.  
Genesis Group, Inc.  
3910 U.S. Highway 301 N., Suite 140  
Tampa, FL 33619

**SUBJECT: EPC REVIEW OF THE PRELIMINARY SITE PLANS FOR BRANDON MAIN STREET / FOLIO # 71848.0000 AND 71848.5010 / PLAN PREPARED BY GENESIS GROUP, SHEET 1 OF 1, DATED 6-15-2007 / RECEIVED BY PGMD 6-29-2007 / RECEIVED BY EPC 7-09-2007 / STR 28-29S-20E**

Dear Mr. Thornton:

Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) has completed a review of the subject preliminary plat and does not object to the plat as proposed. The basis of the preliminary plat review conducted by EPC staff and pursuant to the Hillsborough County Land Development Code is to ensure the accuracy of the EPC Wetland Line and to provide guidance regarding the EPC review process.

Wetlands surveys were approved by EPC staff for the subject site on March 13, 2006, wetlands exist onsite which are not accurately depicted on the subject plan. A "no wetlands determination", was previously issued for folio # 71848.5010 on October 11, 2006 by staff of the EPC. This "no wetlands determination" is valid through October 10, 2011.

To obtain a recommendation of approval from EPC staff for subsequently submitted plans, including construction plans, the following items should be addressed in the order enumerated below:

1. Wetland Delineation:

A wetland delineation will be required for all off-site improvements depicted (i.e. Brandon Parkway Pond #5 and #6). Knowledge of the actual extent of the wetlands is necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11, Wetlands, Rules of the EPC.



2. Surveys:

Once the wetlands have been delineated, wetland surveys must be submitted to EPC staff for review and formal approval. The approved wetland line must then be incorporated into the development of a site plan. The wetland line must appear on all site plans, labeled as "EPC Wetland Line", the wetland must be labeled as "Wetland Conservation Area", and the setback labeled as "30-foot Wetland Conservation Area Setback", pursuant to the Hillsborough County Land Development Code (LDC).

3. Wetland Impacts:

The preliminary plat depicts wetland impacts that have not been reviewed by staff or authorized by the Executive Director of the EPC. Chapter 1-11, Rules of the EPC, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure proposed lots and stormwater facilities, re-align the roadways, and ingress/egress easements shown on the plan.

If it is the applicant's intention to proceed with the wetland impacts depicted on the plat, a separate wetland impact/mitigation proposal and the appropriate review fee, as provided in Chapter 1-6, Rules of the EPC, must be submitted to the EPC for review. Please be aware that a submittal provides no reliance that the wetlands may be developed as proposed and that EPC staff cannot approve plans at the construction phase if unapproved wetland impacts are depicted. Therefore, it is strongly recommended that the impacts be eliminated or obtain EPC staff authorization to impact wetlands prior to the submittal of construction plans.

Impact Justification / Mitigation

Chapter 1-11.01, Rules of the EPC, states that development requiring mitigation be an avenue of last resort when reasonable use of the property is otherwise unavailable. To complete a proposal to impact wetlands, the applicant must provide the following information through a separate process. The encroachment/mitigation plan should be for the project in its entirety. Staff of the EPC will review any proposal and consider it based on its own merit.

- 1) A narrative describing the project and the justification for each wetland impact requested for project development. Measures taken to demonstrate wetland impact minimization and avoidance must also be documented. A description of the wetlands and wetland impact acreage proposed should be included in the package and the wetlands proposed for impact must be clearly identified on the plans.
- 2) A proposal to perform mitigation per Chapter 62-345, F.A.C., the Uniform Mitigation Assessment Method (UMAM) must be included in the submittal. Along with the mitigation notes listed below, the mitigation proposal must include the following:

- UMAM review and worksheets;
  - Cross sections indicating slopes, depth of excavation, and water levels;
  - A planting scheme, including types of plants to be used, size, source, and spacing;
  - Total acreage of wetlands impacted and mitigation offered; and,
  - Time tables for beginning and completion of mitigation work, monitoring and maintenance schedule, and submittal of reports.
- 3) Before the construction plan can be approved by EPC staff, a completed 'Approval and Mitigation Agreement' is required along with the appropriate recording fee.
- 4) The following notes must be placed on the detailed mitigation plan:

Mitigation Notes

- A. A Mitigation Completion Report, to include planting details of the mitigation areas, shall be submitted to the EPC within 30 days of completing construction and planting of the mitigation areas. If the mitigation involves wetland creation, an as-built survey must be submitted which includes representative elevations of the bottom and slopes of the creation area. A contour line within 0.1' of the upper design elevation (typically Seasonal High Water) shall be depicted on the survey. Using the polygon formed by the upper elevation contour, the as-built acreage of the mitigation area(s) shall be calculated and reported on the survey. Upon EPC staff inspection and approval of the mitigation area(s), the monitoring program shall be initiated.
- B. Semi-annual monitoring along with associated monitoring reports and maintenance is required for a minimum of three years for herbaceous/shrub systems and five years for a forested system. Monitoring reports must be submitted to EPC staff within 30 days following each monitoring event. At a minimum, monitoring reports should address:
1. Date planted and number of planted materials used;
  2. Soil stabilization measures used;
  3. Percent survival of planted species;
  4. Number of plants replanted, if necessary, and when planted;
  5. 20-25% of trees tagged to monitor tree growth rate and DBH (Forested Systems);
  6. Water quality
    - a. Visual observations
    - b. Lab data if necessary, i.e., salinity, conductivity, pH, etc.;
  7. Desirable wetland species cover;
  8. Plant diversification and natural recruitment (with a listing of species present);
  9. Depth of water at monitoring event;
  10. Permanently marked photo stations;
  11. Wildlife usage;

12. Overall ecological evaluation; and,
  13. Problems encountered and corrective actions implemented or needed.
- C. The removal and control of nuisance or exotic species is required. Nuisance species coverage must not exceed five (5%) percent. Caesar weed (*Urena lobata*), brazilian pepper (*Schinus terebinthifolius*), air potato (*Dioscorea bulbifera*), ear pod tree (*Enterlobium contortisiliquum*), cattails (*Typha* spp.), primrose willow (*Ludwigia peruviana*), dogfennel (*Eupatorium* spp.), *Sesbania* spp., and water hyacinths (*Eichhornia* spp.) are examples of nuisance species but do not represent a comprehensive list.
- D. Eighty-five percent (85%) survival must be guaranteed for each planted tree and shrub species. Fifty percent (50%) cover with desirable native wetland species must be achieved at the end of year 1, seventy percent (70%) at year 2 and eighty-five percent (85%) prior to release. Annual replanting is required if these criteria are not met.
- E. The plant source must be indicated (i.e., certified nursery grown, bare root, transplanted from on site). If collected plants are to be used, donor sites must be identified and approved by EPC staff.
- F. Monitoring and maintenance must continue until all EPC success criteria have been met, at which time a Certificate of Completion is issued. If success criteria cannot be met, reconstruction of the mitigation site may be necessary to achieve functioning wetlands.
- G. The mitigation work must be completed, along with the submittal of the Mitigation Completion report, within 180 days of initial wetland impact
- 5) A timetable indicating the anticipated construction date and mitigation completion date must be included.
  - 6) If the mitigation acreage, cumulatively, is greater than 0.5 acres, or consists of upland preservation of any acreage, a conservation easement must be placed over the mitigation area(s). The conservation easement, attached legal description and appropriate recording fees must be submitted with the Mitigation Completion Report.

#### 4. Construction Plans

The following comments are made for informational purposes only, based upon what appears to be evident in the preliminary plat. However, future EPC review is not limited to the following, regardless of the apparentness of the concern raised by the preliminary plan, and EPC staff may identify other legitimate concerns at any time prior to final plat approval.

Construction plans must, at a minimum, include the following information and must be included in all future submittals to Hillsborough County Planning and Growth Management. Please be advised that omission of any of the following may result in a recommendation of denial from EPC staff.

- 1) Wetland lines, wetland areas and wetland setback lines must be labeled as "EPC Wetland Line", "Wetland Conservation Area", and "30-foot Wetland Conservation Area Setback Line" respectively pursuant to the Hillsborough County Land Development Code. Failure to properly label these features on future plans may result in a recommendation of denial from this agency. The setback line must be shown in its entirety even if impacts to the setback are proposed. Furthermore, where setback encroachments are proposed, a narrative shall be submitted describing the necessity for the setback encroachments proposed, and measures taken to protect the wetland areas from construction related impacts.
- 2) All wetland impacts must be labeled, cross-hatched, and acreage calculated on all plan sheets where they appear. Proposed mitigation must be shown and labeled.
- 3) Erosion control devices must be placed between the Wetland Conservation Area and the area to be developed (typically along the wetland setback line). Suitable erosion control devices must be in place prior to any disturbance of materials on site, and must remain in place until all loose soils have been stabilized. The method of erosion control to be used (i.e., silt screens, etc.) must be stated and the placement (i.e., along the wetland setback) must be indicated.
- 4) Cross-sections must be included where wetlands or the wetland setback interface with roads, stormwater sumps/ponds, or any other graded feature. These cross-sections must accurately depict the EPC Wetland Line and Wetland Setback Line, erosion control devices, the toe of fill, proposed and existing grades, and vertical and horizontal scales. The depths of any ponds proposed for excavation adjacent to wetlands must be shown along with hydrologic information for the wetlands.
- 5) Cross-sections must also be provided where ponds outfall to wetlands through a 30-foot Wetland Conservation Area Setback. The cross-section must show positive outfall to the wetland. This may be accomplished by the excavation of a swale excavated to a "daylight" elevation.

Any proposed temporary wetland impact resulting from a hand-dug, V-swale area must be detailed on the construction plans. The plans must indicate the proposed length and depth of the swale and provide a typical cross-section. The plans must also indicate the proposed spoil deposition area which must be placed outside the wetland and wetland setback limits. Staff of the EPC will require re-vegetation of the swale at the time of as-built review inspection. This may be accomplished through natural recruitment, or to insure re-vegetation of the swale at the time of inspection, through re-planting with native, non-nuisance wetland vegetation. Please be advised that EPC staff will not recommend approval of the as-built plans to the Hillsborough County Planning and Growth Management Department until such time as EPC staff can determine that erosion of the swale has been abated and that re-vegetation of the swale will occur.

- 6) Construction plans must be submitted along with a complete set of drainage calculations that include all wetland seasonal water elevations.
- 7) Soil boring information and a geotechnical report will be required for the project if proposed pond depth elevations exceed seven feet below surface elevation. This information is required based on the depth of excavation of stormwater ponds and their proximity to any wetlands. Borings must be taken from the point of maximum excavation adjacent to any wetland.
- 8) In order to protect the aquifer, please provide assurance to EPC staff that no confining units will be penetrated during excavation. The following note is to be included in the construction plan notes:

LAKE/POND EXCAVATION NOTE:

"No excavation shall extend below the permitted design depths/elevations shown on the drawings, unless additional testing supports otherwise; and no lower semi-confining unit clayey soil material and/or limestone materials shall be excavated, regardless if these materials are encountered within the permitted excavation depths/elevations. If any lower semi-confining unit clay soil materials or limestone materials are encountered above the permitted depths/elevations, then excavation operations shall cease in the general area. EPC Wetlands Management staff must be contacted prior to any excavation of clays."

- 9) As-built plans and surveys must include all wetland control data.

5. Final Plat

The presence of Wetland Conservation Areas on the subject property shall require the Final Plat to depict the following information:

WETLAND CONSERVATION AREA NOTE

"The Wetland Conservation Area shall be retained in a natural state pursuant to the Hillsborough County, FL, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida as Amended by Chapter 87-495; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Land Development Code."

General Comments/ Conditions:

- A 30-foot setback must be maintained around each Wetland Conservation Areas and the setback line must also be shown on all future plan submittals. Land alterations within this

Kyle L. Thornton, P.E.

July 24, 2007

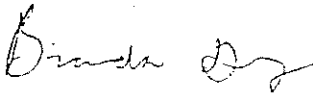
Page 7

setback are restricted, as per the Hillsborough County Land Development Code (LDC). Exceptions are allowed only with specific recommendation of the EPC and with approval of the Natural Resources Review Team of the Hillsborough County Planning and Development Management Department, and/or the Land Use Hearing Officer.

- Any activity interfering with the integrity of wetland(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or his authorized agent, pursuant to Section 1-11.07, Rules of the Commission, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and Chapter 1-11, Rules of the EPC.
- At any time prior to approval of construction plans for this project, EPC staff may identify other legitimate concerns as they become obvious.

If you have any questions or need further assistance, please feel free to call me at (813) 627-2600, extension 1212.

Sincerely,



Brandon Gray  
Environmental Scientist I  
Wetlands Management Division  
Environmental Protection Commission  
of Hillsborough County

cc: PGMD  
Colonial Properties Trust - Owner  
bg/cjc/wr

Follow-up UTILITY correspondence

Ken Marshall

---

From: Kyle L. Thornton, P.E. [kthornton@genesishgroup.com]  
Sent: Thursday, September 13, 2007 2:27 PM  
To: Ken Marshall  
Cc: Bruce T. Kaschyk, AICP  
Subject: RE: Brandon utilities

Ken,

Spoke with Tom Mueller at Public Works and Mark Dillman with the water department. Tom informed me (via voice mail) that Pauls Drive is not expected to start construction until late summer of 2008. However, this is under the assumption they are able to quickly acquire the remaining parcels at Oakfield Drive necessary for the project. It was also confirmed that the utility department will not build their items until Public Works tells them to.

Based upon this info I would say my original opinion of End of 08 for start of construction is probably a better assumption.

Kyle L. Thornton, PE  
Professional Engineer  
Genesis Group  
3910 North US Highway 301, Suite 140  
Tampa, FL 33619  
813-620-4500 Voice  
813-620-4980 Fax

-----Original Message-----

From: Ken Marshall [mailto:kmarshall@colonialprop.com]  
Sent: Wednesday, September 12, 2007 7:29 PM  
To: Kyle L. Thornton, P.E.  
Subject: Brandon utilities

Any further update?

Kenneth Marshall Cell: 813 476 0655

From: AP Utility @RR75602612

Ken Marshall

**From:** Kyle L. Thornton, P.E. [kthornton@genesishgroup.com]  
**Sent:** Monday, August 27, 2007 4:57 PM  
**To:** Godwin, Jim  
**Cc:** Mark Dillman; Ken Marshall  
**Subject:** RE: Brandon Main Street utilities Project

Mr. Godwin,

I have reviewed the stub-out locations and offer the following information;

The north stub-out location to the west STA 210+70 +/- looks to be "close enough" for water and sewer. However, please note our south right of way line for our proposed roadway will be at STA 210+76 +/-, while the north R/W will be STA 211+40+/- . Therefore, we would prefer the water was stubbed out as a 12" at STA 210+76. Due to roadway intersection radii I do not think shifting the FHA further north is a good idea, in fact the current location may cause us to need to relocate it during construction. We would prefer to see the FHA left on the west side of the road. Since we do not expect to be using the FM stub-out, it could either go away, be left where it is or move further south. Please be advised, while these suggested revisions would be beneficial based upon our current plan and while we have never seen or provided a plan version that this stub-out location would not work for, the plan is still subject to change.

As discussed on the phone, the south POC's are much more subject to revision. Our current plan indicates that we would need a FM stub out (12" preferred) at STA 208+16. The FM stub out is expected to be needed around STA 207+50. Depending upon the final LS location and configuration this could be up to 50 feet further south. The current stub out of the FM at STA 202+68 is the southern most location we would ever need it at (<5% likely to occur). Additionally, just my 2 cents, but there is very little potential for development of any property south west of this location and if someone were to want to connect, I would expect they would be better off doing so via the "connector road" between Pauls and the Parkway, therefore extension of the FM south of STA 202+00 does not seem to be of any benefit.

Please let me know if you require further information. I hope we have been of assistance.

Kyle L. Thornton, P.E.

Project Manager



**GENESIS GROUP**  
FROM VISION TO REALITY

3910 US Highway 301 North Tel: (813) 620-4500  
Suite 140 Fax: (813) 620-4980  
Tampa, FL 33619 kthornton@genesishgroup.com  
[P&P] www.GenesishGroup.com

*"2006 Small Business of the Year"*

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-----Original Message-----

**From:** Godwin, Jim [mailto:Jim.Godwin@rsandh.com]  
**Sent:** Friday, August 24, 2007 9:54 AM  
**To:** Kyle L. Thornton, P.E.  
**Subject:** Brandon Main Street utilities Project

10/8/2007



Kyle,

Per our discussion yesterday. Attached is DRAFT layout of the water main and force main for the Hillsborough County Brandon Main Street (Pauls Drive) utility project. I am planning on submitting the next set of deliverables to the County late next week. Please call me if you have any questions.

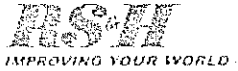
James Godwin, Jr., PE

Project Engineer

1715 Westshore Boulevard, Suite 500

Tampa, Florida 33607-3999

Phone: (813) 636-2711 / Fax: (813) 289-0263



## Ken Marshall

---

**From:** William Lamboy [LamboyW@HillsboroughCounty.ORG]  
**Sent:** Thursday, May 31, 2007 12:06 PM  
**To:** Ken Marshall; kmineer@genesishgroup.com  
**Cc:** Elaine Lund  
**Subject:** BMS - Guagliardo Parcel

Hi Ken and Kevin,

As discussed, I routed the conceptual site plan to several planners. Following are their comments:

- Provide onsite pedestrian circulation and trail connection to the existing Brandon Parkway Trail
- Graphically depict internal circulation
- Is the parking for residential and non residential uses shared? Not clear.
- Please refer to the TND Design Standards
- Pay special attention to the design of the residential blocks
- Provide conceptual site diagrams for the residential blocks
- Allow bus transit to the center; show proposed transit stop(s)
- Graphically show vehicular circulation hierarchy
- Identify A and B streets as well as alleys, service/access drives, and pedestrian/multi-use paths
- Ensure that nodes are graphically clear/understandable
- Offer vehicular & pedestrian connection to the Brandon Chamber of Commerce
- Consider how the residential blocks along the periphery of the development relate to the properties outside
- Consider entry features and their integration into the park along Pauls Drive and the existing hardscaping elements along Brandon Parkway
- Consider how the natural areas including wetlands can be incorporated into site amenities such as trails, walks, places to pause, vistas, etc
- Identify buffers along perimeter of the property
- Consider how the southern edge of the property relates to Brandon Parkway particularly when dealing with surface parking. An important issue throughout the planning process was ensuring that surface parking did not become the dominant design component. You might want to reconsider the relationship of the retail shops and parking to Brandon Parkway
- The connector between Lakewood and Brandon Parkway does not appear to relate to the rest of the development - appears more as a shortcut than an actual main street
- The distinction between the various blocks does not seem to flow in a "TND" way
- Consider how the buildings closest to the Parkway address the Parkway as well
- Treat as "fronts" perimeter building facades as well as the facades of internal buildings facing streets
- Incorporate arcades, alcoves, porticoes, awnings into the design

William Lamboy, AICP  
Executive Planner  
Planning & Growth Management  
813-276-8337

June 6, 2007

Comments from Hillsborough County Planning Staff  
Brandon Main Street Project

— Bill Lamboy

Comments received from Bill Lamboy, Hillsborough County Planning Staff

As discussed, I routed the conceptual site plan to several planners.  
Following are their comments:

- Provide onsite pedestrian circulation and trail connection to the existing Brandon Parkway Trail
- Graphically depict internal circulation
- Is the parking for residential and non residential uses shared? Not clear.
- Please refer to the TND Design Standards as the plan does not appear to comply with certain features of those standards
- Pay special attention to the design of the residential blocks as it relates to the length, width dimensions and other requirements of the code.
- Provide conceptual site diagrams for all residential blocks - Additional planning information must be provided as it relates to the exact internal planning of those blocks as it relates to parking, open space, building locations and other features.
- Allow bus transit to the center in coordination with HART LINE. The transit stop must be located as required by the code in the center of the project. Two stops may be required; show proposed transit stop(s)
- Graphically show vehicular circulation hierarchy
- Identify A and B streets as well as alleys, service/access drives, and pedestrian/multi-use paths
- Ensure that nodes are graphically clear/understandable and that the nodes and links are in full compliance with the code requirements.
- Provide vehicular & pedestrian connection to the Brandon Chamber of Commerce
- Consider how the residential blocks along the periphery of the development relate to the properties outside as it relates to buffers or other transition issues and features.
- Consider entry features and their integration into the park along Pauls Drive and the existing hardscaping elements along Brandon Parkway

-Consider how the natural areas including wetlands can be incorporated into site amenities such as trails, walks, places to pause, vistas, etc

-Identify buffers along perimeter of the property

-Consider how the southern edge of the property relates to Brandon Parkway particularly when dealing with surface parking. An important issue throughout the planning process was ensuring that surface parking did not become the dominant design component. Reconsider the relationship of the retail shops and parking to Brandon Parkway

-The connector between Lakewood and Brandon Parkway does not appear to relate to the rest of the development - it appears as a shortcut through the project rather than an actual main street

-The distinction between the various blocks does not seem to flow in a "TND" way.

-Consider how the buildings closest to the Parkway address the Parkway as well

-Treat as "fronts" perimeter building facades as well as the facades of internal buildings facing streets

-Incorporate arcades, alcoves, porticoes, awnings into the design

-Identify A and B streets as well as alleys, service/access drives, and pedestrian/multi-use paths From the TND standards:

1. "A" Streets

"A" Street access is restricted to building types and uses that promote pedestrian activity, and which benefit from pedestrian and/or transit access. A street shall be classified an "A" Street unless otherwise designated on the Site Plan.

2. "B" Streets

"B" Street access is permitted for uses which rely primarily on automobile or truck access, or which are incompatible with uses normally permitted in a Neighborhood, Commercial or Core subarea because of heavy traffic, noise, vibrations, glare, or similar impacts.

-Pay special attention to the design of the residential blocks - How blocks relate to each other and to the commercial and office areas; integration; creation of a pedestrian circulation network

-Allow bus transit to the center; show proposed transit stop(s) - From the BMS regulations: 1. "Street Network: To increase the efficiency of transit service within the Brandon Main Street area, the street network shall allow bus transit service directly to the center of Town Center

-Ensure that nodes are graphically clear/understandable \* this pertains to determining connectivity \* ease to understand graphically. Ensure that people understand what you mean by node and link and that you are achieving connectivity. It is not apparent that the connectivity is in compliance with the code requirements.

-Offer vehicular & pedestrian connection to the Brandon Chamber of Commerce; it would continue the network

The issue of compatibility is very important; how the edges are addressed; buffering, landscaping, connections, etc.

-Consider entry features and their integration into the park along Pauls Drive and the existing hardscaping elements along Brandon Parkway. Basically, ensuring the entire development reads as a whole not a collection of fragmented pieces. Try to integrate the design theme introduced by the hardscaping and landscaping along the Brandon Parkway Trail.

-Consider how the natural areas including wetlands can be incorporated into site amenities such as trails, walks, places to pause, vistas, etc. Once again, this deals with making sure the entire site reads as a whole and that wherever possible, pedestrian uses are accommodated and used to connect dissimilar elements

-Identify buffers along perimeter of the property - deals with compatibility - see above note

-Consider how the southern edge of the property relates to Brandon Parkway particularly when dealing with surface parking. An important issue throughout the planning process was ensuring that surface parking did not become the dominant design component. Reconsider the relationship of the retail shops and parking to Brandon Parkway. Don't want to give the impression to motorists on the Parkway that this is just a regular shopping center where parking rules \* nor allow this to look like a back door to whatever is happening along Main Street \* the treatment of this edge is very important

-The connector between Lakewood and Brandon Parkway does not appear to relate to the rest of the development - appears more as a shortcut than an actual main street. As proposed the street did not seem to flow through but rather a quick vehicular in and out \* especially where one expects Main Street's big statement it turns south and sort of ignores what's going on \* you could say that it looks like a spectator not a participant

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RECIPT NUMBER: 0010980

PRELIMINARY APPROVED: \_\_\_\_\_

HILLSBOROUGH COUNTY  
PLANNING & GROWTH MANAGEMENT  
SITE DEVELOPMENT REVIEW

PROJECT NAME Discharge, Water Control

FOLIO # 11240 SUBMITTED 6/20/1 DUE 7/3

FOR NAME & PHONE Arthur S. [unclear] 612-4156

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OWNER NAME & PHONE C. C. ... 1341

OWNER EMAIL ADDRESS: kimberly.b.coleman@nyc.gov

DRC DATE 8/9 SECTION/TOWNSHIP/RANGE 23/24/20

Preliminary ✓ Construction      Minor      Revised      WW      Other     

✓	NATURAL RESOURCES	✓	EPC
✓	TRANSPORTATION ACCESS MANAGEMENT		PROPERTY APPRAISERS
✓	STORMWATER		PUBLIC WORKS - DESS
✓	UTILITIES SR# 07-0185		PUBLIC WORKS - TRAFFIC
✓	UTILITIES		PUBLIC WORKS - ROW
✓	ZONING		FDOT
✓	CONCURRENCY		HEALTH DEPT
✓	STREETS & ADDRESSES		LIGHTING PLANS
✓	FIRE		SCHOOL BOARD
	PARKS		REAL ESTATE & SURVEY
	HARTLINE		