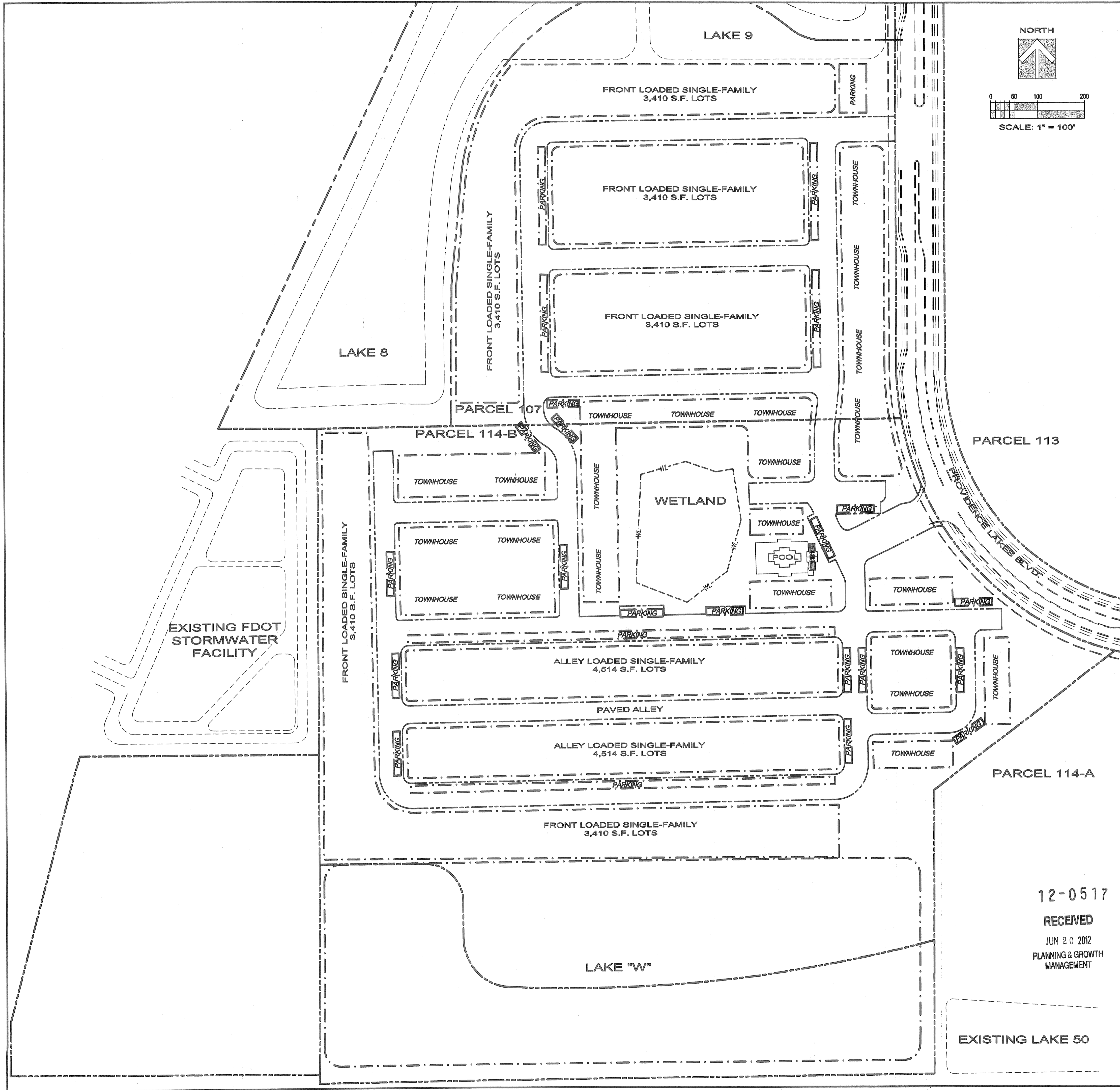


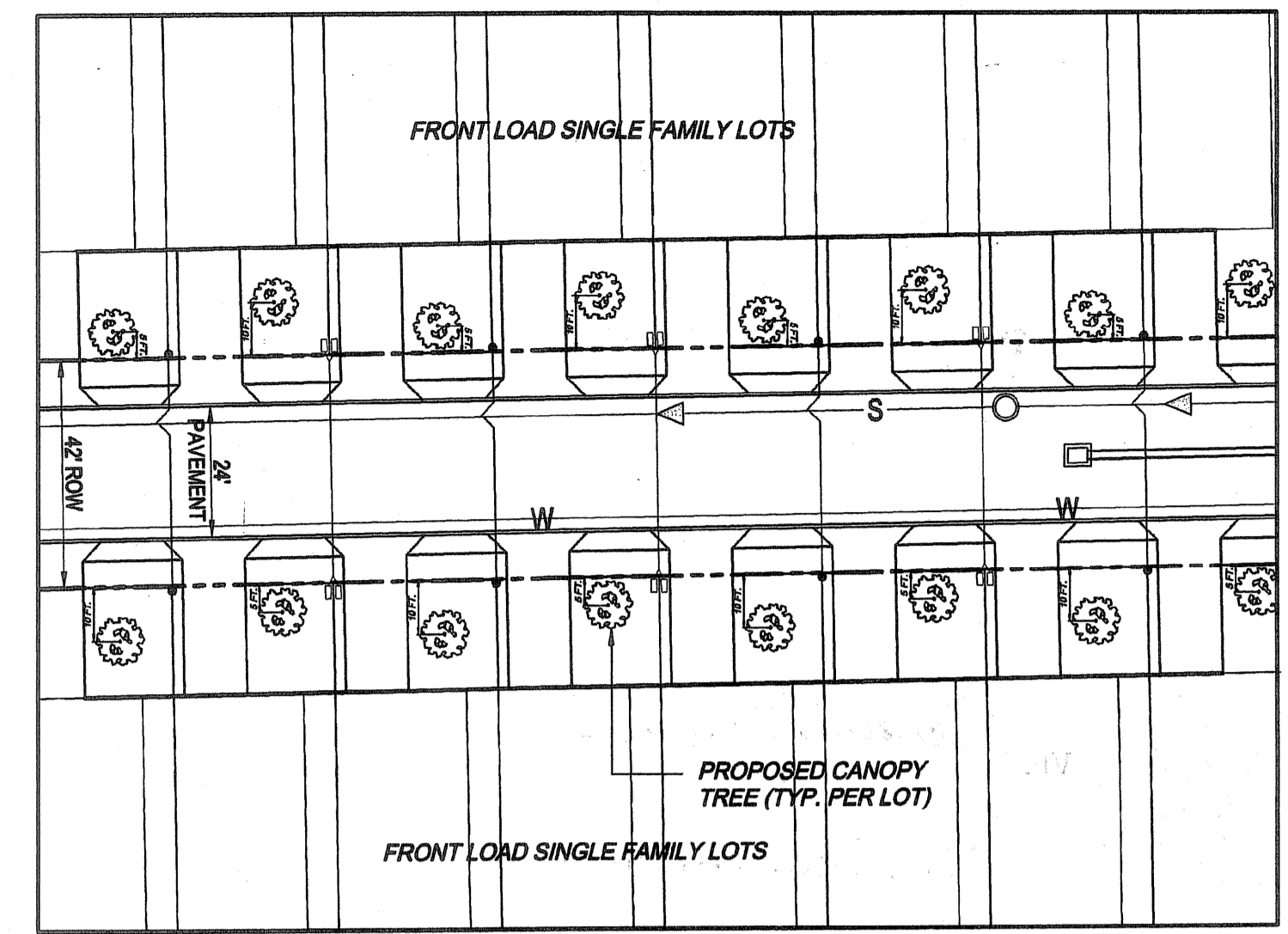




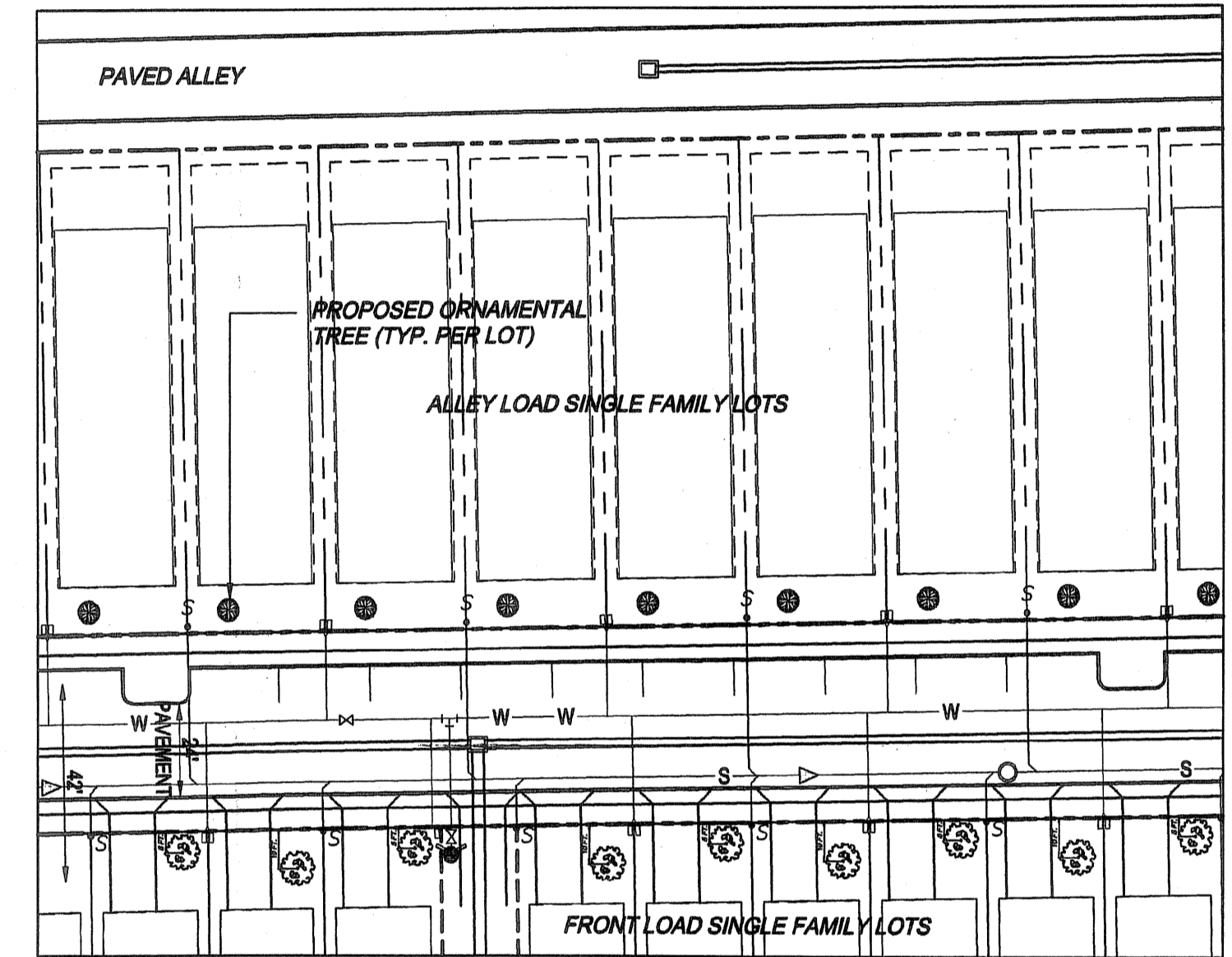
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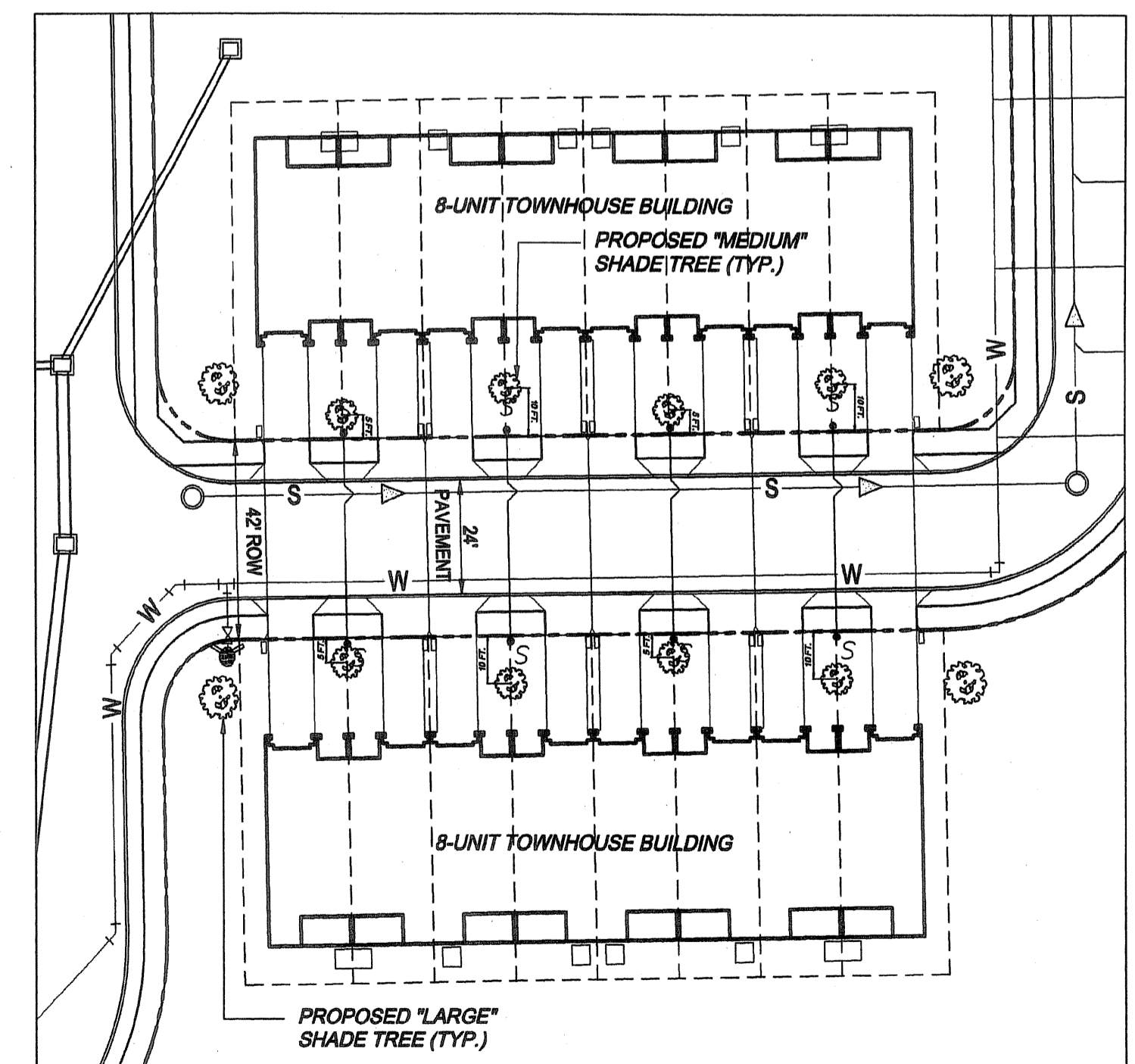
12-0517  
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 JUN 20 2012  
 PLANNING & GROWTH  
 MANAGEMENT



TYPICAL STREETSCAPE DETAIL FOR  
 FRONT LOADED SINGLE FAMILY LOTS  
 NTS



TYPICAL STREETSCAPE DETAIL FOR  
 ALLEY LOADED SINGLE FAMILY LOTS  
 NTS

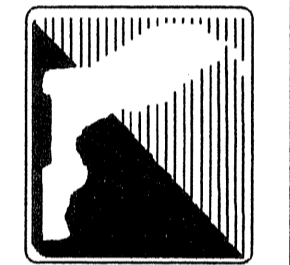


TYPICAL STREETSCAPE DETAIL  
 FOR TOWNHOUSE LOTS  
 NTS

PR. NO.	DATE	REVISIONS	DATE	BY	CHECKED BY
4-76-12	REV'D FOR 2012 PER REQUEST				
1-B-2011					

REUSE OF DOCUMENT  
 THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INDEPENDENT SERVICE, IS THE PROPERTY OF FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC. (F.E.E.S.) AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF F.E.E.S.

**FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.**  
 CERTIFICATE OF AUTHORIZATION: EB 5804  
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**BRANDON POINTE  
 LAKE BRANDON  
 PARCELS 107, 114-A & 114-B  
 HILLSBOROUGH COUNTY, FLORIDA**

**GENERAL SITE  
 DEVELOPMENT PLAN**



HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: PD to PD

PETITION FILE NUMBER: PRS 12-0517 (RZ 98-0826)

ZHM HEARING DATE: None

BOCC MEETING DATE: June 12, 2012

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.

8/17/12 DATE

8/17/12 DATE

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY FLORIDA  
DOCUMENT NO. 12-0857

*Sandra Munoz*  
VICE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

*Pat Frank*  
ATTEST: DEPUTY CLERK  
PAT FRANK  
CLERK OF THE CIRCUIT COURT

PETITION NUMBER: MM 12-0517 BR (98-0826)  
MEETING DATE: June 12, 2012  
DATE TYPED: June 15, 2012

FINAL CONDITIONS OF APPROVAL

- The maximum gross density for the site shall be 20 dwelling units per acre.
- In addition to the uses above an interim tree landscape nursery (established solely to provide landscaping for the development), necessary infrastructure for permitted development and interim agricultural uses including fish hatcheries or fish pools, hazing, grassing, and seeding, cattle and horse grazing, horse boarding, and accessory agricultural structures shall be permitted. A maximum of one cow shall be allowed per acre of designated pasture area. Structures including trailers utilized by security, maintenance and construction personnel shall be permitted.
- The developer shall have the option to convert 20,000 square feet of office entitlements, and 10,000 square feet of commercial/retail entitlements reserved in the Essentially Built-Out Agreement in accordance with the following conditions:
    - In order to convert one land use for another, the developer shall submit a calculation consistent with the equivalency matrix in the Essentially Built-Out Agreement to the County's Development Services Department at least fourteen (14) days prior to submittal of construction plans for any development utilizing these entitlements.
    - No portion of this additional office and/or commercial/retail development may occur on Pods 107 and 114(b).
    - Prior to the issuance of Certificates of Occupancy for any residential development within pods 109, 110, or the eastern half of pod 111, the developer shall design and install, when warranted, a traffic signal with interconnections and design and construct a southbound to eastbound left turn lane of an adequate length and width to accommodate Providence Lakes project traffic at the intersection of Providence Road and Providence Lakes Boulevard (a northbound to westbound turn lane(s) shall be required at the time the east/west collector is connected to Providence Road). In the event that the traffic signal is not warranted at the time of Certificate of Occupancy issuance, the signal shall not be required subject to its installation within six months after a determination is made by Hillsborough County that such a signal is warranted.
  - Permitted land use locations shall be as listed in each pod pursuant to the General Site Plan.
  - For locational purposes, the pods designated as RCP shall permit office uses and warehousing, light industrial and truck terminals within completely enclosed buildings.
  - The project shall develop in accordance with the conditions listed below. This shall serve as a satisfactory replacement for the requirements of the IPD zoning district performance standards.
    - Bus bays and/or shelters, including benches, lighting and trash receptacles, of a design and location acceptable to Hartline, shall be required and shall be the responsibility of the developer. They shall be installed by the developer in the following pods: pod 109/111 at Providence and Sweetridge, and in pod 110, a bus stop on the proposed East West collector. The exact location, design, landscaping, and size of each of the above referenced

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FINAL CONDITIONS OF APPROVAL

- |   |                |
|---|----------------|
| Pod Number  | Maximum Height |
| 101, 102, 105, 106, 107, 108, 111, 112, 113, 114(b) | 60'            |
| 109, 114(a), 115, 110, 116                          | 45'<br>50'     |
- The non-residential uses shall follow applicable performance standards identified in the Land Development Code except as modified in the site plan and these conditions.
  - The multi-family use shall be in accordance with applicable standards of the RMC-20 district of the Land Development Code except as modified in the site plan and these conditions. Live/work housing units shall be permitted as a land use type within each Tract that allows residential units to be developed.
    - On Pods 107 and 114(b) as shown on page 2 of the General Site Plan, townhouses may be developed in accordance with the following standards:
 

Minimum Lot Area:	1,296 square feet
Minimum Lot Width:	18 feet
Minimum Front Yard Set Back:	20 feet
Minimum Side Yard Setback:	0 feet
Minimum Rear Yard Setback:	8 feet
Maximum Height:	Per Condition 8
  - Single-family residential dwelling units may only be developed on Pods 107 and 114(b) as shown on page 2 of the General Site Plan in accordance with the following standards:
    - Front Loaded Units:
 

Minimum Lot Area:	3,140 square feet
Minimum Lot Width:	31 feet
Minimum Front Yard Set Back:	20 feet, except for front yard setback functioning as side yards abutting parking areas, the setback shall be 3 feet.
Minimum Side Yard Setback:	The total of all side yard setbacks for each dwelling unit shall be a minimum of 6 feet but each individual side yard may vary. For instance, if one side yard is 0 feet then the other side yard shall be 6 feet, but if one side yard is 3 feet, then the other side yard shall be 3 feet.
Maximum Rear Yard Setback:	15 feet
Maximum Height:	Per Condition 8
    - Rear Loaded (Alley) Units:
 

Minimum Lot Area:	4,680 square feet
Minimum Lot Width:	36 feet
Minimum Front Yard Set Back:	12 feet
Minimum Side Yard Setback:	The total of all side yard setbacks for each dwelling unit shall be a minimum of 6 feet but each individual side yard may vary. For instance, if one side yard is 0 feet then the other side yard shall be 6 feet, but if one side yard is 3 feet, then the other side yard shall be 3 feet.
Maximum Rear Yard Setback:	12 feet
Maximum Height:	Per Condition 8
    - Roof gutters shall be installed on the sides of all residential buildings.

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- North - South Arterial - 52 feet from the centerline along the east side of the road, throughout the site.
- East - West Collector - Total of 104 feet, west of the North - South Corridor, throughout the site.
- Each full and limited (right-in/right-out) access point is defined as shown on the site plan.
- The developer shall design and construct left turn lanes for project traffic on Providence Road as part of any development along Providence Road.
- The developer shall design and construct left turn lanes for project traffic on Causeway Blvd. as part of any development along Causeway Blvd.
- The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein "Wetland Conservation Area", "Wetland Preservation Area" or "Sand Pine Scrub Preservation Area". The boundaries of any on site environmentally sensitive area(s) shall be delineated in the field by EPC or County staff and shown on the applicable submitted Site Plan. The developer shall submit to the County evidence of approval from the EPC of the Wetland Conservation Area boundaries prior to Preliminary Site Plan approval.
- The Developer shall be required to construct and/or fund several off site roadway improvements. Prior to Construction Plan approval for any development within Tracts #105, #106, #107, or #108, (exclusive of any school or park development) the developer shall provide the County the payment identified in 19.1 below, and either commit to the design, permitting, and construction for 19.2 and 19.3, below, or provide a mutually acceptable payment for the construction of 19.2 and 19.3. If the Developer elects to construct 19.2 and 19.3 below, then the Improvements shall be in Place prior to the issuance of a Certificate of Occupancy. The Developer, at its option, shall either construct or fully fund the following transportation improvements:
  - Contribute \$1,500,000 towards the extension of Gormo Lake Road from SR 60 to Brandon Town Center.
  - Completion of a continuous eastbound through-right turn lane on Causeway Blvd from the western most Lake Brandon Commercial Driveway to Providence Road within existing right-of-way. This improvement will utilize the existing right turn lanes, the County prepared/approved 100% design plans and permits previously issued to the county.
  - Extend the eastbound and westbound left turn storage lanes on Lumsden/Causeway at Providence to the furthest extent possible within existing right-of-way.
- All on site Conservation Area(s), Wetland Preservation Area(s) and Sand Pine Scrub Preservation Area(s) shall be preserved unless a mitigation plan is approved by the EPC and submitted to the County prior to Preliminary Site Plan approval.

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FINAL CONDITIONS OF APPROVAL

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 15, 2012.

- The development of the project shall proceed in strict accordance with the terms and conditions contained in the Essentially Built Out Agreement, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- The PD district shall develop in accordance with the following development schedule:

Land Use	Minimum	Maximum (Without Trade-Off)	Maximum (With Trade-Off)
Office	89,922 SF	109,922 SF	146,051 SF *
Commercial	889,254 SF	899,254 SF	904,790 SF *
Residential	2,580 Multi-Family Units	3,030 Multi-Family and/or Single-Family Units	3,030 Multi-Family and/or Single-Family Units

\*The trade-off ratio from Office to Commercial is 0.2768 KSF/KSF  
The trade-off ratio from Commercial to Office is 3.6129 KSF/KSF  
For example: Convert 20,000 SF of Office to Commercial (20,000 x 0.2768 = 5,536)

- The "minimum" amount of development shown in this development schedule is intended to equal to the existing "as-built" development.
- The square footage figures in this development schedule are calculated on the basis of gross building area.
- Under the terms of the Essentially Built-Out Agreement, as reflected in the above development schedule/table in the "Maximum (without trade-off)" column, 20,000 square feet of additional office development have been reserved, and 10,000 square feet of additional commercial/retail development have been reserved for future development. However, the "Maximum (with trade-off)" amount of development for the office and commercial/retail land uses provided in the above development schedule/table reflect a land use equivalency matrix contained in an Essentially Built-Out Agreement allowing for the conversion of the reserved future office square footage to commercial/retail square footage and, in the alternative, the conversion of reserved commercial/retail square footage to office square footage. No portion of this additional office and/or commercial/retail development may occur on Pods 107 and 114(b).
- The additional 450 residential dwelling units permitted under the development schedule are limited to Pods 107 and 114(b), only. These 450 residential dwelling units may be multi-family and/or single-family.

Plus infrastructure to serve the project, public uses facilities and public service facilities.

The Gross F.A.R. for the site shall be limited to a maximum of 0.25.

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- facilities shall be approved by Hartline prior to the applicable site development plan approval.
- Furthermore, in accordance with the 2025 MPO Transit Needs Plan, provisions shall be made for a future light rail corridor and facilities. The developer shall reserve, as needed, a corridor 40 feet wide along applicable portions of the western project boundary (the east side of the Interstate Highway) for light rail track and a bicycle/pedestrian path.
- The imposition of this condition and the Developer's acquiescence thereto is not intended to limit the Developer's right to seek and obtain just compensation for any land which is acquired and/or compensation for damages, including damages to Developer's remainder property, in the event that the areas reserved under this condition are ever acquired by any governmental authority.
- A master landscaping, lighting, pedestrian/bicycle/vehicular circulation, signage, and drainage plan shall be provided for the entire project.
  - Sidewalks shall be six feet in width along Causeway Blvd., Providence Road, the North-South Arterial and the East - West Arterial. All other sidewalks shall be a minimum of 4 feet in width. Widths and location shall be shown on the submitted sidewalk plan. This plan shall be submitted prior to construction plan approvals and shall indicate a tie in with the large lake in the center of the project as well as various parks as applicable.
  - A 4 foot wide bicycle lane on both sides shall be required along the full extent of the North-South arterial.
  - A walkway for occupants of the Lake Brandon project shall be provided along the edge of the central lake within pods # 105, 108, 112, and 113. This walkway for occupants of the Lake Brandon project is only required for each pod that is developed in a non-residential pattern. Under such circumstances, the developer shall install a six foot wide sidewalk, tying into the larger sidewalk system to gain access to the lake.
  - Street furniture, including benches, trash receptacles, and bike racks, shall be provided at all commercial and office developments.
  - Structures which facilitate the pasturing of cattle (e.g. cow pens or barns) shall be a minimum of 1,200 feet from the perimeter of the project site's boundary. All other interim agricultural structures (e.g. security trailers, maintenance barns) shall be a minimum of 150 feet from the perimeter of the project site's boundary.
  - The following shall be the maximum height table for the various pods:

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- The developer shall be required to re-certify the General Site Plan for Lake Brandon (A.K. A. Florida Corporate Center) as part of any Site Plan Approvals.
- To promote connectivity and ensure completion of both the North-South Arterial and East-West Collector, prior to Certificates of Occupancy for any development within a pod adjacent to either road, the developer shall design and construct to County standards, and dedicate to the County applicable North-South Arterial/East West Collector road improvements with rights-of-way widths as defined immediately below. Such improvements shall be for the total length of the subject development pod except when adjacent pods are divided by conservation/mitigation/lake/retention areas in which case the road shall be completed to the middle of the conservation/mitigation/lake/retention area. However, the developer shall not be required to construct the east/west segment of the East/West Collector roadway adjacent to Pod 112 along its southern property boundary prior to the issuance of Certificates of Occupancy for Pod 112. The dedication and construction of that portion of east/west segment of the East/West Collector roadway along the southern portion of Pod 112, extending to the middle of the conservation/mitigation/lake/retention area, shall be completed on or before the earlier of (i) the issuance of the first Certificate of Occupancy for Pod 113, or (ii) the issuance of the first Certificate of Occupancy for Pod 115. Prior to any Certificates of Occupancy within Pod 111, the developer shall design, construct, and dedicate the full length of the East/West Collector from Providence Road to the North-South Arterial /East West Collector road intersection.
- The applicant shall dedicate to Hillsborough County, prior to detailed site plan approval, or within 90 days from the request of the County to coincide with roadway improvements, whichever comes first, the following amount of right-of-way.
  - Providence Road - 102 feet along the eastern portion of the project site.
  - North - South Arterial - 52 feet from the centerline along the west side of the road, throughout the site.

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- The location of any required minimum significant habitat set aside, if any, shall be shown on the General Site Development Plan prior to site plan approval of any development within these pods.
- The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - Ground Signs shall be limited to Monument Signs.
  - Billboards, pennants and banners shall be prohibited.
- Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- If the notes and/or graphic on the site plan are in 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.
- The development of the project shall proceed in strict accordance with the terms and conditions contained in the Essentially Built-Out Agreement, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised The development of the project shall proceed in strict accordance with the terms and conditions contained in the Essentially Built-Out Agreement, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.