

DEVELOPMENT CONDITIONS

FDPA 78-C-118-19

July 29, 2010

If it is the intent of the Planning Commission to approve FDPA 78-C-118-19 located at Tax Map 35-1 ((4)) (22) 1, 2A, 2B, 3, 4 and 5, to allow additional secondary uses, staff recommends that the approval be subject to the following development conditions. These conditions incorporate and supersede all previous development conditions as they pertain to the above listed Tax Map Numbers only. Previous conditions or those that have minor revisions are marked with an asterisk (*).

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled "Franklin Farm Village Center – Final Development Plan Amendment", prepared by Bohler Engineering, P.C., consisting of two (2) sheets, dated March 29, 2010 as revised through May 28, 2010. Minor modifications to the approved FDP may be permitted pursuant to Par.4 of Sect. 16-403 of the Zoning Ordinance.
2. The maximum floor area of the Franklin Farm Village Center shall not exceed 168,500 square feet and the maximum gross floor area ratio (FAR) of the Franklin Farm Village Center shall not exceed 0.25.*
3. The fast food restaurant building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.*
4. The existing vegetation located on the western and northern boundaries of the shopping center site shall be maintained by the applicant.
5. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.*
6. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met for all uses in the Shopping Center shall be submitted to DPWES prior to issuance of the next non-RUP for the subject property.

7. Nine inverted U-style bike racks, or another appropriate number and/or design as approved by FCDOT, shall be installed in consultation with FCDOT prior to the approval of the next Non-RUP for the subject property.
8. Prior to the approval of the first major site plan that is submitted for the subject property, sidewalks and crosswalks shall be provided on the site, subject to review and approval by FCDOT. Any vegetation displaced as a result of these pedestrian improvements shall be replanted, subject to the satisfaction of UFMD.
9. The following uses shall be allowed on-site: Shopping Centers, Fast Food Restaurants, Health Clubs, Offices, Places of Worship (not to exceed 5,000 square feet), Colleges and Universities (not to exceed 5,000 square feet), Personal Service Establishments, Private Schools of Special Education, Repair Service Establishments, Financial Institutions with or without Drive-Through (as shown on the FPDA), Service Station/Mini-Marts (as shown on the FDPA), Community uses, and Veterinary Hospitals. The following uses shall not be allowed on-site: adult book stores; video/DVD stores primarily dealing with the sale, rental, or exhibition of adult oriented material; tattoo parlor/piercing establishments; psychic readers/fortune tellers; topless or nude dancing/stripping establishments; adult movie or "peep show" establishments.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.